

Our Ref: SS-25079a

Your Ref:

Ronan Lavan
E.A. Ryan & Co. Solicitors
Bridge Street
Dungarvan
Co. Waterford
X35 E652

17th April 2025

RE: Property; Knockelyn, Lemybrien, Co. Waterford – X42YY88

Dear Ronan,

In relation to the above, I can comment as follows;

Structure

The property of a single storey bungalow was built in the early 1980s. Structure of the dwelling house comprises of cavity constructed walls with outer leaf brickwork, narrow cavity space and internal blockwork. Internal walls are generally of blockwork. Ground floors are of concrete screed over concrete sub-floor. Roof is of pitched concrete roof tiles on battens & felt with an A framed cut roof structure.

There are very serious structural issues with the dwelling house which we outline briefly as follows;

- Failure of ground floors and severe cracking and upward bulging of concrete floors. Staggered movement cracking throughout. Large displacements in outer leaf brickwork courses. Severe bulging in gable end walls
- Severe structural outward movements in external walls
- Severe structure movements to internal blockwork walls
- Severe roof spread issues
- Rot and decay in timber fascia and soffits
- Loose roof coverings / displacements of concrete tiles and ridge tiles
- Rot and decay in timber framed windows and external joinery
- Dampness ingress issues through roof areas
- Displacement of ceiling coverings throughout

Given the structural issues as noted above it would appear that there is failure of the foundations, concrete floors/sub-floors and hardcore bases to the property. It would appear likely that insufficient aggregates were used at the time of construction. Further testing of materials in-situ would be required to confirm same.

The dwelling in-situ will need to be fully demolished and all material will need to be removed from site. It is not practical to suggest renovation works to the property.

Planning Permissions

The dwelling house has planning permission in place under PD169/81. This planning file has been ordered from the archives department of Waterford City & County Council and we will make comment on same in due course.

Building Regulations

The dwelling house predates the enactment of Building Regulation Standards as of the 1st June 1992. There have been no alterations to the dwelling house post this date.

Title / Folios

As noted previously the property is presently registered under Folio WD5503F and is proposed to be subdivided. Site area 'A' as attached in Land Registry Compliant Map - LR A represents the site proposed for sale. The septic tank system serving the dwelling house is confined within the boundaries of site area 'A'. Site 'A' has direct access to a road in charge by the Local Authority and is served by mains water from said roadway.

Should you require anything further details on the above then please let me know.

Yours Sincerely



Enda Kirwan BE CEng MIEI