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**Alan Traynor**  
Consulting Engineers Ltd.

## Alan Traynor Consulting Engineers Ltd

### Pre-Condition Survey

relating to

23 Congress Terrace  
Townspark  
Longford  
Co Longford



For  
**Sweeney**  
**Architects LTD**

Prepared by – Darragh Rowan  
File Ref: 21.107  
Dated 16<sup>th</sup> August 2021



**Surveyor:** Darragh Rowan

**Date of Inspections:** 13<sup>th</sup> August 2021

**Weather Conditions:** Dull and Dry during inspection

## **1 Background:**

- 1.1** Alan Traynor Consulting Engineers Ltd were employed by Sweeney Architects Ltd to assess and comment on the condition of the external and internal structure of 23 Congress Terrace Townspark Longford prior to development of the neighbouring property.

## **2 Scope of Inspection:**

- 2.1** This survey has taken the form of an appraisal of the structural defects identified in this report arising out of a visual inspection only. Where parts of the structure are inaccessible or unexposed, no opinion can be made.

## **3 Use of Report:**

- 3.1** This report is for the sole use of Sweeney Architects Ltd and shall not be given to or used by a third party without the expressed written consent of Alan Traynor Consulting Engineers Ltd.

## **4 Building:**

- 4.1** The property is a two-storey mid terrace house which was constructed circa 1920s.
- 4.2** The property appears to have been constructed using a single skin shuttered concrete form with a dash finish, over time the front external dash has been re finished using a plain plaster painted finish. To the rear of the property there is a first-floor flat roof extension which is of masonry construction and supported on four no concrete columns and beams. The rear extension appears to share the wall of the extension to the adjoining property and does not appear to have an independent wall. The first floor of the extension is insitu concrete supported on R.C concrete beams.
- 4.3** The roof structure is a typical cut roof construction with concrete tiles over. The rear extension consists of a flat roof with a torch on felt finish. The timber purlins and timber Ridge board extend through the party wall to the neighbouring property. Evidence of wood worm is present in the



roof structure timbers.

- 4.4 Internal the property consists of an entrance hall, living room small kitchen and scullery on the ground floor, the first floor consists of two no bedrooms, a landing, and a bathroom.
- 4.5 Numerous defects are present both internal and external of the property which are documented in appendix A.

## 5 Construction Phase/Recommendations:

- 5.1 Due to the poor condition of the rear extension extreme care will be required when carrying out excavation in the proximity of the supporting concrete columns. This extension does not appear to be adequately tied to the rear wall of the property.
- 5.2 As the rear extension appears to have been constructed against the extension to the adjoining property there is no evidence of an independent party/boundary wall. The demolition of the extension to the adjoining property is therefore more difficult and there will be two options.
  - 1. Construct a Temporary Stud partition inside the existing first floor bathroom and demolish the extension to the adjoining property. The new cavity wall to adjoining property will form anew external wall for first floor extension. New roof flashings and movement joists to be provided to extension with wall tiled and bathroom decorated and made good.
  - 2. Retain wall of rear extension which will require temporary shoring/propping and tie into new extension to adjoining property.



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# Appendix A Photograph





1.



No 23 and no  
24 Congress  
Terrace

2.



Vertical cracking  
in the plastered  
render between  
the ground floor  
and first floor  
windows.



3.



Horizontal cracking at threshold in entrance porch.

4.



Vertical cracking at low level in entrance porch along party wall of the property.





5.



Ground floor window cill cracked and boast.

6.



Vertical and horizontal cracking visible in chimney stack.



7.



Rear extension to property.


8.





Horizontal cracking at cill level of first floor bathroom window.





9.		Horizontal cracking on RHS of first floor bathroom window at cill level,
10.		Diagonal crack to RHS of first floor window head.

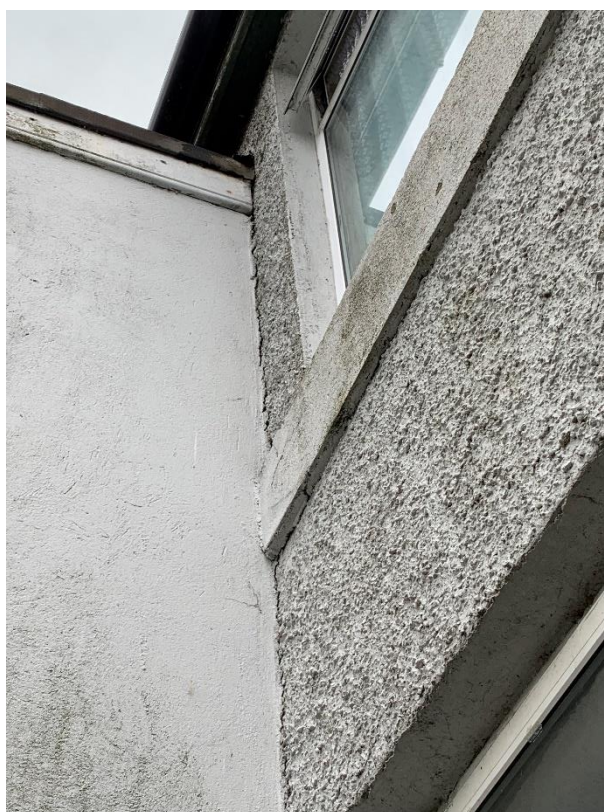


11.		Efflorescent staining to R.C Beam below first floor extension. Staining also evident on Boundary Wall which may be due to leak in bathroom
12.		Horizontal crack between concrete beam and concrete column.



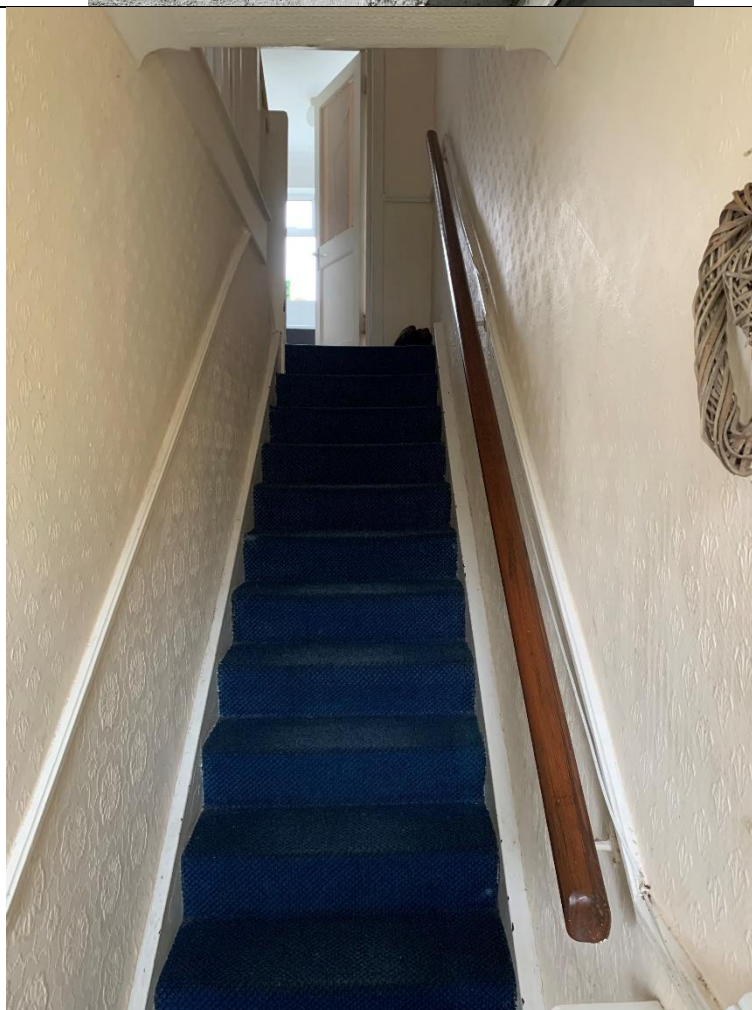


13.



Rear extension is abutted to original property, Note the slight joint between the plastered wall and the dashed wall. This may be due to no wall ties installed during construction.

14.



Entrance hall and landing. Party Wall covered with wallpaper.



15.



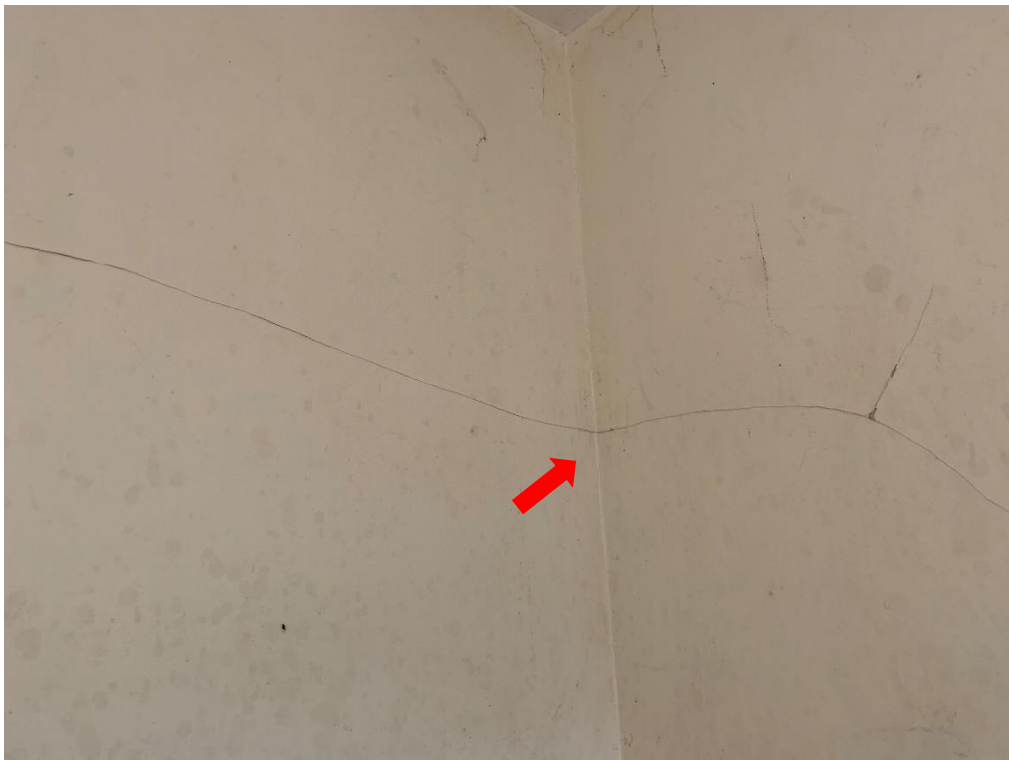

Ground floor living room wall covered with wall paper.

16.



Kitchen located to rear of property. Diagonal crack staggering between two walls



17.		Close up of cracking in kitchen. Thickness/Classification BRR digest?
18.		Water ingress above window head in kitchen and corruptions of plaster bead.



19.



Horizontal crack between windows in kitchen area.

20.



Vertical crack above door head between kitchen and rear entrance porch.





21.



Flaking paint in the rear entrance porch indicated damp present.

22.



Low level damp and flaking paint indicates rising damp present along the party wall of no 23 and no 24.

23.



Further indication of damp present in the property, the use of a washing machine and tumble dries in this area would also be a contributing factor due to lack of ventilation.

24.



Further damp present between party walls of no 23 and no 24.



25.	 A photograph showing a vertical crack in the wall above a window frame in a small room. The wall is a light beige color, and the ceiling is white with a circular light fixture.	Vertical crack over window head in box room of rear entrance hall.
26.	 A photograph of a first-floor landing. The walls are covered in a light-colored, textured wallpaper. There is a doorway leading to another room with a wooden chest of drawers and a television. A white handrail is visible in the foreground.	First floor landing, walls covered in wall paper.





27.



Sanitary ware cracked along party wall of the property.

28.



Leaky pipe work present in the first floor bathroom, which may contribute to the staining to party wall at ground floor level.



29.



Cracking in the ceiling of the first floor bedroom to the front of the property.

30.

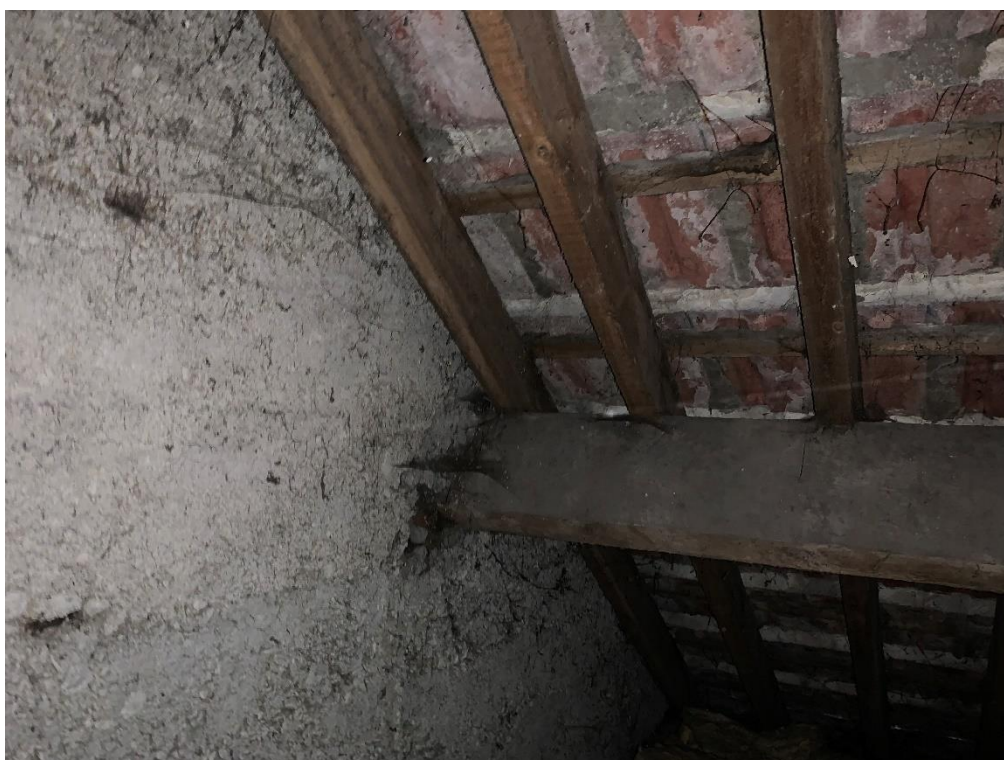


Cracking in the ceiling of the first floor bedroom to the rear of the property.





31.



View of the party wall in the attic space

32.



Evidence of wood worm in timber rafters.



33.



No evidence of fire stopping between properties.

34.



Multiple cracking in the boundary wall to the front and side of the property.



**Alan Traynor**  
Consulting Engineers Ltd.

We trust this report is of benefit to you, however, should you have any queries regarding this report, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in blue ink that reads "D Rowan".

Darragh Rowan  
**Alan Traynor Consulting Engineers Ltd**