



**G. GRAY &
ASSOCIATES LTD.**

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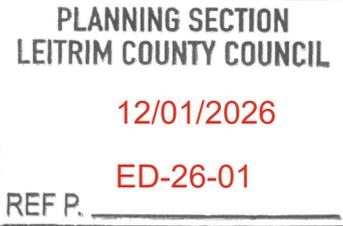
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Cheryl Povey,
e-mail: [REDACTED]

18th September 2025



RE: DWELLINGHOUSE AT TULLYNASCREEN, DROMAHAIR, CO. LEITRIM.

Dear Cheryl,

We refer to the above and to instructions received to carry out an inspection of the dwelling with a view to providing a Report on its condition for the purposes of applying for a Grant for the refurbishment of the dwelling. Further to attending at the property on the 18th September 2025 and having carried out our inspection we set out hereunder details of our findings:-

1. Introduction:

The property is a detached single storey cottage style dwelling, which we believe was constructed considerably in excess of 100 years ago. There are no extensions visible to the dwelling. It is not clear when the dwelling was last occupied but it is likely to be in excess of 20 years ago. The dwelling was unfurnished and unoccupied on the day of our inspection. The dwelling is not in a habitable condition at present and would be classed as derelict. There are elements such as the external walls, chimneys and roof that are structurally unsound and dangerous. There is complete refurbishment, upgrade and structural works required before the dwelling could be classed as structurally sound and fit for habitation.

2. Description/Accommodation:

The property is presently laid out in three rooms, there is also an attached outbuilding on the left hand side as you look at the front of the dwelling. The outbuilding appears to have been used for agricultural purposes and there is also a second smaller detached outbuilding, which was also used for agricultural purposes.

3. External Condition of the Dwelling:

(a) **Walls:** The dwelling is principally constructed from stonework, the exception being the right-hand gable as you look at the front of the dwelling. It appears that this may have collapsed and was rebuilt in blockwork, or a section of the dwelling was possibly removed on the right hand side. The external finish is generally a render finish but there is exposed stonework in several locations

where the render has fallen off. The block gable on the right-hand side isn't rendered and is not properly pointed and appears to have been a temporary measure. Windowsills are concrete and are in very poor condition. There is extensive ivy growth on both gables and along parts of the front of the dwelling. The ivy has penetrated the dwelling in all locations and poses a risk to the property structurally. The ivy needs to be cut back and killed off to ascertain the condition of the stonework at these locations. The heads over the windows and external doors appear to be timber and there is structural cracking visible over the heads of some of the windows and doors. Based on what we could see externally the ivy has likely caused additional structural damage to the stonework, which leaves it structurally unsound and dangerous. Where the ivy has penetrated through the stonework the walls will need to be taken down and rebuilt. The exposed walls at the gable where the blockwork is located will also need to be stripped back and rebuilt where water has penetrated the stonework due to it being exposed to the elements for a long period of time. The heads over all the windows and doors will need to be replaced and the walls rebuilt in these areas where there is structural movement. The foundations for the property are exposed on the right-hand gable and consist solely of stones placed on the subsoil. It will be necessary to carry out underpinning works to the external walls to provide a suitable foundation. Sections of external wall, where there is structural cracking, will need to be taken down and rebuilt. The same will apply where there is extensive water penetration into the wall due to the render having fallen off. There is no insulation or damp-proof courses in the external walls and both items will need to be addressed as part of refurbishment works. It is likely that an in-situ concrete ring beam will need to be provided at wall plate level to help tie the dwelling together and in summary the upgrade works to the walls will include, but not be limited to, underpinning the sections of walls that will be retained, rebuilding extensive sections of external walls including one entire gable, new concrete sills and lintils at all window and door openings, installation of damp proof courses and provision of insulation to the external walls, rendering the walls externally and internally and removal of ivy.

- (b) **Roof:** The roof is a pitched A-roof with a concrete tile finish. Facia is wooden and gutters are metal. There are two chimneys on the roof, both of which are structurally unsound and in a dangerous condition. The ridge capping is missing from the roof and a large number of tiles appears to have been blown off, possibly in the storm that took place earlier this year. There is no felt on the underside of the roof and there is extensive rot visible in the timbers where they are exposed. It will be necessary to completely remove the roof from the dwelling, provide new wall plate, roof timbers, felt and

slates/tiles, new fascia, soffit, gutters and downpipes will also be required. The two chimneys will need to be taken down, and rebuilt if it is planned to keep either of them. We would describe the roof and chimneys in their present condition as structurally unsound and very dangerous.

- (c) **External Windows & Doors:** The external doors are wood which is completely rotten and needs to be replaced. The windows are wood single glazed and also need to be replaced.
- (d) **Services:** Water is provided to the property. The water was switched off on the day of our inspection and it is important that the status of the connection is confirmed. The supply is via a mains supply and we understand that it is from a local group scheme. Electricity was not connected to the dwelling and there needs to be a new electricity connection. Surface water was not collected at the property, and a new surface water drainage system needs to be installed and piped to the nearest water course or soak pits on the site. The site is overgrown, and we were unable to find a septic tank. It is likely that a complete new foul drainage system will be required.

4. Internal Condition of dwelling:

- (a) **Floors:** The floor internally in the dwelling is a concrete floor. It slopes steeply from side to side and is in very poor condition. There is likely to be a very small skin of concrete in places and the existing floor will need to be removed and a new floor provided incorporating a suitable depth of well compacted stone fill, damp proof membrane/radon barrier, insulation and a new concrete floor. Consideration needs to be given to the fact that there are no conventional foundations under the walls and accordingly, underpinning will be required to the walls as the excavation for the new floors are likely to go below the level of the stone foundations.
- (b) **Internal Walls:** There are two principal internal walls, one of them contains a chimney breast and can likely be salvaged. There will however be extensive rebuilding works required. The second internal wall is a thinner wall. It is in very poor condition from a structural point of view. We would consider it to be structurally unsound and dangerous. It will need to be demolished and rebuilt.
- (c) **Ceilings:** Ceilings in the dwelling were wood sheeted ceilings, most of the ceilings have collapsed due to water ingress occurring through the roof. It will be necessary to provide new ceilings throughout the dwelling.
- (d) **Plumbing & Heating:** There are a number of open fires in the dwelling. There is no other form of heating and a complete new plumbing and heating installation

is required in the dwelling. The chimneys aren't lined and we would expect that they will both need to be completely rebuilt if you are planning to keep them, although it would be advisable to keep one at most.

- (e) **Electrical:** The dwelling needs a complete new electrical installation.
- (f) **Decoration:** The property is in an extremely poor condition and will need to be completely redecorated, on completion of the necessary works.
- (g) **Internal Woodwork:** The internal woodwork is completely rotten and all needs to be replaced.
- (h) **Kitchen Units:** There is no fitted kitchen in the dwelling and a new kitchen will be required.
- (i) **Attic space:** As the ceiling has partially collapsed in most rooms it was possible to see the attic area. There appears to be no felt on the underside of the roof. There is extensive rot visible in the roof timbers, although it may be possible to salvage some of them. Presently there is extensive water ingress occurring into the dwelling. Efforts were made with polythene to prevent the water ingress, which is principally occurring as a result of ridge capping and roof tiles blowing off, possibly in the recent storm earlier this year. Attic insulation and ventilation will be required in the new roof.
- (j) **Exterior Grounds:** The exterior is partially overgrown. A digger will be required to clear all the vegetation around the dwelling. There is a relatively large clay bank, to the rear of the property, and it may be worth considering excavating and removing some of this bank to create additional space around the dwelling. Concrete paths need to be provided, and the access road needs extensive upgrade works. A parking area will also need to be provided around the dwelling and in general the exterior grounds are in very poor condition and need to be upgraded. Note: the outbuildings have blockwork walls. As well as some corrugated iron sheeting on the roof they also have asbestos sheeting. The type of asbestos sheeting that is present needs to be removed and disposed of by a specialist as it is a hazardous material. There is structural cracking visible in the walls of the outbuildings. There are sections of roof sheeting missing and extensive rot visible in the timbers. We believe that all the outbuildings will need to be demolished and rebuilt, if required.

5. General Items:

In relation to Radon Gas, we checked the property on the EPA website map. They classify areas as follows 1 in 20 houses have high levels of radon. 1 in 10 houses and finally 1 in 5 houses. The property in sale is in the middle risk area i.e 1 in 10 houses. The best way to check radon is to get a test kit but I think you must leave the monitors for 3 months. You can get the kits through a link on the epa website. The installation of a radon barrier was not available/a requirement at the time the original property was constructed but you will need to fit one as part of the refurbishment works to the dwelling. In addition, you will need to comply with the applicable building regulations. We believe that you will also need to apply to the local authority for a declaration that the planned works to the dwelling are exempt from planning permission.

6. Summary & Conclusion:

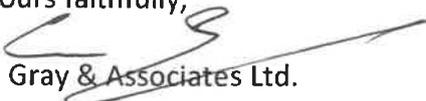
In conclusion we are of the opinion that the dwelling is in a structurally unsound and dangerous condition at present. There is evidence of structural movement / structural defect to the external walls, chimneys and roof of the dwelling all as referred to in our report. The other principal items to be addressed to leave the dwelling habitable are those referred to in our report. We took several photographs of the dwelling during our inspection which are attached to our report.

It should be noted that our inspection was of a superficial nature and did not take into account any features or faults covered up or not exposed. It should also be noted that our inspection did not involve the carrying out of any testing to any plumbing, electrics, heating or other services i.e. water or sewerage other than the checks referred to in our Report.

Finally, as the dwelling is currently derelict and not fit for habitation, complete rebuilding/ refurbishment works will be required to leave the dwelling in a satisfactory condition. The works required will include but not be limited to the items referred to in our report.

Trusting the foregoing is as requested and meets with your approval. You can contact me by e- Mail or on mobile 087-7021857 should you wish to discuss any of the items contained in our Report.

Yours faithfully,


C. Gray & Associates Ltd.



Photograph no. 1 Shows the front elevation of the dwelling.



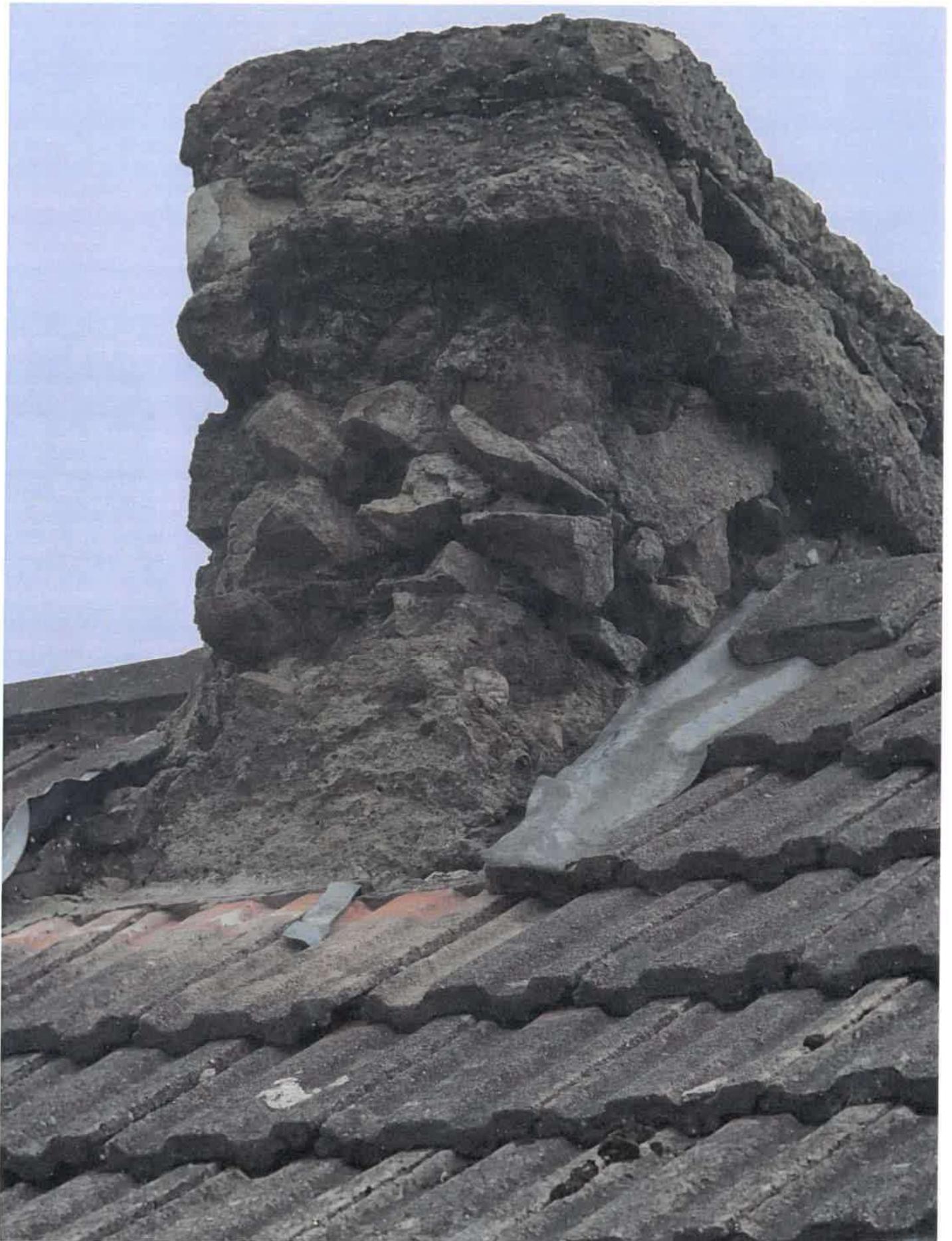
Photograph no. 2 Shows the rear elevation of the dwelling with outbuildings to the right of the dwelling.



Photograph no. 3 Shows the right-hand side gable, which is rebuilt in blockwork, is not rendered and covered in ivy.



Photograph no. 4 Structural cracking in the external wall at one of the window openings.



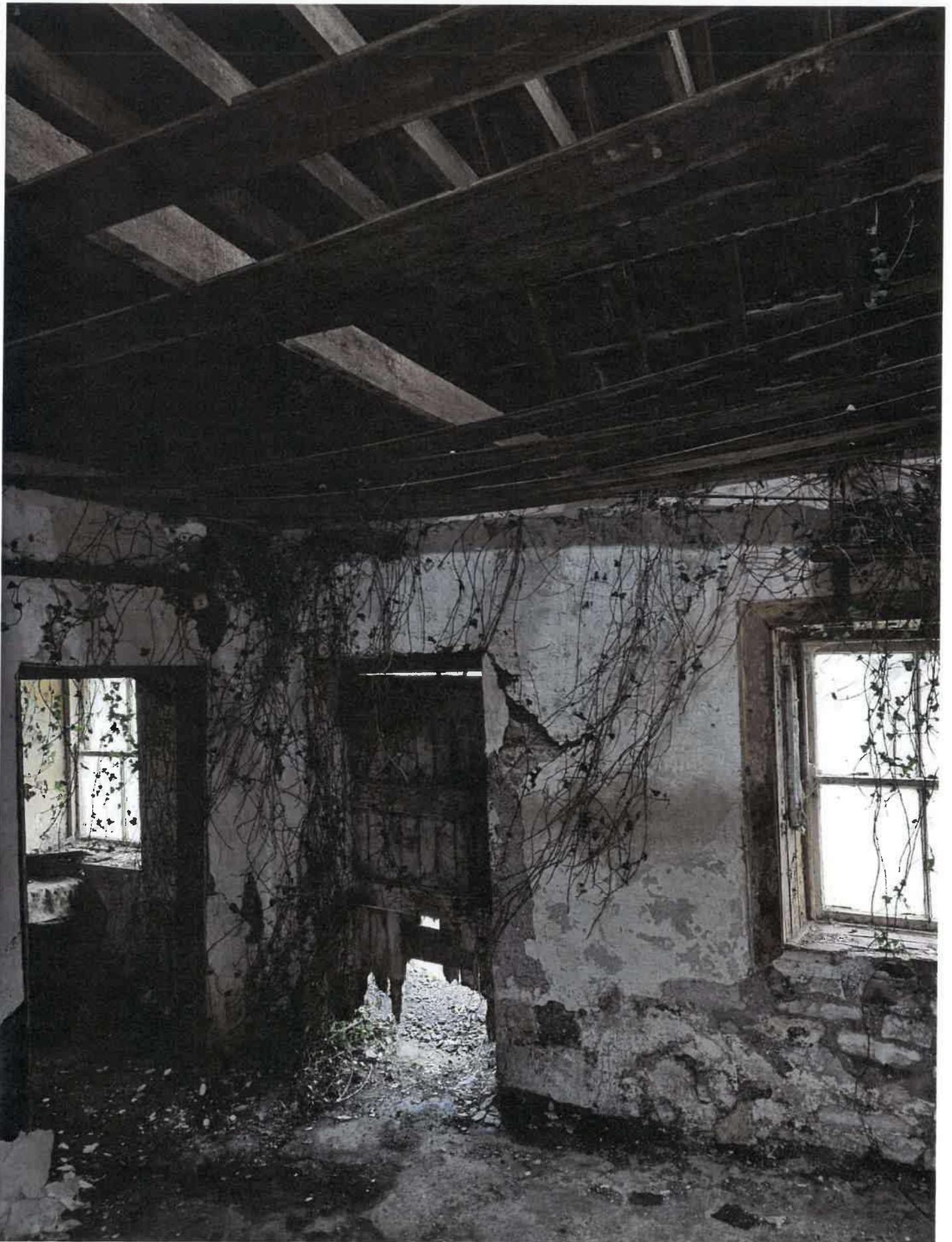
Photograph no. 5 Close-up view of one of the chimneys, which is structurally unsound and dangerous.



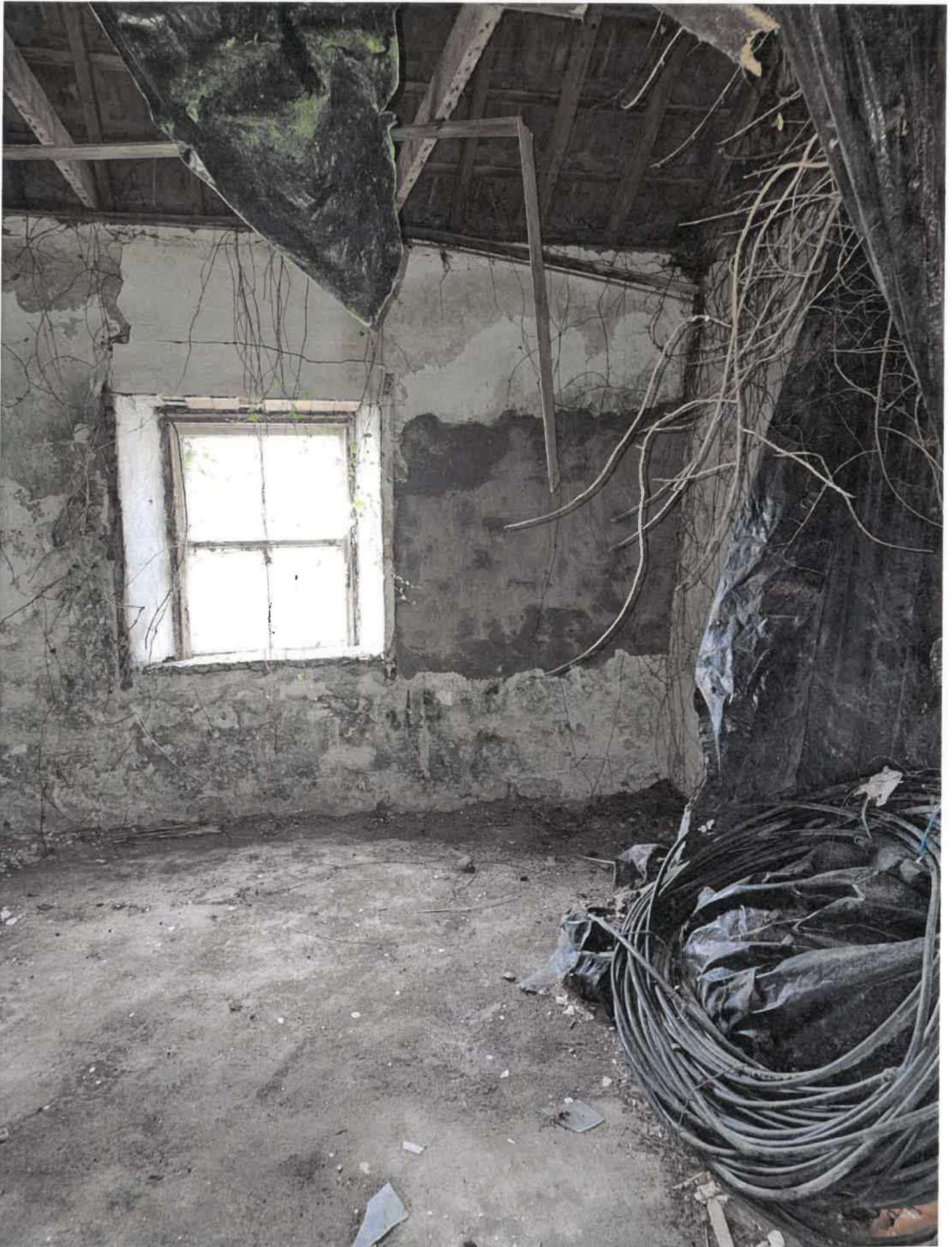
Photograph no. 6 An internal view of the attic space. Note: daylight visible at ridge level where the ridge capping's and roof tiles are missing.



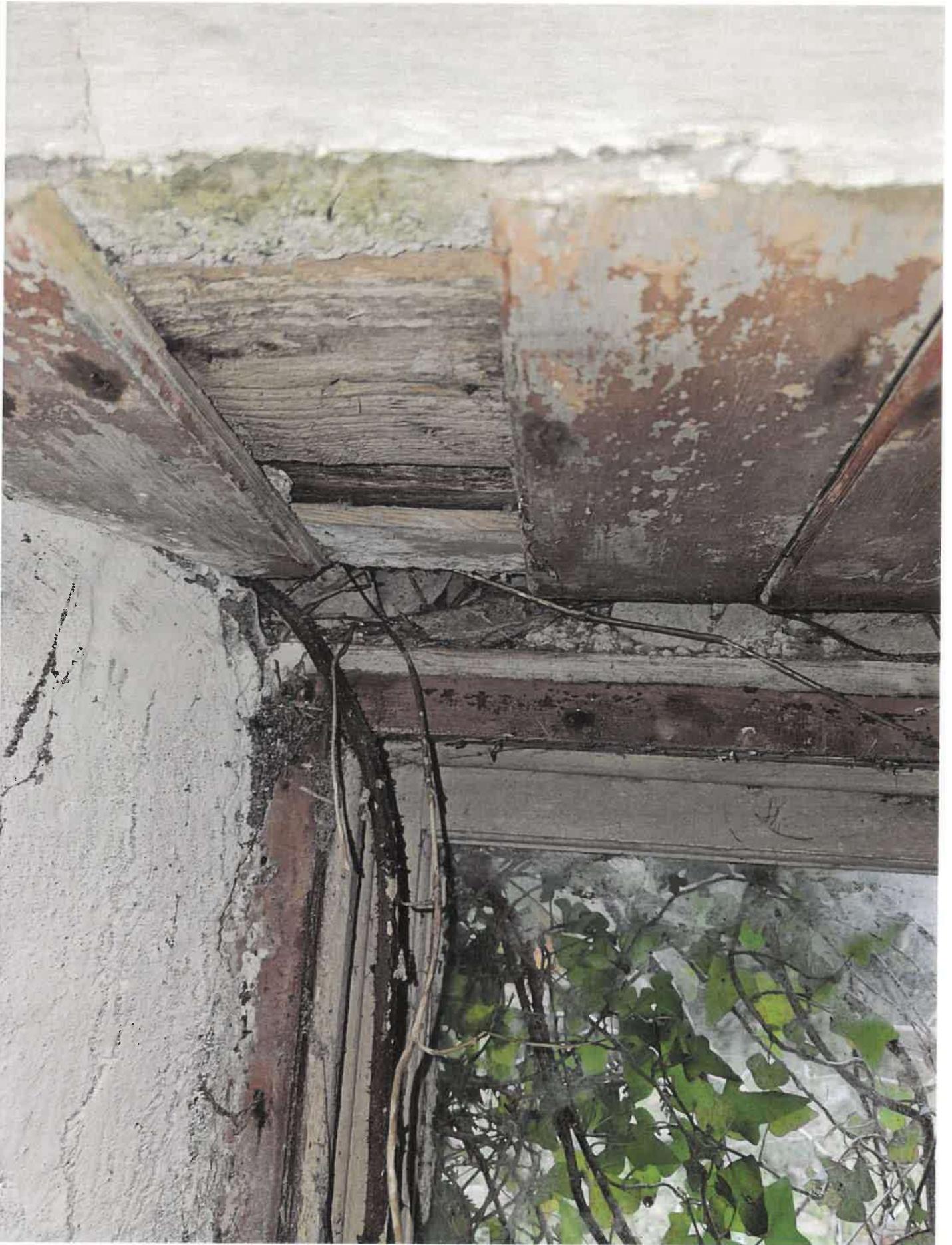
Photograph no. 7 An interior view inside in the dwelling. The door opening on the right-hand side of the photo is the opening between the centre room and right-hand side room, as you look at the front of the dwelling.



Photograph no. 8 An internal view in the dwelling, Showing the inside of the front door. The ivy penetration is also visible as well as the collapsed ceiling.



Photograph no. 9 An internal view of the third room, which is on the left-hand side as you look at the front of the dwelling. The polythene used to help prevent rainwater from entering the dwelling is visible.



Photograph no. 10 Close-up photo of timber heads over one of the window openings.



Photograph no. 11 Shows the internal wall, which needs to be demolished and is structurally unsound and dangerous.



Photograph no. 12 Shows structural movement between the internal wall that needs to be demolished and the external wall.