SCHEDULE 1

Regulations 4 & 7

Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 ("the Act")

Building condition assessment report to be completed pursuant to section 12 of the Act

The form specified in the schedule shall be completed by a competent building professional in the assessment of a dwelling to identify if the dwelling is exhibiting damage consistent due to the use of defective concrete block containing excessive amounts of deleterious material and to quantify the extent and significance of such damage.

The dwelling -

(a) must be constructed or acquired prior to 31st January 2020,

(b) must not be an unauthorised structure, and

(c) must be the applicant's principal private residence or, alternatively, the applicant is a landlord of a tenancy in the relevant dwelling.

The completed form should be submitted to the designated local authority in whose administrative area the dwelling is located

BUILDING CONDITION ASSESSMENT
REPORT TEMPLATE

A. Competent Building Professionals Details

Name: _____ Company: _____

Address: _____ Qualifications: _____

_____

_____

Registration Number of the Competent Building Professional:
_____

B. Building Information

Date of Inspection: _____ Weather: _____

_____

Inspection Address: _____ Eircode: _____

_____

_____

Site Description _____ Please confirm if property is currently occupied (Y/N): _____

_____

Current Owner: _____ Phone Number of Owner/Applicant: _____

Contact address (if different to Inspection Address): _____ Planning Ref Number/s: _____

_____

_____

MPRN Number: _____

Site plan

Site Description;



Location Map

Exposure Condition Sheltered ☐ Moderate ☐ Severe ☐

Orientation: (front) _____

Type;
Detached ☐ Semi-detached ☐ Terraced ☐ Bungalow ☐ Dormer ☐ Other_____

Breakdown;

Number of floors: Ground_____ *m2*_First____ *m2*_Second *m2* Total Floor Area* _____

Year Of Construction:_____Extension: YES ☐ NO ☐ Year Of Construction. (Extn).____

Extension Planning Ref. Number/s;_____ *(otherwise, the Certificate of Compliance with Planning Permission will address any extensions or conversions. Refer to Question 5(b) of the Application form at Schedule 2)*

**Total floor area is the internal floor area of the authorised structure (comprising permitted internal floor area plus the internal floor area of any exempted development extensions or conversions).*

Year Defects Appeared:
Brief Description.

Ground Floor Structure;

Ground Bearing Slab ☐ Suspended Concrete ☐ Other;_

First Floor Structure;

Timber ☐ Suspended Concrete ☐ Other;_

Attic Conversion: YES ☐ NO ☐

External Wall Construction;

Block-Cavity-Block ☐ Timber frame ☐ Other;_ Movement Joints; YES ☐ NO ☐

Cavity Insulation Type at Original Construction;_____Thickness;_____mm.

Retrofit Insulation; YES ☐ NO ☐ Type; Thickness Year Inst;

C. Brief History of Damage / Relevant Information

D. Circumstantial Evidence

Is there information that the blocks in the dwelling came from manufacture(s) reported to have supplied blocks to other dwellings exhibiting damage likely to have arisen from deleterious materials in concrete blocks?	**YES** ☐	**N O** ☐
Comments;		
Is there documented information (e,g. Competent Building Professional Report) that the other dwellings in the same area/estate have exhibited signs of damage likely to have arisen from deleterious material in concrete blocks?	YES ☐	N O ☐
Comments;		
Are other houses in the same area/estate exhibiting signs of damage likely to have arisen from deleterious materials in concrete blocks?	YES ☐	N O ☐
Comments;		

E. External Damage
Front Elevation;
Orientation;_____

	YES	NO
Web like cracking:		
Pattern like cracking (combined horizontal and vertical):		
Disintegrated blocks leaving void in external leaf:		
Outward bowing of external leaf:		
Wide vertical crack, typically 200mm from corner:		
Displacement at window/door reveals:		
Render blown or missing:		
Horizontal cracks (possibly attributable to day joint in blockwork):		

Sketches / Descriptions	 ***Insert Photos & Provide Key;***

Rear Elevation;
Orientation;_____

	YES	NO
Web like cracking:		
Pattern like cracking (combined horizontal and vertical):		
Disintegrated blocks leaving void in external leaf:		
Outward bowing of external leaf:		
Wide vertical crack, typically 200mm from corner:		
Displacement at window/door reveals:		
Render blown or missing:		
Horizontal cracks (possibly attributable to day joint in blockwork):		

Sketches / Descriptions	 ***Insert Photos & Provide Key;***

Side 1 Elevation;

Orientation;_____

	YES	NO
Web like cracking:		
Pattern like cracking (combined horizontal and vertical):		
Disintegrated blocks leaving void in external leaf:		
Outward bowing of external leaf:		
Wide vertical crack, typically 200mm from corner:		
Displacement at window/door reveals:		
Render blown or missing:		
Horizontal cracks (possibly attributable to day joint in blockwork):		

Sketches / Descriptions	 ***Insert Photos & Provide Key;***

Side 2 Elevation;

Orientation;_____

	YES	NO
Web like cracking:		
Pattern like cracking (combined horizontal and vertical):		
Disintegrated blocks leaving void in external leaf:		
Outward bowing of external leaf:		
Wide vertical crack, typically 200mm from corner:		
Displacement at window/door reveals:		
Render blown or missing:		
Horizontal cracks (possibly attributable to day joint in blockwork):		

Sketches / Descriptions	 ***Insert Photos & Provide Key;***

F. Internal Damage

Room ID;_____

Sketches / Descriptions	 ***Insert Photos & Provide Key;***

Note; Append additional sheets as necessary.

G. Building Grouping & Damage Threshold

(As per Table 1 - I.S. 465:2018)

Building Grouping			
Group 1		***Group 2***	
Group 3		***Group 4***	

Damage Threshold

(For entry into the grant scheme)

Sketch / Description / Photos / Crack Width

Pattern like cracking (combined horizontal and vertical), in the wall of a dwelling house, mentioned in the second defect set out in the key to Figure 2 of I.S. 465:2018 on at least one elevation, externally or internally, in which a crack width equal to, or greater than, 1 millimetre is present;
Competent Building Professional's Statement Regarding Damage Threshold
Has the building met the damage threshold? ☐ ***Yes*** ☐ ***No***

H. Declaration.

(Declaration by Competent Building Professional)

I have exercised reasonable skill and care in the completion of this dwelling inspection and Building Condition Assessment Report.

Signature: _____ *Date:* _____