**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.

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| This template is an uncontrolled copy. It is the responsibility of the Competent Building Professional completing this form to ensure that the details are in accordance with the current Schedule 1 of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 ("the Act") |

BUILDING CONDITION ASSESSMENT REPORT TEMPLATE

## A. Competent Building Professionals Details

|  |  |
| --- | --- |
| Name  Click or tap here to enter text. | Company  Click or tap here to enter text. |
| Address  Click or tap here to enter text.  Click or tap here to enter text.  Click or tap here to enter text.  Click or tap here to enter text. | Qualifications  Click or tap here to enter text.  Click or tap here to enter text.  Click or tap here to enter text. |
| Registration Number of the Competent Building Professional: |  |

## B. Building Information

|  |  |
| --- | --- |
| Date of inspection  Click or tap here to enter text. | Weather  Click or tap here to enter text. |
| Inspection Address  Click or tap here to enter text.  Click or tap here to enter text.  Click or tap here to enter text.  Click or tap here to enter text. | Eircode  Click or tap here to enter text. |
| Site Description  Click or tap here to enter text. | |
| Please confirm if property is currently occupied (Y/N) | Choose an item. |
| Current Owner  Phone Number of Owner/Applicant: | Click or tap here to enter text.  Click or tap here to enter text. |
| Contact address (if different to Inspection address) | Click or tap here to enter text.  Click or tap here to enter text.  Click or tap here to enter text.  Click or tap here to enter text. |
| Planning Ref Number/s | Click or tap here to enter text. |
| MPRN Number | Click or tap here to enter text. |

*Site Plan*

|  |
| --- |
| Site Description: |

*Location Map*

|  |
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|  |

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| --- |
| Exposure Condition Sheltered  Moderate  Severe |
| Click or tap here to enter text.  Orientation: (Front) |
| **Type** |
| Detached  Semi-detached  Terraced  Bungalow  Dormer  Click or tap here to enter text.  Other |
| *Breakdown* |
| Number of floors: ­­­­\_\_\_\_\_ Ground ­­­­­\_\_\_\_\_\_ *m2* First \_\_\_\_\_*m2* Second \_\_\_\_\_\_*m2* |
| Click or tap here to enter text.  Total floor area\* |
| Year of Construction:\_\_\_\_\_\_\_ Extension Yes  No  Year of Construction (Extn): \_\_\_\_\_\_\_ |
| Click or tap here to enter text.  Extension planning reference 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).* |
| Click or tap here to enter text.  Year defects appeared  Brief Description |
| Click or tap here to enter text. |

|  |
| --- |
| **Ground Floor Structure** |
| Ground Bearing Slab  Suspended Concrete  Other:  Click or tap here to enter text. |

|  |
| --- |
| **First Floor Structure** |
| Timber  Suspended Concrete  Other:  Click or tap here to enter text. |
| Attic Conversion: Yes  No |

|  |
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| **External Wall Construction** |
| Block-Cavity-Block  Timber Frame  Other:  Click or tap here to enter text. |
| Movement joints Yes  No  Click or tap here to enter text.  Click or tap here to enter text.  Cavity Insulation Type at Original Construction Thickness mm. |
| Retrofit Insulation: Yes  No  Type: Thickness  Click or tap here to enter text.  Click or tap here to enter text.  Click or tap here to enter text.  Year Inst |

## C. Brief History of Damage / Relevant Information

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| Click or tap here to enter text. |

## 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 | No |
| Comments  Click or tap here to enter text. | | |
| 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 | No |
|  |  |  |
| Comments  Click or tap here to enter text. | | |
| Are other houses in the same area/estate exhibiting signs of damage likely to have arisen from deleterious materials in concrete blocks? | Yes | No |
| Comments  Click or tap here to enter text. | | |

## E. External Damage

|  |  |  |
| --- | --- | --- |
| Click or tap here to enter text.  **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;*** |

|  |  |  |
| --- | --- | --- |
| Click or tap here to enter text.  **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):* |  |  |

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

|  |  |  |
| --- | --- | --- |
| Click or tap here to enter text.  **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):* |  |  |

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

|  |  |  |
| --- | --- | --- |
| Click or tap here to enter text.  **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):* |  |  |

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

## F. Internal Damage

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| Click or tap here to enter text.  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)*

*(an image detailing a crack over the threshold would be beneficial)*

|  |
| --- |
| 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 millimeter is present; |

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| ***Competent Building Professional’s Statement Regarding Damage Threshold*** |
| ***Has the building met the damage threshold?                                            Yes******No*** |

## H. Declaration

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| ***(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: