

Site Inspection Report



Alan Traynor
Consulting Engineers Ltd.

Project Name:
23.322 - Teresa Weeks Cavan Co Co

Client Name:
Teresa Weeks - Inspection

Description
Structural Survey of existing buildings

Prepared By
Alan Traynor

Inspection Date & Time
10.11.2023

Inspection Number
001

Weather Conditions
Dry and Cold

Printed
20.12.2023 16:35

Findings
48 images / issues

Present During Inspection
Alan Traynor

BCAR Team

Comments

Alan Traynor Consulting Engineers Ltd were requested by Cavan County Council inspect and prepare a report including cost estimates for the demolition and clearance of the derelict house and outbuildings at Preaching House Lane, Ballyconnell (adjacent to the Market House).

Issues Identified

To update the status of any of the issues identified in this report please click the link below, scan the QR code or visit : sitepal.io and enter reference number 854-615

[Click here to view these issues in the contractor portal](#)



001 / 001



Comment
Front elevation of property and power cables to be disconnected prior to demolition

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 002



Comment
Front elevation with slipped natural slates

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 003



Comment

View of gable from rear of property

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 004



Comment

Front ground floor sitting room with suspended
timber floor with rotten timbers

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 005



Comment

staircase to first floor

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 006



Comment

Ground floor kitchen

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 007



Comment

Ground floor kitchen

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 008



Comment

Ground floor utility

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 009



Comment

Hallway under the stairs

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 010



Comment

Ground floor kitchen extension

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 011



Comment

Rear extension

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 012



Comment

Converted room into disability bathroom

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 013



Comment

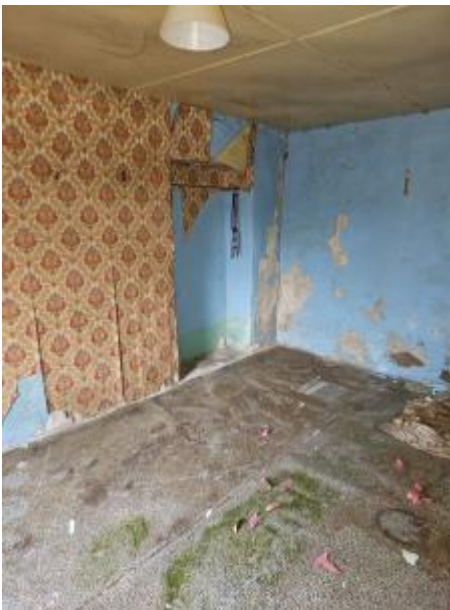
Downstairs toilet

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 014



Comment

Part of main property that extends into the rear property

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 015



Comment

Rear downstairs extension where dampness is very evident

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 016



Comment

Gable with plaster partly removed to show brick quoins and stonework main structure

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 017



Comment

Rear elevation of building

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 018



Comment

lean too roofed shed to rear property

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 019



Comment

Old attached property to rear derelict

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 020



Comment

Lean too shed to be demolished

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 021



Comment

Internal walls to rear building

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 022



Comment

lean too roofed shed to rear property

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 023



View down Preaching House Lane where access is to be widened to 6m

Comment

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 024



Corrugated single skin sheet to rear shed

Comment

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 025



Comment

Rear metal sheeted roof

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 026



Comment

Lean too shed to be demolished

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 027



Comment

Rear door to lean too shed

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 028



Comment

End gable of attached rear property

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 029



Comment

Gable of Building along Preaching House Lane to be demolished.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 030



Comment

Building along Preaching House Lane to be demolished.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 031



Comment

Gable of Building along Preaching House Lane to be demolished.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 032



Comment

Gable of Building along Preaching House Lane to be demolished.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 033



Comment
Gable of Building along Preaching House Lane to be demolished.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 034



Comment
Brick and stone construction with plaster coming away from the stonework

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 035



View up Preaching House Lane where access is to be widened to 6m

Comment

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 036



Parking along the gable to the Market House to be modified to allow the construction of the 6m wide access road.

Comment

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 037



Comment

Upstairs landing all timber joists

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 038



Comment

Upstairs front right bedroom

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 039



Comment

Upstairs front left bedroom

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 040



Comment

Rear upstairs bedroom with damp issues at eaves level

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 041



Comment

Upstairs front left bedroom

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 042



Comment

Upstairs front right bedroom

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 043



Comment

Upstairs bedroom of property

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 044



Comment

Upstairs rear bedroom

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 045



Comment

Upstairs rear bedroom

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 046



Comment

Front elevation of property and power cables to be disconnected prior to demolition

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 047



Comment

Front elevation of property and power cables to be disconnected prior to demolition

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 048



Comment

Front elevation of property with single glazed timber sliding sash

Current Status
No issue

Location / Plan

Inspection Plan Element