

Mortgages

Architect's/Engineer's/Building Surveyor's Initial Report

PLEASE COMPLETE IN BLOCK CAPITALS

The
Mortgage
Store

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Name of borrower:	<input type="text"/>
Address of property:	<input type="text"/>
	<input type="text"/>
Folio No:	<input type="text"/>
GPS reference:	<input type="text"/>
Loan application no:	<input type="text"/>

Architect's/Engineer's declaration:

- ▶ In accordance with the Inspection Plan, I will carry out periodic inspections during the course of construction.
- ▶ Planning permission has been obtained under planning reference: _____
- ▶ I confirm commencement notice has been, or will be submitted, in accordance with current building control regulations.
- ▶ I will issue certificates of compliance with planning and Building Regulations in the Law Society / RIAI Standard / SCSi Standard format on completion of the property. I will also issue a Declaration of Identity.
- ▶ Professional indemnity insurance for €500,000 (minimum) for each and every claim is held.
- ▶ I understand I must provide a photograph, if requested by the lender at each stage payment.
- ▶ In my professional opinion, I confirm that the property can be completed and ancillary costs met within the budget itemised below. Yes No If No, please provide further detail

	Site area:	Property size:	Build cost €	Property to be built by way of:
Square feet:				Fixed price contract*: *(Please attach copy of the signed contract)
Square metre:				Direct labour: <input type="checkbox"/>

Item description		Total cost € (Materials & labour incl. VAT)
1.	Demolition of existing dwelling (if applicable)	
	Preliminaries	
	Site clearance and preparation	
	Substructure	
	Foundation	
	Blocklaying	
	Timberframe (if applicable)*	
2.	Structure	
	External walls	
	Internal walls	
	Brickwork	
	External doors	
	Internal doors	
	Windows	
3.	Roof structure	
	Stairs	
	Plasterwork and finishes	
	Internal joinery	
	Flooring and finishes	

3. (cont.)	Electric	
	- 1st Fix	
	- 2nd Fix	
	Plumbing	
	- 1st Fix	
	- 2nd Fix	
	Heating	
	Insulation	
4.	Kitchen and utility units	
	Bathroom, sanitary ware and fittings	
	Fitted wardrobes	
	Fireplace	
	Fixtures and fittings	
	Waste and drainage	
	Landscaping and driveway (inc tarmac and kerbing)	
	Boundaries/walls	
	Garage	
	Total build cost (Materials and labour incl. VAT)	
5.	Architect/professional fees (incl. VAT)	
	Connection fees (water and electricity)	
	Other fees	
	Overall project outlay**	

* Standard timber frame structure with traditional block exterior

** Please note in addition to the overall outlay the expectation is that the applicants have made sufficient provision (minimum 10%) to cover contingencies

I am a qualified person under Law Society guidelines to issue a certificate of compliance, and where the borrower has not opted out of statutory certification, I am the assigned certifier.

Signed: 

Date: / /

Name:

Company name (if applicable):

Address:

Email address:

Telephone no:

Qualifications:

Qualifications held under Law Society guidelines – tick as appropriate:

Persons who are on the register of Architects	<input type="checkbox"/>
Persons who have been in practice as Architects or Engineers on their own account for ten years	<input type="checkbox"/>
Qualified engineers practicing in the construction industry	<input type="checkbox"/>
Qualified building surveyors practicing in the construction industry	<input type="checkbox"/>
Persons from another jurisdiction in the European Union whose qualification is entitled to recognition in Ireland under the Architect's Directive	<input type="checkbox"/>

If none of the above, please clarify: