



CC & Associates

Planning, Fire Safety &
Disability Access Consultants
Cathrina Coyle
Dip. Arch.Tech.
RIAI (Arch. Tech.)

Coastguard Road,
Rush,
Co. Dublin.

W www.ccassociates.ie **E** cathrinacoyle@gmail.com **M** 087 3547706

Report No. 49-SL-XX
Name of Client: XXXXXXXXXXXXX
Address of property inspected: Glenageary,
Co. Dublin.
Date of Inspection: June, 2019.

Please ensure all electrical appliances throughout dwelling to include all electrical appliances to the kitchen, all lighting, incidental lighting, all random electrical fittings, all electrical sockets and light switches, immersion heaters, electrical pumps and switches and any other sundry electric items are functioning correctly and are fit for purpose.

Ensure receipt of appropriate RECI certificate for same.

Please also ensure all plumbing fittings, pumps etc. depending on an electric supply are checked and are also functioning correctly/fit for purpose.

Please ensure all plumbing fittings, sink, w.c., bath and shower drains are fitted correctly, function properly, have waterproof seals and are watertight. Ensure all plumbing fittings, and attic piping/tanks/overflows/ballcocks are functioning correctly, fit for purpose and suitably thermally insulated.

Please ensure that the heating system throughout should be checked thoroughly is functioning properly and fit for purpose.

Please ensure that the ventilation unit and all extract/intake to the various rooms are operating properly and fit for purpose.

Please ensure that all smoke detectors, heat detectors and carbon monoxide detectors (where required) are installed properly, functioning correctly and are fit for purpose.

Exterior of building

1. Inspect all gutters and rainwater pipes. Ensure all dirt and debris are removed from same internally and all joints are sealed correctly and made good. Ensure all gutters and rmps are cleaned externally also of dirt, etc.
2. Ensure all gulleys externally are cleaned out of dirt, wood chippings, etc.
3. Ensure vertical flashings to edges of master bedroom dormer window is folded properly and properly sealed.

4. Clean all window cills, window frames, glazing, door frames, door thresholds and doors, screen frames, rooflight framing and glazing, letter boxes, ironmongery and glazing, etc., internally and externally and ensure all windows, doors, and screens are properly sealed externally and caulked internally.
5. Ensure all ironmongery, handles, hinges, etc are cleaned fully, operating properly, oiled where required and all windows and external doors open easily as a result.
6. External sliding door from kitchen/dining room to rear garden is stiff to open and close. This should be addressed. Guide/threshold should be cleaned out.
7. Front door catches when opening and closing and may require adjustment.
8. DPC externally is protruding slightly beyond edge of wall of house. This requires to be cut back to face of wall.
9. Dirty spots on render to be removed.
10. Ensure all paving, patios and paths externally are cleaned down of dirt, etc.
11. Provide keys to all external doors.
12. Rear service enclosure was locked on the day of the snagging and hence it is unknown what is stored inside and what the condition of any item within it is. Further investigation may determine this.
13. Ensure all drains, manholes, Armstrong junctions, gulley traps and pipework are examined, and thoroughly rodded out. Run water with all traps open to ensure all drains are free running and free from obstruction and make good.

General notes: Issues to be addressed throughout dwelling.

1. Clean all windows, screens, rooflights and doors ensuring all dirt, paint & debris are removed from glazing, cills, thresholds, inner and outer framework, hinging, thresholds, ironmongery, locking sections/brackets and window boards, etc.
2. Scrape marks to windows and external doors and their framework require to be repaired.
3. Remove all dirt & debris, and thoroughly clean down all surfaces.
4. Sand down, caulk and re-paint all cracks at junctions of all architraves and junctions of all skirtings.
5. All scuff marks, dent marks, dirt, etc., to walls, ceilings, skirtings, architraves, etc to be removed and repainted accordingly.
6. Floors to be cleaned down of dirt, plaster, etc and vacuumed.
7. Clean down all wall and floor tiling, etc.

8. Floor trims/thresholds to be installed between different floor finishes throughout. This can only be carried out after installation of floor finishes.
9. Door stops require to be installed throughout.
10. Remove dirt, plaster, paint, etc from all ironmongery; handles, hinging, etc and ensure that they are oiled and working properly and replace any damaged ironmongery. Ensure also that all doors and windows have appropriate keys made available.
11. Alarm wiring is hanging in places. Alarm should be installed and connected. Alarm should be tested to ensure that it is working properly and repaired/replaced where required. Is an alarm company to be employed by the buyer of the property and alarm fitted after they take possession of the house?
12. Radiators to be cleaned down of dust, etc.
13. Clean sockets, light switches, smoke/heat detectors, light fittings, mechanical ventilation grilles, etc., of dirt, paint, etc.
14. Remove all wrappings and covers to smoke detectors, etc.
15. Ensure internal doors to all rooms close tightly, and securely.
16. The cylinder and other equipment in the hot press require to be cleaned down. The heating, hot water, ventilation and electrical equipment in this house require to be checked by a qualified plumber and electrician to see if they are working properly and remedial measures taken where required. Commissioning certificates for these systems should be forthcoming.

Interior of building – Ground Floor

Entrance Hall

1. Detector of sorts is broken above door to kitchen/dining room and requires replacement.
2. Clean down ELCB board box and utility box inside and out to hall.

Ground floor w.c.

1. Remove scratches or marks to whb.
2. Remove dirt and excess mastic around sp from wc where it penetrates the floor and reseal properly.
3. Improve water pressure for hot and cold water to whb.
4. We noted a short flush to the wc and the cistern refills slowly and this should be investigated further by plumber and rectified accordingly.
5. Clean vanity unit under whb inside and outside.
6. Door does not self-close fully. This requires to be adjusted to close shut.

Utility

1. Hot water supply water pressure to mixer tap appears good; however cold water supply requires water pressure to be improved.
2. There is no tiled splashback above worktop. Is this to be installed by house buyer?
3. Stain to wall at junction of utility units to be checked to determine cause and remedial measures taken where required.
4. Control panel of sorts on wall was not on. This should be checked to determine it is working properly.

Living room

1. Expandable foam gap at the corner junction of the bay window framing is visible suggesting that the window is poorly installed here; hence leaving gap. This should be rectified.
2. Framing to bay window junction is off plumb to right (as seen from the inside of room), resulting in a wide gap at the top and no gap at the base of it framing. This should be rectified.
3. Discolouration to ceiling at top of bay window near framing should be investigated further as this may point to water leakage via the zinc cladding externally or poor sealing of the window at the top. On day of inspection this discolouration registered as being 'dry'.

Kitchen/dining

1. Remove all plastic, cardboard and paper packaging from the inside of the kitchen appliances and cupboards, etc.
2. Ensure all equipment brochures are made available for the house buyer and kept in a safe place; e.g. drawer units, etc.
3. Silicone sealant to be applied to kitchen sink unit, etc.
4. Scrape marks internally in drawer base to island unit. Base should be replaced.
5. Affix screw caps or cover spots to screws and or screw holes to kitchen cabinets in places; etc.
6. Water pressure to the mixer tap appears poor and requires to be improved.
7. Mechanical extract is operational. Protective film to hood to be removed.

All stairs (ground floor to second floor including landings)

1. Nail holes in handrail where they meet newel posts are visible and require to be suitably filled and sanded. Handrails and newel posts to be re-stained or re-varnished as it is poorly applied throughout and is missing in areas between balusters from the underside.

2. Stairs balustrade, steps, handrails, landings to be cleaned down of plaster, dirt, etc to facilitate installation of finished surface material.
3. Gaps are visible to the tops of the strings to the stairs where they meet the stair enclosure walls. These gaps should be filled, walls made good and repainted.

First floor – Hot Press

1. Remove plaster from pipework and around pipework where it penetrates the floor.
2. Skirting to be cleaned down and painted.
3. Clean down tanks, pipework, etc of paint, dirt, plaster, etc.
4. Plaster and dirt to be removed from floor.
5. We noted a 'Joule' CY250L Indirect Cylinder in the hot press along with a Vent Axia unit and other equipment. This equipment requires to be cleaned down. The heating, hot water, ventilation and electrical equipment in this house require to be checked by a qualified plumber and electrician to see if they are working properly and remedial measures taken where required. Commissioning certificates for these systems should be forthcoming.

First floor – Bathroom (front elevation)

1. Mirror is broken and requires replacement.
2. Improve water pressure for hot and cold to whb.
3. We noted a short flush to the wc and the cistern refills slowly and this should be investigated further by plumber and rectified accordingly.
4. Whb, wc, bath and pipework serving them to be cleaned down of dirt, etc.
5. Towel rail to be cleaned down of dust, dirt, etc., in areas.
6. Vanity unit to be cleaned inside and outside.

First floor – Bedroom 4 (front elevation)

1. Clean wardrobe internally and externally.
2. Affix screw caps or cover spots to screws and or screw holes to wardrobe in places; etc.
3. Door to bedroom may require adjustment to clear any finished flooring between the bedroom and the first floor landing and any floor trim/threshold installed between any different finishes. This can only be carried out after installation of floor finishes and floor trim/threshold.
4. Electrical cable is connected to socket in room and in turn to pole externally.

First floor – Bedroom 5 (gable elevation)

1. Clean wardrobe internally and externally.
2. Affix screw caps or cover spots to screws and or screw holes to wardrobe in places; etc.
3. Door to bedroom may require adjustment to clear any finished flooring between the bedroom and the first floor landing and any floor trim/threshold installed between any different finishes. This can only be carried out after installation of floor finishes and floor trim/threshold.

First floor – Entertainment room (gable elevation)

1. Seals to windows have indentations and require replacement.
2. Marking to gable wall between windows (facing road) to be removed and wall made good.
3. Window handles to window (right) facing road, do not close properly and require repair or replacement.
4. Door to entertainment room may require adjustment to clear any finished flooring between this room and the first floor landing and any floor trim/threshold installed between any different finishes. This can only be carried out after installation of floor finishes and floor trim/threshold.

Second floor – Bedroom 3 (gable elevation)

1. Clean wardrobe internally and externally.
2. Affix screw caps or cover spots to screws and or screw holes to wardrobe in places; etc.
3. Door to bedroom may require adjustment to clear any finished flooring between the bedroom and the first floor landing and any floor trim/threshold installed between any different finishes. This can only be carried out after installation of floor finishes and floor trim/threshold.
4. Remove plaster from rooflight framing.
5. Framing to rooflight is damaged slightly with split to the timber. This rooflight framing should be repaired or replaced.
6. Discolouration to reveal of rooflight to this room. This should be investigated further to determine whether it is moisture ingress via the rooflight framing and or flashing to rooflight and remedial measures taken where required. On the day of inspection moisture meter readings taken to this discolouration registered as being 'dry'.

Second floor – Bedroom 2 (gable elevation)

1. Clean wardrobe internally and externally.

2. Affix screw caps or cover spots to screws and or screw holes to wardrobe in places; etc.
3. Door to bedroom may require adjustment to clear any finished flooring between the bedroom and the first floor landing and any floor trim/threshold installed between any different finishes. This can only be carried out after installation of floor finishes and floor trim/threshold.

Second floor – Master bedroom (gable elevation)

1. Door to bedroom may require adjustment to clear any finished flooring between the bedroom and the first floor landing and any floor trim/threshold installed between any different finishes. This can only be carried out after installation of floor finishes and floor trim/threshold.

Second floor – Master bedroom walk in wardrobe (front elevation)

1. Clean wardrobe internally and externally.
2. Affix screw caps or cover spots to screws and or screw holes to wardrobe in places; etc.
3. Door to walk in wardrobe may require adjustment to clear any finished flooring between the wardrobe and the master bedroom and any floor trim/threshold installed between any different finishes. This can only be carried out after installation of floor finishes and floor trim/threshold.

Second floor – Master bedroom en-suite bathroom (front elevation)

1. Improve water pressure to the hot and cold to the whb.
2. We noted a short flush to the wc and the cistern refills slowly and this should be investigated further by a plumber and rectified accordingly.
3. Whb, wc, bath and pipework serving them to be cleaned down of dirt, etc.
4. Towel rail to be cleaned down of dust, dirt, etc., in areas.
5. Dirt to be removed from silicone near shower enclosure.
6. We noted a water leak to the pipework serving the whb in the master en-suite bathroom. There is water internally in the drawer as part of the vanity unit under the whb. This water leakage requires to be rectified by a qualified plumber.
7. Marker to wall above mirror should be removed and wall repainted.
8. Vanity unit to be cleaned inside and outside.

Second floor – Shower room (front elevation).

1. Improve water pressure to the hot and cold to the whb.
2. We noted a short flush to the wc and the cistern refills slowly and this should be investigated further by a plumber and rectified accordingly.

3. Whb, wc, bath and pipework serving them to be cleaned down of dirt, etc.
4. Towel rail to be cleaned down of dust, dirt, etc., in areas.
5. Vanity unit to be cleaned inside and outside.
6. Pencil marking to be removed from tiles and marks to be removed from painted wall and wall repainted accordingly.

Attic space

1. Ensure all pipework, ductwork, etc penetrating the roofing membrane and roof finish are properly sealed to prevent moisture ingress.

This report is prepared on the basis of full disclosure of all relevant information and facts.

Signed

Dated: June, 2019.



Cathrina Coyle dip.arch.tech.

CC & Associates,
Coastguard Road,
Rush, Co. Dublin.
087 3547706
cathrinacoyle@gmail.com

CC & Associates | Planning, Fire Safety and Disability Access Consultants |
RIAI (Arch.Tech.) - Membership no. 16003.

This report is prepared on the basis of full disclosure of all relevant information and facts.



CC & Associates
Planning, Fire Safety &
Disability Access Consultants
Cathrina Coyle
Dip. Arch.Tech.
RIAI (Arch. Tech.)

Coastguard Road,
Rush,
Co. Dublin.

W www.ccassociates.ie **E** cathrinacoyle@gmail.com **M** 087 3547706