



SNAG LIST

Any client
XX Fairhaven XXstreet
Castleknock
Dublin 15

PROPERTY INSPECTION DATE: /XX/09/19

PROPERTY DESCRIPTION + DETAIL ~

TYPE: DEVELOPER: N/a
3 bed – house

AGENT: N/a SITE CONTACT: Enda

Notes:

A snag list was conducted at no.xx Fairhaven xx on Friday xxth September 2019 beginning at approximately 11:45 Am.

The weather conditions at the time of the inspection were sunny and dry.

Abbreviations in report:

R/h/s – denotes Right Hand Side

L/h/s – denotes Left Hand Side

FF - Finished Flooring

GL - Ground Level

Heating system was NOT operable during the inspection – Satisfactory running of the heating system was NOT observed during my inspection. (**No Supply / Meters connected**). Instructions for Boiler operation and appliances / timers / room thermostat zoned controls etc. are to be made available to the homeowner. A ‘run through’ of normal set up and operation is advisable & also part of the requirement for renewable energy systems. The mechanical contractor will help set up and demonstrate the normal operation of the space heat and hot water provision when homeowner takes occupancy. (See section 1.6 USER INFORMATION Building regulations TGD – Part L).

Position of gas shut off & water stop cock should be explained to homeowner.

Electrical supply was NOT connected and operable during the inspection. - Client reserves right to re-snag all aspects of electrical system with supply connected & with fixtures in place, such as lighting and alarm system or data cables or Co Axial TV points with devices connected (Inc. internal alarm system). (No Supply / Meters connected).

Electrical checks performed where possible. Normal electrical circuits cannot be properly tested without full loads (i.e. appliances, cooker, hob, shower) being drawn on MCB / RCD's in place.

S.E.A.I. Building Energy Rating certificate (BER) for the property must be supplied to client before closing to comply with current regulations for property sale.

Water supply was connected and operable during the inspection.



IMAGE REMOVED FOR CLIENT / VENDOR PRIVIACY

[External Front]

1. Front door – cobble lock paving uneven and very proud in corner by Gully.
2. Cobble lock brick course joining ACO drain channel at front door, uneven & some bricks are proud and causing trip hazard at this high traffic area.



3. ACO Drain channel – remove stickers, clean and remove any debris from channel.
4. Front door leaf – repaint.
5. Re stain/ reseal porch cladding.
6. Front door - touch up mark at side profile of door leaf & clean and paint touch up at framing, jambs (and at window beside).

7. Ground floor bay window l/h/s return window –Dpm showing at l/h/s inner jamb & continue mastic sealant here also. [image relevant above and issue below *]



8. Ground floor bay window R/h/s return window –Dpm showing at l/h/s inner jamb & continue mastic sealant here also.
9. Party wall alcove – no gully at grate.
10. Power wash all drive bay and paving upon completion of works.
11. L/h/s boundary railing – multiple chips on paint protective black paint coat. Touch up all along entire length of boundary railing.
12. AJ drain chamber – turn lid, ensure flush and secure with at least 2 fixing points per lid.
13. Bay window – parapet roof – clean off all debris, sand and other material that will aid in the blocking of outlet / down pipe.

[External l/h/s]

14. Down pipe – fit grate.
15. Eir and Virgin boxes – fit doors.
16. Cobble lock brick at foot of side gate brick pillar – cobble proud and uneven. Ensure laid flush with surrounding.
17. Gas meter box – mastic bead required at gaps to wall at all sides / top.
18. All gable wall – clean off all concrete scut and muck from wall face.
19. Gully grate below window – seat flush.
20. 2 x no. AJ's - turn lid, ensure flush and secure with at least 2 fixing points per lid.
21. Middle AJ – clear concrete from pipe channels.

[External rear]

22. Lawn just seeded – supply extra seed to homeowner to allow for lawn care at patches in growth.
23. AJ at lawn area – top of fitting (lid) is 45/ 50mm of FGL at lawn. Sink cut back fitting and ensure flush
24. External double doors – clean paint off l/h/s door leaf & also paint marks on handle here. off.

25. Remove temporary power materials for security camera set up.
26. Vent aperture in back wall – fit grille.
27. Garden shed – door bottom ‘twist’ lock is damaged. Repair.
28. Power wash all of patio and side passageway.

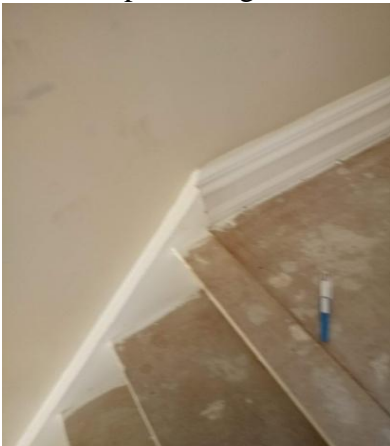
[Internal]

[Entrance hallway – stairs & landing]

29. All rooms throughout house – fit and test smoke alarms.
30. All rooms throughout house – fit and test smoke alarms.
31. Front door – repaint all, chipped, damaged & stained,
32. Front door – r/h/s wall join, poor finish. Flex caulking bead required here.
33. Living room door – rattling when shut. Adjust mortise rebate / striker plate . Also top frame chipped & touch up paint at l/h/s architrave base.
34. Double socket plate to l/h/s of radiator – caulk caps at surround.
35. Kitchen door – rattling when shut. Adjust mortise rebate / striker plate
36. WC door – rattling when shut. Adjust mortise rebate / striker plate
37. Stair hand rail, rough finish – re sand and re stain. Also staining and paint marks various up the length of the banisters.
38. L/h/s stairs stinger – repaint.



39. Wall at top of stringer – stained and grubby.



40. 1st flight of stairs – top thread / lip to flooring. Ensure flush.
41. 2nd flight of stairs (return flight) - top thread / lip to flooring. Ensure flush
42. Landing hand rail the same.

- 43. Front bedroom 1 r/h/s – rattling when shut. Adjust mortise rebate / striker plate
- 44. Front bedroom 2 - – rattling when shut. Adjust mortise rebate / striker plate
- 45. Store room door -- rattling when shut. Adjust mortise rebate / striker plate
- 46. Hot press door - – rattling when shut. Adjust mortise rebate / striker plate
- 47. Socket and switch between back bedroom 3 door and store room door – paint poor at surround.
- 48. Ceiling by light – chipped.
- 49. Attic hatch – repaint top coat at all (hatch, architrave, framing and ceiling surrounding).

[Living room]

- 50. Bay window – all reveals require paint attention at top and base. Also plaster pitted,
- 51. Window cill – paint poor.
- 52. Window – clean all handles at openings.
- 53. Wall below cill – marked / grubby.



- 54. Wall above front double socket - paint splashes.
- 55. Fire surround - side have paint over lap at wall join. Also clean all of mantle.
- 56. Wall at PIR cable – sanding and paint required.
- 57. Internal double doors not closing over flush and even. R/h/s leaf is kicked in at top
- 58. Internal double door – clean all door faces.
- 59. Double socket by radiator – caulk gaps at surround.

[Downstairs WC]

- 60. Window – top rail chipped and damaged. Also clean handle.



- 61. Window – repaint all reveals and walls surrounding.
- 62. Cistern shelf –Silicone / trim to close large uneven gaps to walls.
- 63. Toilet – silicone bead at back wall joint at rear of bowl.
- 64. Sink – silicone bead at back wall joint.
- 65. Radiator – pipe closers required.



- 66. Toilet bowl loose, secure.
- 67. Ceiling above and to r/h/s of door – paint required on leading edges.

[Dining room& Kitchen]

- 68. Double socket at party wall – grubby wall here.
- 69. Double socket at rear wall – close up front plate and test.
- 70. External double doors – clean door handles.
- 71. External double doors – r/h/s door leaf not closing / not latching when pulled closed. Adjust.
- 72. Minor paint splashes on tile – clean.
- 73. External doors – r/h/s reveal, touch up paint here. (at base).
- 74. Caulk gaps at side panels of Fridge / freezer unit etc.
- 75. Appliance – supply and fit Y/N ?
- 76. Sink window bottom casement handle – screw cap missing. Also base rail of window requires paint here.
- 77. Clean sink bowl.
- 78. Earth / bonding for sink / sink pipes?
- 79. Below counter unit at sink – cut out back board for stop cock access.
- 80. Boiler enclosure – fit door and top plate & caulk any uneven gaps to wall.



- 81. Connect power to extract hood.
- 82. Fill hole in wall below heating CP panel

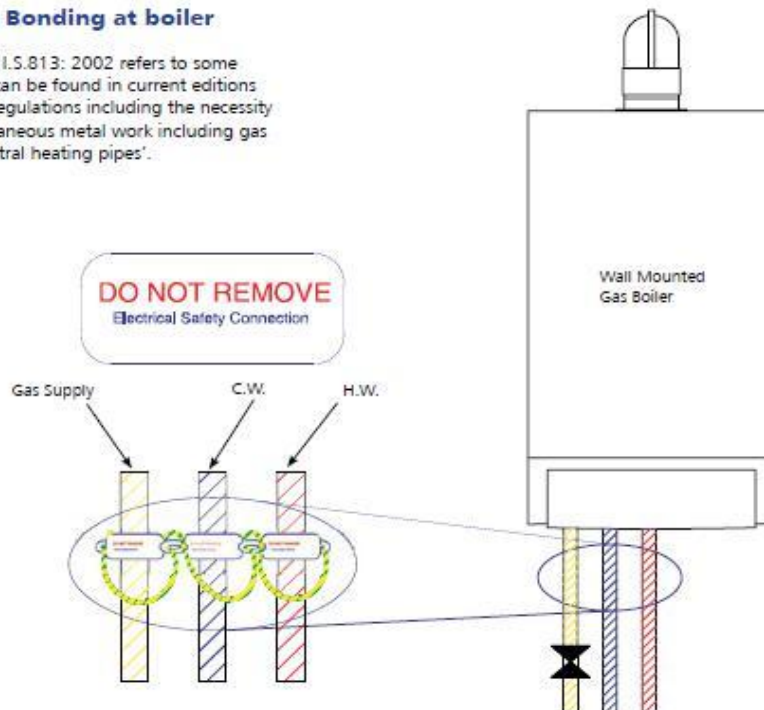
83. No cross bonding and boiler – equipotential bonding . See Bord Gais regs. Below **(note* please email surveyor (michaelf@conspect.ie) if downstream bonding and tagging has take place at hot press or meter box, to negate the equipotential bonding)**



Electrical Cross Bonding at boiler

The current edition of I.S.813: 2002 refers to some requirements, which can be found in current editions of the E.T.C.I. wiring regulations including the necessity to cross bond all 'extraneous metal work including gas supply, water and central heating pipes'.

Figure 31:
Cross bonding
arrangement near
boiler



Be Aware !

Installers on sites should check with the building contractor that the electrician is completing all bonding work and the existence of an electrical completion certificate must be confirmed by the installer before issuing a Declaration of Conformance for the gas

installation (see pg 39). If the contractor on site does not confirm this, then a copy of the notice (shown below) should be affixed to the boiler before issue of a conformity declaration to I.S.813: 2002.

Example of Safety Notice

Electrical safety - equipotential (cross) Bonding

Some types of electrical installations are fitted with equipotential bonding, which is the connection of the internal gas and water pipes to the electrical installation's earth terminal. In particular those installations with Protective Multiple Earthing (P.M.E) should, for safety reasons, be fitted with equipotential bonding.

In the Gas Safety Installation Standard I.S.813: 2002 there is the safety information that any person who carries out installation pipe work should inform the user that electrical bonding must be checked (& if necessary rectified) by a competent person*, in any dwelling where electrical equipotential bonding may be necessary.

*For information contact your **Electricity Supplier**

Be Aware !

Risk of Electrical shock if Working on Existing Pipework

A temporary continuity bond must be used when carrying out any work on the pipework or fittings which will break electrical continuity through them.

Figure 31 - Extract from Bord Gais 'guidelines for designers and heat installers.

[Main Bathroom]

84. Sink – cistern shelf loose, and rocking – lumps of grout and plaster on under side..
Secure and silicone wall joins.



85. Side panel of bath not fitted at mid to end section – kicked inward leaving gaps to floor where chipped tiles are visible. Make good all this area.
86. Toilet bowl - movement, not secure. Silicone required at back side join
87. Sink bowl - silicone required at back side join to wall tile – also put silicone bead at demi sink pedestal at wall join to tidy finish.
88. Shower screen – vertical frame member leaking. Reapply silicone.
89. Bath tap set – ensure shower valve is working – won't stay open (in shower mode).
90. Ceiling above shave light – pitted & bubbled badly.
91. Ceiling to side of light – large seam / bubble in plaster.
92. Ceiling to side of vent grille - plaster pitted & same – large seam / bubble in plaster
93. Ceiling surrounding vent grille – chipped and poor paint.
94. R/h/s door architrave – gap to wall at vertical, caulk / silicone to close and tidy finish here.
95. Clean all floor tiles and grout lines.
96. Pipe closers required at radiator apertures.
97. Door swinging open to strike radiator with handle – fit stop.

[Back bedroom 3]

98. Ceiling above door – paint blemish.
99. Ceiling in corner (to r/h/s of vent) & wall – rough. Filler, sanding and paint required,
100. Window – casement opening – sticking in framing and not opening with ease.
101. Window – r/h/s jamb marked at top & top reveal above – paint required here in corner.

[En Suite]

102. Ceiling – fit vent grille.



103. Ceiling – repaint all.
104. Toilet bowl - movement, not secure. Silicone required at back side join to tile.
105. Sink bowl - silicone required at back side join to wall tile. Also at demi sink pedestal, caulk bead to close gap to wall.
106. Window – casement opening, no safety catch fitted.

[Front bedroom 2 - r/h/s]

107. Ceiling above door – paint required (and at wall below).
108. Ceiling by robes – multiple marks.
109. Window – casement opening, safety catch is preventing window from closing. Some adjustment needed.
110. Window – base rail chipped (multiple).



111. Window – r/h/s jamb, large chip / damage at top.

[Front Bedroom 3] – r/h/s ‘box room’

- 112. Ceiling above robe – paint required.
- 113. Window top rail, l/h/s corner – clean paint mark.
- 114. Double socket by radiator – caulk gaps at top.
- 115. Door l/h/s architrave / wall join – poor paint lines, renew. Also gap at switch plate – tidy paint lines here to match wall surround.

[Hot Press]

- 116. Label all valves.
- 117. Ceiling at surround of vent ducting – close up gaps.



- 118. Aperture in wall, close up.

[Attic]

- 119. Commission Solar PV unit & MHRV.
- 120. Tape tears in breather membrane at vents etc.
- 121. Ducts for vent system lying at front eaves - ensure system is set up and commissioned etc.
- 122. Lag all exposed pipe joints (even Qualpex) – joints are the failure points in PEX pipe in extreme freezing temperatures (unless plumber confirms pipe joint type is manufacture designed to prevent this issue).*

FURTHER NOTES:

- Due to the fact that both the electrical supply & gas supply was not connected my inspection was considered to be limited and I would advise a re-inspection snag list to be carried out when both systems are up and running at the property.
- Window & door keys, appliance manuals including boiler warranty and instructions should be provided to homeowner.

Inspected by: **Michael Fleming xx/09/19**

Appendix 1

Limitations Applying to Our Professional Service

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND SNAG REPORTS

1. Concealed Parts

If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

2. Services Installations

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations and/or testing by specialists.

3. Building Occupancy

If we find that our inspection has been excessively limited, we will advise you accordingly and seek your further instructions. Our report will list any significant internal and external areas that we are unable to inspect.

4. Liability and Confidentiality

Our snagging report may be relied upon by **Client name here** only and to whom we owe a duty of care.

Appendix 2

Legal Matters

General

A copy of this report should be made available to the purchaser's legal advisors.

The purchaser's solicitor should obtain a deed map or other appropriate document to confirm the precise boundaries of the site. Although there do not appear to be any adverse issues on site.

Easements: The purchaser's solicitor should confirm if any easements affect 'The Property'

Building regulations - Specific to 'The property'.

Responsibility for compliance with the Building Control Regulations.

- BUILDING CONTROL (AMENDMENT) REGULATIONS 2014

[S.I. No. 9 of 2014 & 'BCAR' documentation]

Application criteria for 'The Property' - 'No. xxx Fairhaven xx, Castleknock, Dublin 15, Ireland'

- *Dwelling is greater than 40 m²,*

Completion

A Certificate of Compliance on completion must be signed by both the Builder and the Assigned Certifier. (& *If the 'Assigned Certifier' has relied upon Ancillary Certificates provided by others, certificate should reference 'Ancillary Certifiers ('Ancillary Certifiers')

Certification

The form of certificate is mandatory and must provide an unqualified opinion that the building has been built in accordance with the designs filed with the Commencement Notice (together with such amendments as may have been notified); that the Inspection Plan drawn up having regard to the Code of Practice has been implemented using reasonable skill, care and diligence and that the building "as constructed" complies with the Building Regulations.

The owner of the building (dwelling)

'Client(s)' - & prospective Building Owner(s) should in accordance with contractual arrangements with the Builder, Design Certifier or the Assigned Certifier (and any referenced Ancillary Certifiers) be in receipt of the mandatory certificate that meets the criteria and obligations as set down in S.I. No.9 of 2014

' BCAR 2014 Certificate of Compliance on completion criteria and obligations are that the mandatory certification be signed by both the 'Builder' and the 'Assigned Certifier'.

The designer who designs the works, and the builder who carries out the works are responsible, under law, for compliance with Building Regulations and Building Control Regulations.

Obligations & Criteria

'Receipt' of a certificate of compliance on completion is advised to be copied into the purchaser's legal advisors conveyance file however the minimum criteria states that a certificate of compliance on completion must have been:

A. -Validated by Building Control Authority

B. - Certificate of completion has been placed & recorded on the Building Control Authority Register before the building, dwelling or works can be opened used or occupied.

Building Control Authority Register (Public Register)

***Snag my home - Disclaimer**

This information is intended as a practical guide only. It is not a definitive legal interpretation of building control law.

To leave your feedback and recommendations on our snagging service and this report for your new home - just click an image below & leave your message – rate us with 1 – 5 stars. Thank you for your custom and taking the time to rate Conspect engineering

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RECOMMENDATIONS



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