



SNAG LIST

Mr Client
99 Any Street, Any town,
Dublin

PROPERTY INSPECTION DATE: /xx/01/20

PROPERTY DESCRIPTION + DETAIL ~

TYPE: DEVELOPER:
4 bed – house

AGENT: N/a SITE CONTACT:

Notes:

A snag list was conducted at no.99 Any Street, Any town on Friday xxth January 2020 beginning at approximately 1.30 pm.

The weather conditions at the time of the inspection were overcast (light rain shower)

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. Instructions for Gas 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 isolation switching ON/ 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)

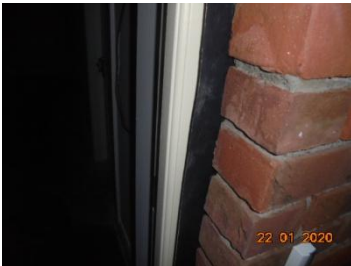
Electrical checks performed where possible. Normal electrical circuits cannot be properly tested without full loads (i.e. appliances, cooker, hob, shower) being drawn on MCB / RCD's in place.

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.

[External Front]

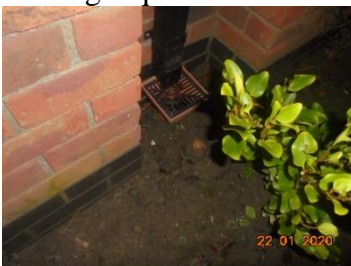
1. Front door – trim DPM and seal top rail of frame & r/h/s jamb to reveal with mastic.



2. Front door - face of door leaf paint coat very poor blemished, patchy & marked. Paint required & repaint door sweep.
3. Front door corner column & l/h/s elevation window - trim DPM. Foot of column requires touch up of paint also.



4. Front door l/h/s jamb / frame (side profile) - locking receiver plate bent / damaged. Door leaf not locking and
5. Drive bay - power wash and remove staining and paint on cobble bricks. Sand / gravel brushing required after cleaning completed.
6. Gully at down pipe at party wall 'alcove' - top of gully fitting proud of surrounding finished ground level of bedding - Seat gully to proper level. All landscaping at bedding requires attention also.



7. Ground floor window cill - clean / wire brush cill.



8. Alarm(?) bell box cable hanging down from main roof soffit above.
9. Upper level windows - remove all stickers from frames and glazing & clean framing and jambs etc. (all side and rear windows also*).

[External L/h/s]

10. Earth rod box at paving - box uneven and proud. Ensure flush with surrounding cobble lock.



11. Gas pipe wall aperture - fill gap at surround to close up.



12. Close EIR / UPC doors and clean all meter box housings (GAS / ESB).
13. Ground floor side window - trickle vent damaged. Replace.



14. Ground floor side window - Clean all render from jambs and base rail of framing, clean / wire brush cill also.

15. Rear lean to roof - top of verge over hang, poor coverage of lead flashing seal.



16. 6 x no. AJ drain chambers in side passageway - ensure debris and concrete scut is removed from drain channels of all AJ's. Also sitting water in drain channel of 1 x AJ, Flush / jetting may be required to ensure drain free of debris or blockages.

[External rear]

17. Rear 'lawn' area - complete landscaping & seeding. Further lawn after care to be provided after closing to ensure no patches in growth etc.
18. External tap located 2 ft off set to side of gully drain below sink window - poor design for surface water drainage at paving.
19. External double doors - clean paint and render from all door jambs, hinges (hinge caps) and door leaf stiles.
20. Down pipe to l/h/s of sink window - clean down pipe & remove all concrete scut from wall surrounding.



21. Base rail of double door and window set & all external windows - ensure excess PVC material from extrusion factory cuts is removed from all weep

[Internal]

[Hall, Stairs & Landing]

22. Front door - clean down all at touch up paint on leaf at base, top rail of frame & jambs (at hinge area etc.).
23. Front door & window to r/h/s - reveal at top & r/h/s, angle bead showing through plaster (moisture discoloration of paint). Poor finish at both reveals.
24. Front door - clean U channel at threshold.
25. Wall to sides of radiator in hall - plaster work rough / pitted & damaged. Make good & repaint.
26. All skirting boards in hall & base of door architraves - clean off and touch up any marking.

27. WC door leaf - rattling when shut. Adjust mortise rebate / striker plate.
28. Kitchen door leaf not closing into framing. Shave / adjust if timber doesn't acclimatise when heating engaged.
29. Ceiling above foot of stairwell - plaster work poor, rough & pitted.
30. Foot of newel post of 3rd flight of stairs (above 1st mid landing) - plaster work incomplete, skim tape showing. Plaster & paint required to make good.



31. 1st mid landing at 1st stairwell - twin newel posts paint work poor at base of both newel post.



32. 1st mid landing - close up light fitting.
33. R/h/s walls of 1st stairwell - various marks & grubby.
34. Wall above r/h/s stringers at 1st stairwell - plaster pitted and damaged. Filler, sanding & paint to make good.



35. 1st floor landing newel posts - nails protruding at base of newels.



36. Solar thermal control panel - wiring exposed, complete work & commission entire system.
37. 3rd flight of Stairs - top thread timber damaged. Wood filler repair required.
38. 2nd floor landing - gap at floor to l/h/s of top thread of stair
39. Double socket plate at 2nd floor landing - touch up paint at surround.
40. No door leaf hung at rear eaves room / space.
41. All internal door leaves, architraves and skirting's on upper floors - grubby and marked. Clean all & touch up as required.

42. Side profile of 2nd floor above foot of 2nd stairwell - timber / OSB or chipboard visible below landing foot rail. Finish poor.

[Living room]

43. Close up ceiling rose light fitting.
44. Window - clean paint from base & top rails of frame & jambs.
45. Under stair store door leaf - not closing into frame & no handle fitted.
46. Hall door leaf & skirting boards all sides - grubby & minor marks to be touched up as required.
47. Hall door - clean paint from hinges.
48. Party wall front double socket plates - loose & proud. Secure & caulk gaps. All other sockets and electrical plates - reapply caulking.
49. Wall surrounding room thermostat - plaster cracking.
50. Corner wall to r/h/s of radiator - cracking at base section of vertical seam.

[WC]

51. Door leaf self closer hinge arm - oil required.
52. Fit toilet seat.



53. Wall surrounding toilet bowl - plaster rough and scored. Painting incomplete.
54. Wall surrounding window opening - all plaster work very rough, lumpy & pitted.
55. Window - clean top & base rails of framing & jambs.
56. Radiator - valve cap or TRV missing.
57. Wall to r/h/s of sink - large plaster pit.
58. Wall to rear of sink pedestal - paint incomplete.
59. Sink splash back - touch up paint at surround.
60. Sink tap loose, secure.
61. Clean all sanitary wear.

[Under stair store]

62. Close up light fitting.
63. Top & r/h/s door frame rails marked.

[Kitchen]

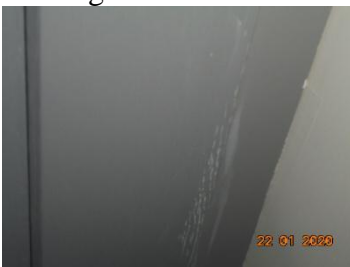
64. Velux window - top frame edge, paint required. Clean glass and ensure not scratched.
65. Wall surrounding double door opening - plaster rough, lumpy & pitted.
66. Double door top and both side reveals - angle bead showing through plaster work.
67. Double door framing, jambs & door leaf stiles cleaning required at all. Also door overlap & U channel at threshold.
68. Flooring at foot of double door opening - levelling compound required prior to finished floor application.
69. Boiler to be commissioned. Cross bonding / equipotential bonding required at copper pipe work below appliance.



70. Wall surrounding sink window opening - plaster rough, lumpy & pitted.
71. Sink window top and both side reveals - angle bead showing through plaster work.
72. Sink window - clean all framing and jambs.
73. Sink - tap loose
74. Sink unit below counter - fit shelving.
75. Below counter door leaf to l/h/sink - paint stained, clean.
76. Extract hood - 1. Duct casing above hood damaged / scratched. 2. Wall surrounding hood, paint required at gaps.
77. Top drawer - paint mark on face.
78. Wall finish to r/h/s of hob splash back - plaster work rough, filler, sanding & paint required.



79. Isolation switch plates & electrical plates at over counter position - chipped & marked at surround. Filler and paint required.
80. Fridge & freezer door paint marked. Check all fitted kitchen doors for stains and paint marking & clean.



81. Counter top up stand - caulk / silicone gap at wall join at top profile.

82. All kitchen unit carcass / side panel wall joins - caulk to close gaps.

[Utility Room]

83. Wall / ceiling above ESB board at cable boxing - poor plaster and paint finish. Filler & touch up of paint required.

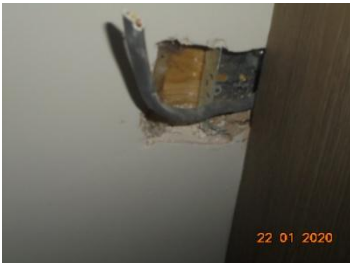


84. Counter top / wall join - large uneven gaps. Close up with caulking.



85. Surround of all door architrave & light switch plate & isolation switch plate - plaster finish poor, rough, pitted & scored

86. Below counter level - 2.5 twin & earth cable tail exposed at back box.



87. Double socket at r/h/s end of counter top - plaster scored and pitted.

88. Below counter unit doors - clean paint marks.

[Back Bedroom 1]

89. Top architrave of landing door - filler required at screw holes.



90. Party wall and rear double socket & phone point - paint lumpy at surround.

91. Twin casement window - 1. r/h/s opening safety catch jamming, 2. Clean all framing, jambs & opening framing, 3. Clean cill & touch up paint as required, 4. Both window handles paint covered & tarnished.



92. Wall surrounding window opening - plaster rough, lumpy & pitted.



93. Window top and both side reveals - angle bead showing through plaster work.
94. Fitted robe - R/h/s door leaf, secure handle.
95. Window l/h/s reveal marked.

[En Suite]

96. Wall surrounding awning window opening - plaster rough, lumpy & pitted.
97. Window top and both side reveals - angle bead showing through plaster work.
98. Window - 1. Clean all framing, jambs & opening framing, 2. Window handle scratched & tarnished - replace.
99. Sink bowl - movement at bowl, ensure securely mounted to wall.
100. Sink splash back / bowl join - silicone required at joint gap.
101. Sink tap loose - secure.



102. Clean all sanitary wear.
103. Clean all wall tiles.
104. Clean shower waste trap & tray.
105. Shower tray / wall tile joint - silicone bead required at all sides to seal.
106. Wall tile edge band (all sides of room) - clean.
107. Wall to r/h/s of door - plaster pitted.
108. Clean down all skirting boards & touch up paint as required.

[Main Bathroom]

- 109. Sink tap loose - secure. Also stopper not fitted.
- 110. Window - 1. Clean all framing, jambs & opening framing, 2. Window handle marked & tarnished.



- 111. Bath tap - hose, head & holder required.



- 112. Clean down all wall tile edge band.
- 113. Head & foot of bath - silicone & paint required to tidy



- 114. Bath / wall tile joint - silicone bead required at all sides to seal.
- 115. Clean sanitary wear and bath.
- 116. Clean all wall tiles.

[Hot Press]

- 117. Circulation pump - mounted directly to sub floor increasing impact noise transfer. Insulation packer / rubber mount required.



- 118. Label chart for valves.
- 119. Complete commissioning of solar thermal hot water system & gas heating control wiring etc.

120. Internal face of door top frame member - tidy finish with top architrave timber piece.

[Front Bedroom 2 l/h/s]

121. R/h/s robe door leaf - handle missing.



122. Window - r/h/s casement opening - safety catch jamming.



123. Window - 1. Clean all framing, jambs & opening framing, 2. Window handle - clean marking.
124. Radiator flow and return pipe work apertures - close surround of holes in flooring.

[Front Bedroom 3]

125. Window - 1. Clean all framing, jambs & opening framing, 2. Window reveals (all) - plaster work rough & scored.
126. Double socket plate by door - proud of wall, caulking required.

[Eaves Room]

127. Ok.

[Front Bedroom 4]

128. Flooring at door to landing - movement & squeak under foot. Further fixing required.



129. Party wall double socket loose - secure & caulk where proud at surround.
130. Dormer Twin casement window - 1. R/h/s opening trickle vent - trapping water, 2. Clean all framing, jambs & opening framing.



131. Wall / ceiling surrounding window opening - plaster rough, lumpy & pitted.



132. Window reveals - large lumps and damage at plaster.
133. Window top framing / reveal joints (both sides) - renew finish.
134. Wall surrounding cill require attention - filler, sanding & paint required.

[En Suite]

135. Window top and both side reveals - angle bead showing through plaster work.



136. Window - 1. Clean all framing, jambs & opening framing, 2. Window handle scratched & tarnished - replace.
137. Window base reveal 'cill' - poor & lumpy plaster.

138. Sink / splash back joint - silicone required at join.



139. Clean all sanitary wear.
140. Clean all wall tile edge band and tiles.
141. Clean shower waste trap & tray.
142. Shower tray / wall tile joint - silicone bead required at all sides to seal.
143. Ceiling above shower area - paint peeling, touch up / repaint as required.



[Attic]

- 144. Access and egress to attic space was not feasible during my inspection. (no stair / folding ladder fitted). Checks for the general issues below should be carried out.**

145. - Ensure all pipe work is lagged / protected against freeze damage.
146. - Ensure header tank is insulated and covered.
147. - Tape around any tears / apertures in breather membrane in attic space.
148. - Ensure all specified roof insulation material (Rockwool etc.) is fitted to agreed spec. & BER design.
149. - Fire stop all gaps at roof line / party wall area.

FURTHER NOTES:

- Window & door keys, appliance manuals including boiler & solar warranty and instructions should be provided to homeowner.
- Follow up inspection / re inspection is advisable upon satisfactory completion of the snags listed above.

Inspected by: **Michael Fleming xx/01/20**



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 **Mr Client** only and to whom Snag my Home & Conspsect engineering 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' - '99 Any Street, Any town, Dublin, 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 Engineering - Disclaimer**

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

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