



Snaglist

Report No. 46-sn-54

Name & Address of Client: Mr. Martin Kelly

Address of property inspected: 54 Ard na Mara, Termonfeckin, Co. Louth.

Date of Inspection: 24th April, 2014.

Description:

Three bedroom mid-terraced two storey dwelling with entrance hall, kitchen/dining room, living room, utility, ground floor w.c., stairs, landing, 3no.bedrooms(master with en suite), hot press and storage.

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.

General note: throughout dwelling.

1. Clean all windows & doors, ensuring all dirt & debris are removed from cills, thresholds, running tracks, jambs and locking sections/brackets.
2. Remove all paintwork from sockets and light switches, light/ceiling/wall fittings and clean thoroughly.
3. Remove all dirt & debris, and thoroughly clean down all surfaces.
4. Remove all scuff/dent marks from paintwork to walls, ceilings and joinery, fill, sand down repaint and make good.
5. Fill, sand out, and repaint all cracks to plasterboards, and make good.
6. Sand down, fill and re-paint all cracks at junctions of all architraves and make good.
7. Sand down, fill and re-paint all cracks at junctions of all skirtings and make good.
8. Fill, sand down, and repaint all holes adjacent to light fittings and make good.
9. Fit thermostatic radiator valves to all radiators.
10. Ensure all windows are fitted with appropriate arresters.

Exterior of building

1. Remove all cement to brickwork / render on front and rear elevations.
2. Replace all scuffed/damaged door handles throughout and make good.
3. Fit all appropriate doors to telephone/tv boxes on utility wall adjacent to front door.
4. Extend all sink waste to rear kitchen elevation sitting on top of gulley trap grills through gulley grills and make good.
5. Ensure condensate drain from heating system drains to appropriate foul drain and make good.
6. Inspect all gutters and rainwater pipes. Ensure all dirt and debris are removed from same and all joints are sealed correctly and made good.
7. Ensure all drains, manholes, Armstrong junctions gulley traps, waste piping 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.
8. Fill all holes to render on rear elevation and re-paint.

9. Securely fix all side flashing pieces to gables of kitchen extension, and fit lead flashing over/under side flashing pieces as appropriate adjacent to main rear wall of dwelling.
10. Fit missing flashing pieces to solar panel on RHS bottom side and make good.
11. Install vertical control joint to render finish on rear elevation to one or both adjacent dwellings.(cracking already evident to adjacent dwelling at window cill)

Interior of building

Entrance Hall & Stairs

1. Ensure all locks and ironmongery are correctly working, repair/replace as necessary.
2. Ensure all fire sensing, sounder, and alarm systems are working correctly.
3. Sand down, fill and re-paint cracks to string to stairs, and cracks to architraves.
4. Fit door to E.L.C.B board.
5. Tidy up all loose wiring and make good.
6. Replace all scuffed/damaged door handles throughout and make good.

Kitchen/dining

1. Ensure all locks and ironmongery are correctly working, repair/replace as necessary.
2. Ensure all window opening sections work correctly and open with ease and all ironmongery is in good working order.

Utility room

1. Ensure all locks and ironmongery are correctly working, repair/replace as necessary.

Living room

1. Paint out scuff marks to walls and make good.
2. Fit fireplace and make good.

Ground floor w.c.

1. Ensure all plumbing fittings are functioning correctly and are fit for purpose.

Landing

1. Sand down, fill and re-paint cracks to string to stairs, and cracks to architraves.

Hot press

1. Fit floor fittings and shelving as appropriate and make good.
2. Ensure water pump is raised up from floor and is fitted with sound deadening/anti-vibration material between unit and floor.

Master Bedroom 1

1. Fill, sand down, and re-paint all cracks to architraves.
2. Fill, sand down, and re-paint miscellaneous hairline cracks to plasterwork and make good.

Bedroom 1 en suite

1. Ensure all plumbing fittings are functioning correctly and are fit for purpose.
2. Ensure all locks and ironmongery are correctly working, repair/replace as necessary.

Bedroom 2 – front RHS

1. Fill, sand down, and re-paint all cracks to architraves.
2. Fill, sand down, and re-paint rough finishes to skirtings and make good.

Bedroom 3 – rear LHS

1. Fill, sand down, and re-paint all cracks to architraves.
2. Fill, sand down, and re-paint rough finishes to skirtings and make good.

Bath Room

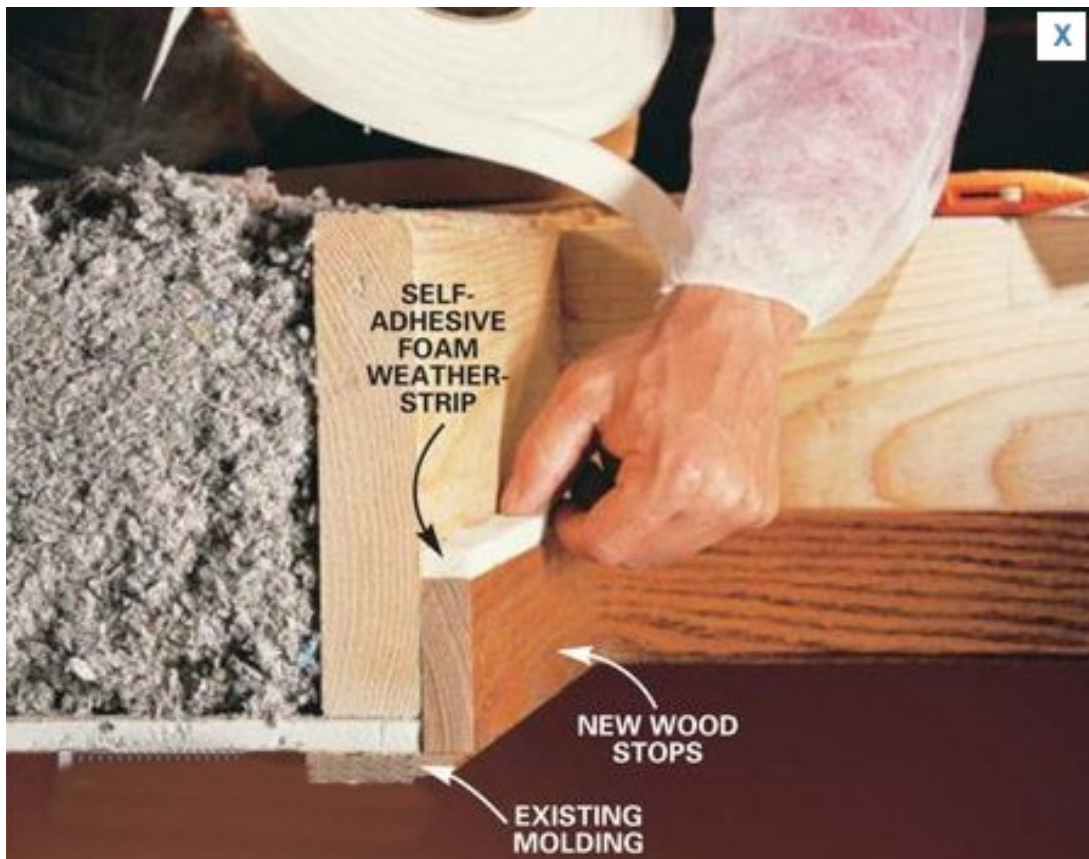
1. Fill, sand down, and re-paint all cracks to architraves.
2. Fill, sand down, and re-paint miscellaneous hairline cracks to plasterwork and make good.
3. Ensure all plumbing fittings are functioning correctly and are fit for purpose – flush mechanism to cistern missing.
4. Adjust tap settings to sink unit, clicking noted when handle lifted.

Bedroom 3

1. Ensure all window opening sections work correctly and open with ease and all ironmongery is in good working order.
3. Ensure all locks and ironmongery are correctly working, repair/replace as necessary.

Attic spaces

1. Ensure cold water tank is correctly thermally insulated as per photograph below with proprietary lagging jacket, well secured to unit.
2. Ensure all piping in attic areas is correctly lagged and all joints are correctly lagged also as per photograph.
3. Fit draught seals to attic hatch and make good.
4. Fit thermal insulation to attic hatch and make good.





Finally, in accordance with our standard practice statement we confirm that this report is for the use only of the party to whom it addresses, and no responsibility is accepted to any third party for the whole or part of it's contents. The report is prepared on the basis of full disclosure of all relevant information and facts.

Signed

Roger Bell dip.arch.tech.BSc CAD RIAI (arch.tech.) ICIOB ACIAT

Dated : 13th June, 2014.



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