



SNAG LIST

Mr Example Snaglist
99 Any Street
Any Town,
Co. Dublin
Ireland

PROPERTY INSPECTION DATE: -/10/12

PROPERTY DESCRIPTION + DETAIL ~

TYPE:
5 bed – house

DEVELOPER:
N/a

AGENT: N/a

SITE CONTACT: Bob (086 xxxxxxx)

Notes:

A snag list was conducted at no.99 Any Street, Any Town, Co. Dublin, on Tuesday XXth October 2012 beginning at approximately 10:30 am.
The weather conditions at the time of the inspection were dry and sunny.

Abbreviations in report:

R/h/s – denotes Right Hand Side
L/h/s – denotes Left Hand Side

Heating system was not operable during the inspection – Satisfactory running of the heating system could not be observed during my inspection. (Issues noted below)

Instructions for boiler and appliances / timers etc. Should be made available to the homeowner.
Position of gas shut off safety valve and water stop cock to be explained to homeowner.

Electrical supply was connected and operable during the inspection. - Client reserves right to re-snag other 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. No Faults were noted on fixtures tested (unless otherwise indicated as an issue below).

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.

[External Front]

1. Ground floor window, render on brickwork above, remove.



2. Free all guttering of debris and plant growth.

[External rear]

3. Paving, sand filler required around pavioours & AJ cover.



4. Mono pitch roof – clear debris from velux flashing channels.

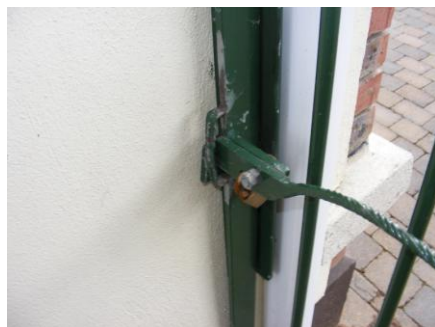
[External R/h/s]

5. Gully, clear debris.
6. Gable wall, repaint – render patches surrounding vent apertures.



7. Window sills – repaint (no. X 5).

- Steel gate, paint chipped. Repaint.



[Entrance hallway – stairs & landing]

- Glazed fan light above front door, glass cracked – replace.



- Ceiling rose light fittings – close up fittings and remove paint splashing. (Note – Issue common to all rooms in property).
- Doorway to living room, R/h/s architrave member marked.
- Hot press, ceiling above bubbled. Fill, sand and repaint.
- Attic hatch, repaint frame & hatch cover.

[WC]

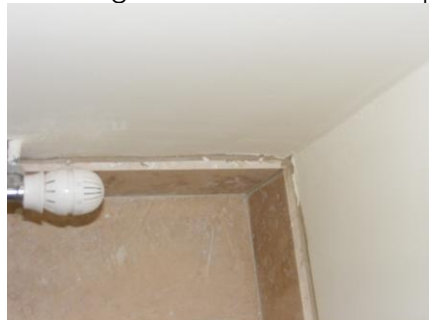
- No mechanical extract ventilation fitted in 'wet room'.
TGD – Part F – Building regulations – 2009

Table 1: Basic ventilation provision using background ventilators and specific provision for extract and purge ventilation

Sanitary Accommodation (no bath or shower) [Extract fan_b - Minimum intermittent extract rate 6 l/s]

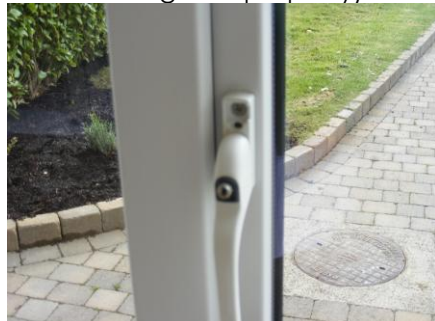
**Glossary from TGD – Part F – (Technical guidance Document – Ventilation):
SEE APPENDIX 3**

- Tile up stand or 'skirt' – finish poor at joint with wall – all sides of room. Lay a uniform grout line or caulk as required.



[Sitting room]

16. Internal window, remove paint splash on wall to l/h/s.
17. Windows, window handles missing screw cover caps. (Note – similar in other rooms throughout property).



18. Sitting room stubbed out for flueless gas fire installation. For health and safety reasons, it is required that both a high level and low level permanent vent (background vent) are installed to ensure the supply of oxygen for combustion and to get rid of the resultant fumes and water vapour.

[Kitchen]

19. Over counter – glazed press, doors striking, adjust.
20. Over counter – presses to r/h/s & l/h/s of sink position. Doors striking, adjust.
21. Middle drawer, drawer off runner / guide.
22. External double uPVC doors, grease swing arms.
23. Tile up stand or 'skirt' – finish poor at joint with wall – all sides of room. Lay a uniform grout line or caulk as required.



24. Centre column, paint patchy above socket plate. Repaint.



25. Wall beneath internal window, leading edge to l/h/s requires filler, sanding & paint.

[Utility room]

26. Boiler not functioning. Fault code on boiler & water pressure below 1 bar. Purge and adjust pressure. Re Commission boiler.



27. Boiler pipes not bonded & tagged. Also no marked gas shut off valve handle.
Bord Gais – Technical guidance : SEE APPENDIX 2

28. No mechanical extract ventilation fitted in 'Utility room'.
TGD – Part F – Building regulations – 2009

Table 1: Basic ventilation provision using background ventilators and specific provision for extract and purge ventilation

Utility room - [Extract fan_b - Minimum intermittent extract rate 30 l/s]

**Glossary from TGD – Part F – (Technical guidance Document – Ventilation):
SEE APPENDIX 3**

29. Tile up stand or 'skirt' – finish poor at joint with wall – all sides of room. Lay a uniform grout line or caulk as required.

[Front bedroom 1]

30. Light switch plate, remove paint splashing.
31. Wall to l/h/s of fitted robe, leading edge requires paint.
32. Double socket plate, wall requires touch up of paint surrounding & remove paint splashing from all socket plates in room.
33. Wall to l/h/s of window sill, paint require. Also sill wall joint cracking – renew caulking.
34. Window, first floor window – no safety restrictors fitted.

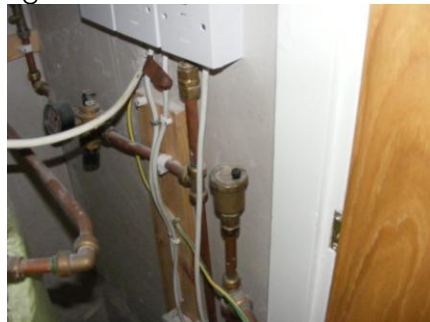


[Front bedroom 2]

35. Door not catching mortise rebate.
36. Window, first floor window – no safety restrictors fitted.

[Hot press]

37. Pressure relief device, and cold feed for tank – pipe work loose and not tightened. Seal and ensure water tight & secure.



38. Door not catching mortice rebate.

[Main bathroom]

39. No mechanical extract ventilation fitted in 'wet room'.
TGD – Part F – Building regulations – 2009

Table 1: Basic ventilation provision using background ventilators and specific provision for extract and purge ventilation

Bathroom - [Extract fan_b - Minimum intermittent extract rate 15 l/s]

**Glossary from TGD – Part F – (Technical guidance Document – Ventilation):
SEE APPENDIX 3**

40. Towel radiator, no TRV fitted. (Thermostatic restrictor valve).



41. Floor tiles, paint splashing to l/h/s & r/h/s of sink.

[Back bedroom 3]

42. Fitted robe, paint splashing to r/h/s.
43. Window, first floor window – no safety restrictors fitted.
44. Radiator, not seated on r/h/s wall bracket.

[Back Bedroom 4]

45. Window sill, repaint.
46. Window, first floor window – no safety restrictors fitted.

[En suite]

47. Towel radiator, no TRV fitted. (Thermostatic restrictor valve).

[Bedroom 5]

48. Light switch plate, paint required to surround.
49. Socket plates, remove paint splashing.
50. Windows, second floor window – no safety restrictors fitted.
51. Window sill (apex window) – paint poor to r/h/s & l/h/s.

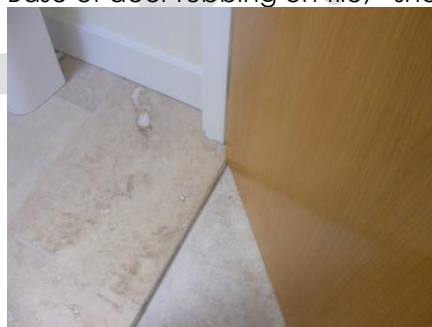


52. Velux window, remove paint splashing from frame.



[En suite]

53. Base of door rubbing on tile, - shave base of door.



54. Velux window, remove paint splashing from frame.
55. Mechanical extract vent not functioning. Resolve & ensure normal function.
56. Towel radiator, no TRV fitted. (Thermostatic restrictor valve).

FURTHER NOTES:

- **Window & door keys, appliance manuals including boiler warranty and instructions should be provided to homeowner.**
- **Internal doors, some swell to doors was observed during my inspection due to the ambient temperature of the property, doors not fitting frame openings should be shaved & adjusted if issue exists when temperature / moisture levels in property normalizes.**
- **A certificate of compliance with building regulations and planning should be requested from the vendor's solicitor/architect.**
- **A re – snag is recommended when the above issues are resolved and heating system can be inspected.**

Inspected by: Michael Fleming -/10/12

Appendix 1

Limitations Applying to Our Professional Service

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND 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 Example Snaglist only and to whom we owe a duty of care.

Appendix 2

Bord Gais technical guidance.

SAMPLE

Natural Gas pipework

Gas installation pipework

This section of the Bord Gáis Technical Manual Booklet 2 refers to gas installation pipework in a traditional domestic building. This guide has been prepared to reflect the requirements of I.S. 813:2002 'Domestic Gas Installations and I.S. EN 1775 1998.

For guidelines to installing Natural Gas to multi-occupancy dwellings i.e. apartments, please refer to Booklet 3.

Any person installing natural gas must be a registered gas installer and do so in accordance with I.S. 813 'Domestic Gas Installations'. This guide prepared by Bord Gáis is intended to assist installers but is not to be used as an alternative to the most up to date edition of I.S.813.

Where gas pipework may be confused with other pipework, it must be colour coded bright yellow (Yellow ochre - 08 C 35), indelibly marked along its entire length with the word "GAS"/Marking tape.

General

Gas pipework is installed in a dwelling in order to convey gas in a safe manner from the point where delivery is made by Bord Gáis (usually at the meter) to connect to the various appliances, which may be installed inside or outside the dwelling.

In designing and installing domestic pipework every effort should be made to ensure that it forms a robust, serviceable element constructed within the dwelling and will continue to be serviceable and safe for a period not less than the expected life of other services within the building.

Typical appliances which could be provided for when installing pipework, include:

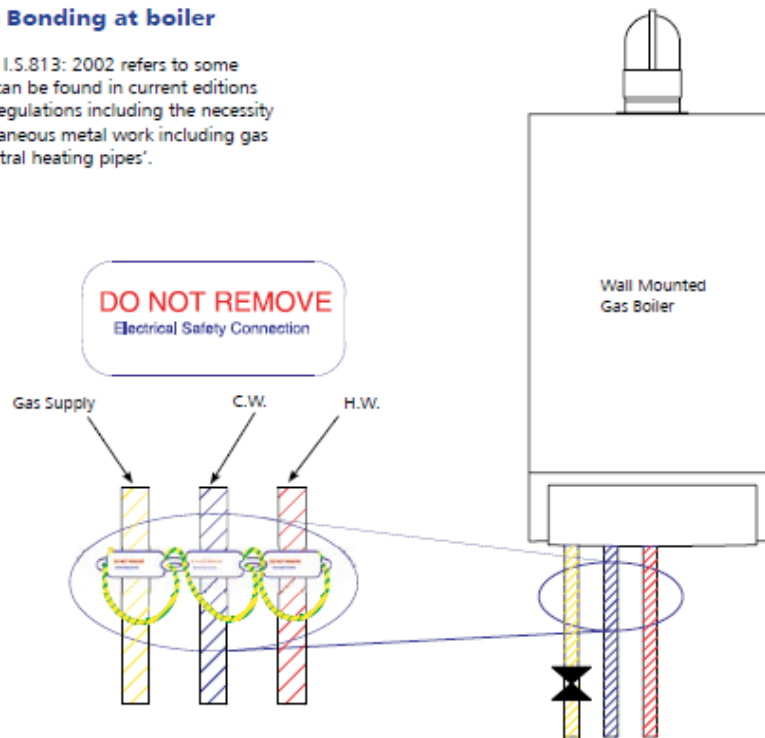
- Central Heating Boiler
- Water Heater
- Cooker/Oven/Hob
- Tumble Dryer
- Barbeque
- Living Flame Fire
- Decorative Lighting

Figure 1 - Extract from Bord Gáis 'guidelines for designers and heat installers', note colour coding requirement 4 paragraph

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 2 - Extract from Bord Gais 'guidelines for designers and heat installers'

APPENDIX 3

Glossary from TGD – Part F – 1.1.14 (Definitions used & referred to from : Technical guidance Document F – Ventilation)

Ventilation

Building Regulations - The Requirement

Part F of the Second Schedule to the Building Regulations 1997 is amended to read as follows:

Means of ventilation.

F 1

Adequate means of ventilation shall be provided for people in buildings. This shall be achieved by

- a) limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and
- b) limiting the concentration of harmful pollutants in the air within the building.

Glossary 1.1.14

Background ventilator:

A secure ventilation opening generally located in a wall or window for the purpose of provision of general ventilation, generally incorporating a controllable ventilation grill which can be fully closed.

Extract ventilation:

Designed provision for the removal of air from a room or space directly to outside. Extract ventilation may be provided by natural means (e.g. passive stack ventilation) or by mechanical means (e.g. by an extract fan).

Utility room:

A room used for laundry purposes which contains a sink, washing machine, tumble drier or similar equipment and which is not entered solely from outside the building.

Wet room:

A room used for domestic activities, e.g. cooking, clothes washing, bathing, which, by their nature, are likely to give rise to significant production of water vapour. Typical wet rooms in dwellings are kitchens, utility rooms, bathrooms and sanitary facilities containing provision for showering or bathing.

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