



Building Surveying Solutions
Chartered Building Surveyors

Items for Completion and Attention

Relating to:

Sample House Dublin

Report Date: May 2023

Building Surveying Solutions Ltd.

7 Gainsborough Green

Malahide

County Dublin

Telephone: 01 884-7928

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Project Preface

| | |
|------------------------|--------------------------------|
| Clients Name: | Mr |
| Client Address: | 36 Road Sandycove Dublin |

| | |
|------------------------------|---|
| Prepared At: | Building Surveying Solutions Limited 7 Gainsborough Green Malahide County Dublin |
| Document Prepared By: | Sean Oragano BSc (Hons) MRICS MSCSI |

| | |
|-----------------------|-------|
| Job Reference: | 230xx |
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| | |
|----------------------------|---------------------------|
| Date of Inspection: | 09 th May 2023 |
|----------------------------|---------------------------|

View of the Front Elevation

Introduction

Instructions and Brief:

We received instructions to proceed with an inspection of 36 Road, Sandycove, Dublin on 09th May 2023 from Mr XXX.

In summary, you required us to visually inspect the property and report our findings as to a schedule of snagging items.

Limitations:

The main roof coverings and the flat roof over the top floor dormer structure could not be inspected due to the height and configuration of the roof and limited access. The kitchen sink was not plumbed and could not be tested. The kitchen appliances had not been fully installed. Our limitations are set out in Appendix 1, which apply in full to our inspection and this report.

Description:

The property is a two-storey detached dormer bungalow which we suspect is constructed with hollow concrete blockwork that has been externally wrapped with insulation that has both rendered and brick slip finishes. Internally there is a solid concrete ground floor and suspended concrete first-floor level. We suspect the main pitched roof has been constructed with traditional timber rafters and purlins that support a natural slate covering. The timber framed warm deck flat roofs are weathered with proprietary single-ply membranes. The property is fitted with predominantly triple-glazed aluminium windows and doors. Underfloor heating has been provided throughout the ground and first-floor levels.

Accommodation:

Ground Floor:

Living Room, Study, Open Plan Family Room/Dining Room/Kitchen, 1no. Bedroom, Shower Room, Cloak Room and Entrance Hall.

First Floor:

2no. Bedrooms, 2no. En-Suite Bathrooms, 2no. Walk-in Wardrobes and Landing.

Second Floor:

2no. Bedrooms, 2no. En-Suite Bathrooms, 2no. Walk-in Wardrobes and Landing.

Site Inspection:

The property was inspected on 09th May 2023 by Sean Oragano BSc (Hons) MRICS MSCS.

At the time of our inspection, it was mainly dry with intermittent light showers, which was preceded by changeable weather.

Orientation:

Where the terms "right hand" or "left hand" are used, they assume that the reader is facing the front elevation of the premises.

The front elevation of the building is assumed to face approximately southeast, and other parts of the property take their compass reference from this orientation.

Items for Completion and Attention

EXTERNALLY

| | External Elevation | Status | Comment |
|-----|--------------------|--------|---------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
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| 19. | | | |
| 20. | | | |
| 21. | | | |
| 22. | | | |
| 23. | | | |

INTERNALLY

| | Roof Space | Status | Comment |
|----|------------|--------|---------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |

| | Master Bedroom (Front Elevation) | Status | Comment |
|-----|----------------------------------|--------|---------|
| 1. | | | |
| 2. | | | |
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| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |

| | Master Bedroom Walk-In Wardrobe | Status | Comment |
|-----|---------------------------------|--------|---------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
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| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |

| | Master En-suite Bathroom | Status | Comment |
|----|--------------------------|--------|---------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |

| | Bedroom No. 2 (Rear Elevation) | Status | Comment |
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| 1. | | | |
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| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |

| | Bedroom No. 2 Walk-In Wardrobe | Status | Comment |
|----|---------------------------------------|---------------|----------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |

| | En-suite Bathroom No. 2: | Status | Comment |
|----|---------------------------------|---------------|----------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |

| | Ground Floor Bedroom: | Status | Comment |
|----|------------------------------|---------------|----------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |

| | Ground Floor Shower Room/Guest Toilet: | Status | Comment |
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| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |

| | Cloakroom (Shower Room Lobby): | Status | Comment |
|----|---------------------------------------|---------------|----------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
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| 5. | | | |

| | Living Room: | Status | Comment |
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| 6. | | | |
| 7. | | | |

| | Open Plan Kitchen, Dining Room, and Family Room: | Status | Comment |
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| 1. | | | |
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| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |

| | Utility Room: | Status | Comment |
|----|----------------------|---------------|----------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |

| | Study: | Status | Comment |
|----|---------------|---------------|----------------|
| 1. | | | |
| 2. | | | |
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| 7. | | | |
| 8. | | | |

| | Under Stairs Storage Cupboards: | Status | Comment |
|----|--|---------------|----------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |

| | Entrance Hall, Staircase, and Landing | Status | Comment |
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| 1. | | | |
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| 11. | | | |
| 12. | | | |

| | General Items: | Status | Comment |
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| 15. | | | |

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 the client and to whom we owe a duty of care.

Photographs

Photograph 1

Photograph 2

General view of the rear elevation

View of

Photograph 3

Photograph 4

View of

Typical view of

Photograph 5

Photograph 6

Typical view of

View of a

Photograph 7

Photograph 8

View of

View of

Photograph 9

Photograph 10

View of a
Photograph 11

View of
Photograph 12

View of
Photograph 13

Typical view of
Photograph 14

View of
Photograph 15

View of
Photograph 16

View of

View of