

NEW BUILD HOME SNAGGING INSPECTION

24 Park Way, Grange Heath, Co. Dublin

Sunday 13 February 2022

6 Issues Identified



2 Front Garden

trade Landscaper

Ground firm and dry on day of inspection

Evidence of previous water logging....turf thin and dying offbuilder investigate / comment



3 RHS Elevation

trade Landscaper

Should the fencing be terminated to form private gardens?



4 All Window Cills

trade Builder

Poor window cill designwindows cills should
Not encourage water to sitthis causes long term damage to stone
and concrete

Cills should be designed to shed water away from the property by
means of a sloping cil. And and underside dripthis detail used may
be the local vernacular ... but its not good design



5 Front Elevation Wall...and Other areas Especially At Scaffold Lifts

trade Builder

Clean off mortar spots



6 LHS front Elevation

trade Builder

Seal gapsmastic sealant required around



7 Front Entrance

House sits very high in the ground ...why?

The site is flat and level , with no obvious flood risk

stepped approach to principle entrance
means it cannot meet building regulations with regards to disabled
access part M.....which requires all newly built homes to have a level
approach to the principle entrance

Which means this property does not comply ...has a special
exemption been made by the building control officer ?

Approved Document M - Access to and use of buildings: Volume 1 -
Dwellings (2015 edition incorporating 2016 amendments)



8 Fascia Above Front Door

trade Builder

Fascia and soffit jointer have not been used at joints



9 Movement Joint

trade Builder

Mastic sealant required



10 Front LHS Elevation

trade Builder

Soffit jointer not used



11 Front Elevation

trade Builder

Pointing missing in brickwork



12 LHS Elevation

trade Builder

Investigate cause of green staining to loose percolation stonesuspect drips from above..but no source evidence



13 LHS Elevation

trade Electrician Builder

Sealant missing

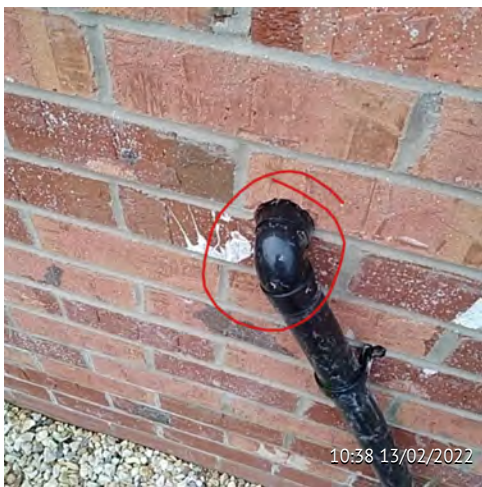
Clip cables in position



14 LHS Elevation

trade Home Owner Advice

Fit cowls to noisy flappy vent covers ...£3.99@ screwfix



15 Rear Elevation

trade Builder

Mastic sealant required around the pipework as it enters wall



16 Rear E

trade Builder

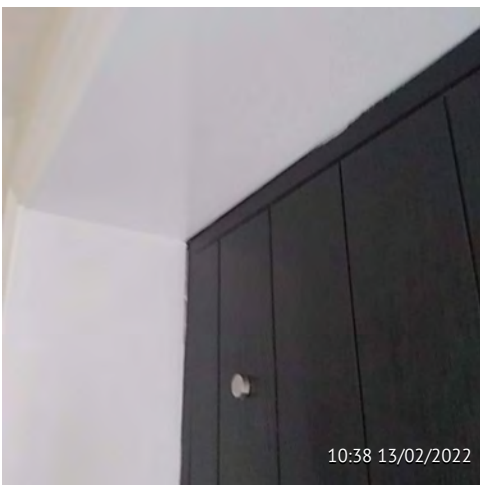
Mastic sealant required



17 Rodding Eye Set Into Paving

trade Builder

Pointing required around



18 Front Entrance Door

trade Decorator

Mastic sealant required around the perimeter of the door frame and plaster work



19 Front Entrance Door

trade Decorator Builder

Clean off overpaint

Door would benefit from a handle being fittedthumb turn not designed to be used as a handle ...its a locking mechanism

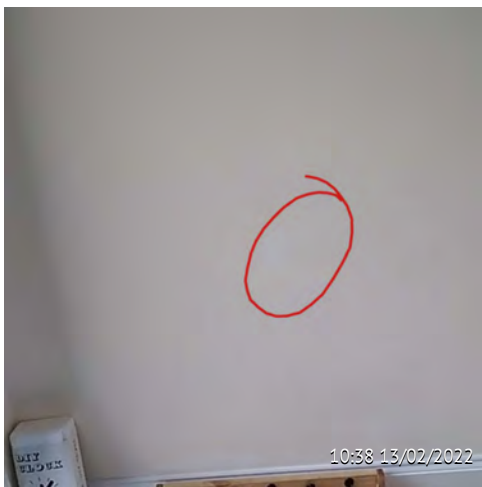
Door has to be pushed forwards for locking mechanism to engage...please adjust



20 Hallway Light Switch

trade Decorator

Remove Overpaint



21 Hall Wall

trade Decorator

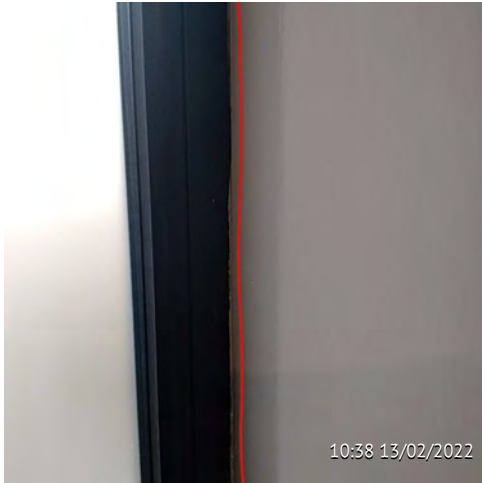
Make good decorative finish as shown in photograph



22 FED

trade Remove Excess Paint From The Door

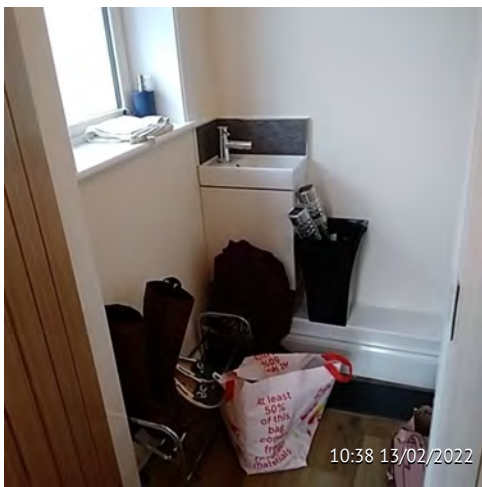
Decorator



23 FED

trade Decorator

Area of known High shrinkage crackingmastic sealant between the frame and plaster work is recommended



24 WC

trade Photo For reference

Na

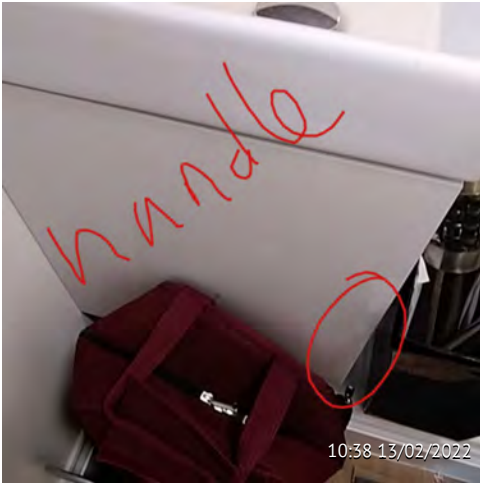


25 WC

trade Dec

Mastic sealant required to sink sides ...as is good practice

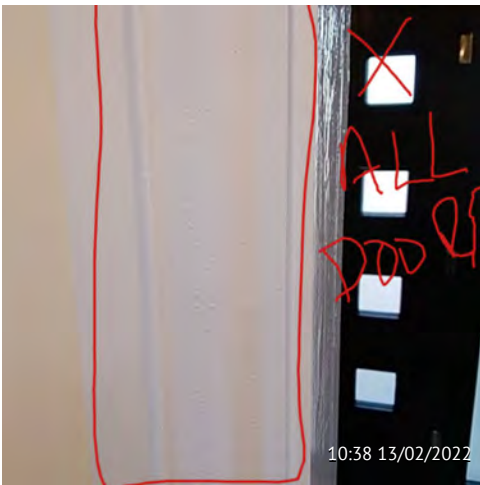
Seal sides of vanity unit where they meet the walls



26 WC

trade Carpenter

Handle missing from the door



27 All Doors In Property

trade Decorator

All the architrave to all the rooms in the house has not been prepared prior to decoration or between coats of decorative finish application



28 Hallway

trade Decorator

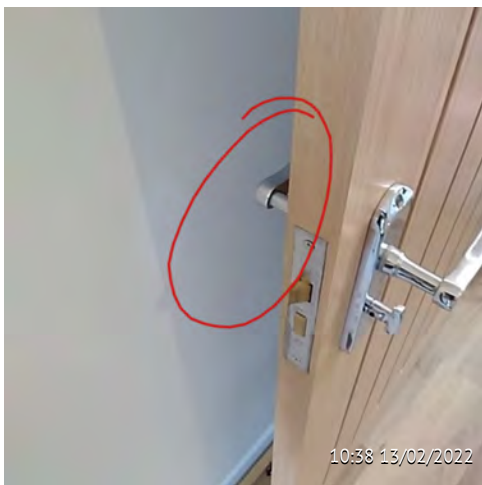
Damage to door frame simply decorated



29 All Windows And Doors

trade Decorator

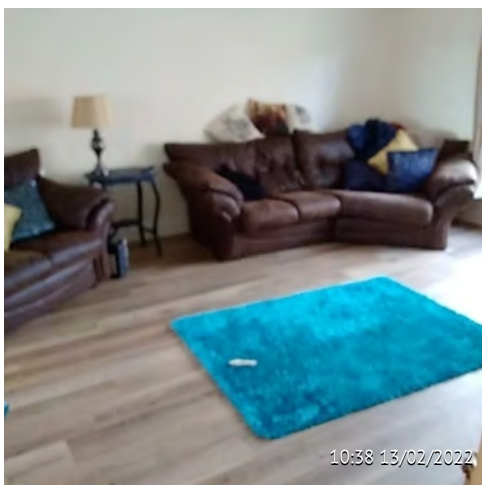
Mastic sealant required around the edges of window frames



30 WC

trade Carpenter

Door stop recommend



31 Lounge

trade Photograph For Reference Only

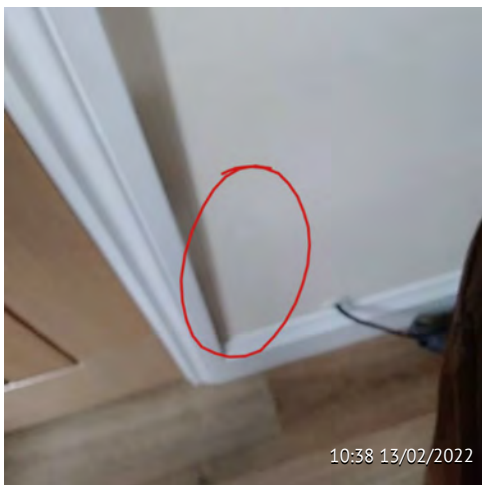
Na



32 Lounge

trade Builder Cleaner

Remove plastic protective film from all windows ...check all.



33 Lounge

trade Dec

Make good decorative finish to area shown in photograph



34 Lounge

trade Plumber

Hot water running off immersion system only

There is no insulation fitted to the hot side cylinder pipework

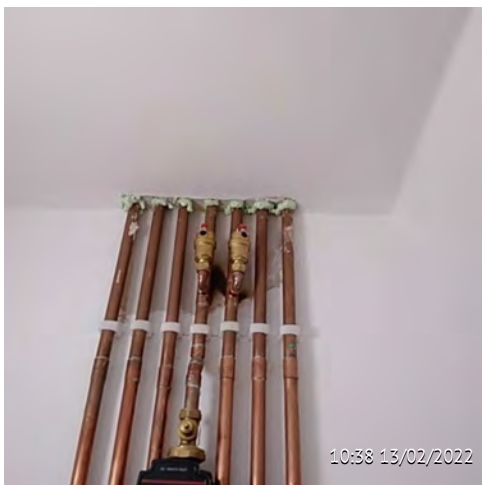
Installation has no signed certificate on side of unventilated cylinder



35 Lounge Cupboard

trade Decorative

Decorative finish inside storage cupboard is poor



36 ounge

trade Decorator

Make good junction of pipes and ceiling



37 Lounge

trade Plumber

Filling loop should not be connected when not is use

Commissioning certificate not signed



38 Lounge Cupboard

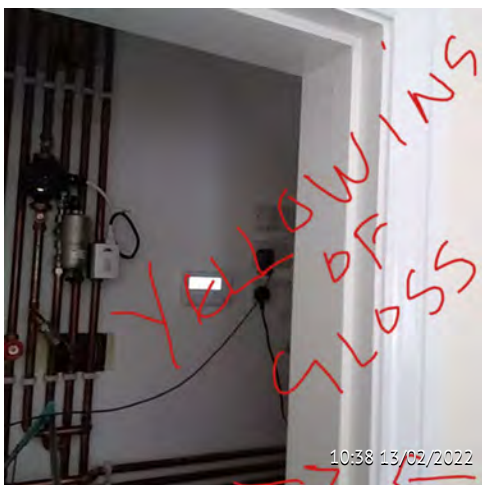
trade Decorator Carpenter



39 Typical Door Frame

trade Decorator

Note premature Yellowing of paint finish.....caused by lack of daylight to paint , builder should choose paint formulations that can last the defects liability period



40 Example

trade Example

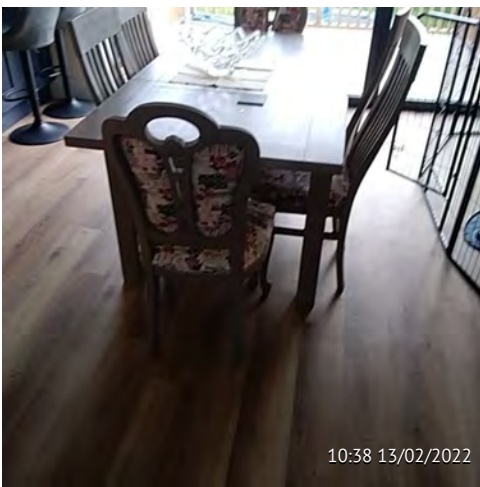
Example of Yellowing of oil based gloss to frame....Notice. ource side of door still white



42 Lounge

trade Carpenter

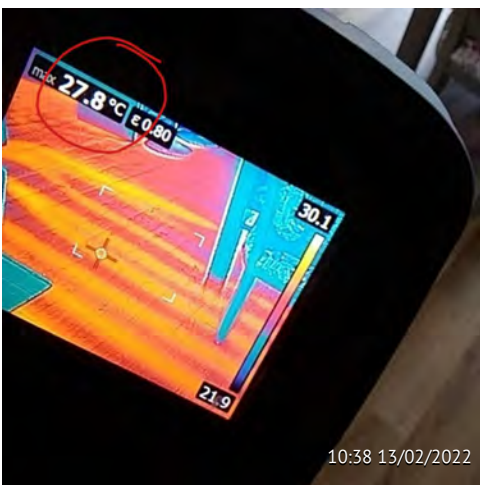
Door stop required to prevent damage to wall



43 Dining Area

trade General Photo

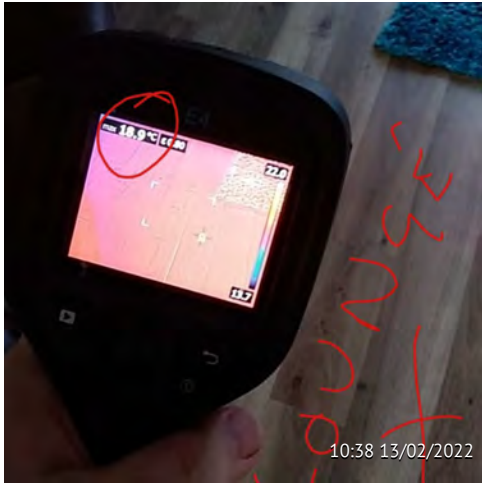
No comments



44 Dining Area

trade Thermal

Info only



45 Lounge

trade Thermal Imaging

The lounge floor whilst reading 18degrees on the cameradoes not appear to be operating at the same level as dining room

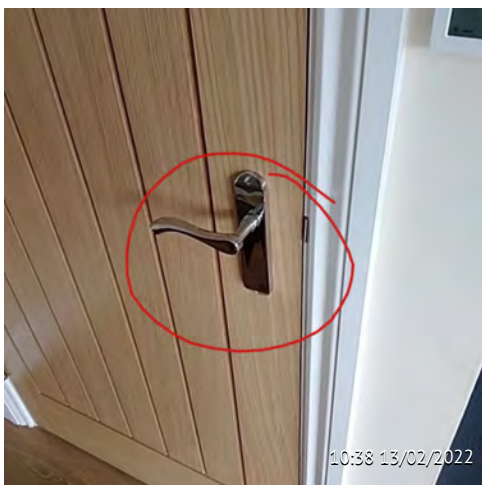
Stat for room is set at 18degrees, inspector could not raise the temperature above this point



46 Lounge Stat

trade For Reference

For Reference



47 Hallway : Door To Kitchen

trade Carpenter

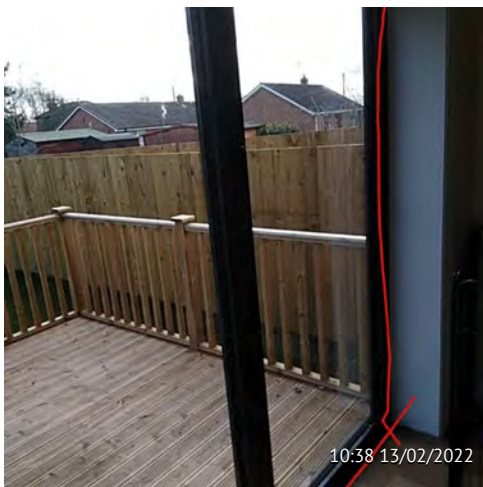
Door Rattles In Frame



48 Dining Room

trade Bifolding Door Fitter

Gasket/ trim missing



49 Dining Area

trade Decorator

Mastic sealant required



50 Dining Area

trade Cleaner

Remove sticky residue



51 kitchen
trade Decorator
Mastic seal required



52 Kitchen
trade Decorator
Mastic sealant required



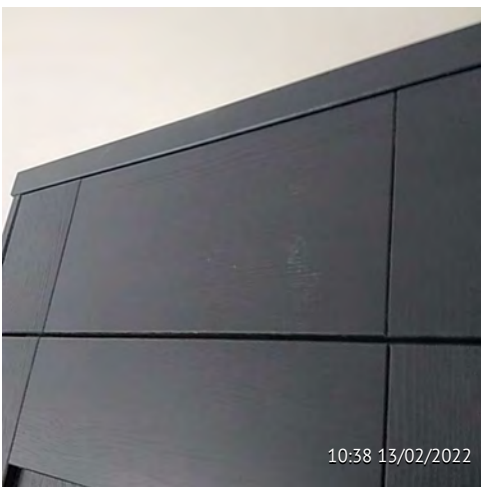
53 Kitchen Floor
trade Info Only
No comments



54 Kitchen

trade Kitchen Fitter

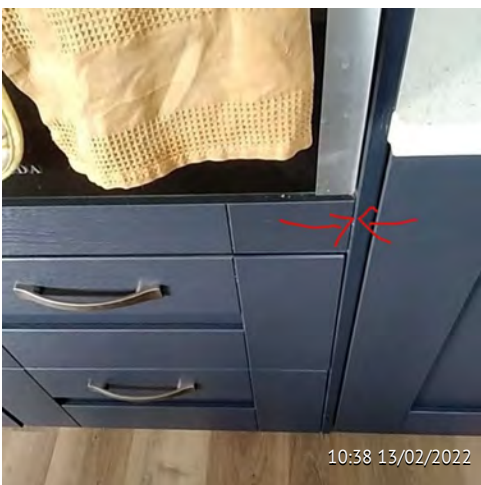
Make good as shown in photograph



55 Kitchen

trade Kitchen Fitter

Marks in cabinet door



56 Kitchen

trade Kitchen Fitter

Realign custom trim



57 Kitchen

trade Kitchen Fitter

Cover cap missing



58 Kitchen

trade Decorator

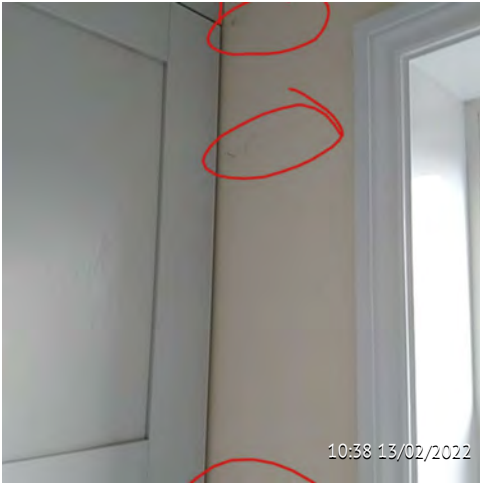
Mastic sealant required



59

trade Decorator

Make good decorative finish to the areas shown in photograph



60 Kitchen

trade Decorator

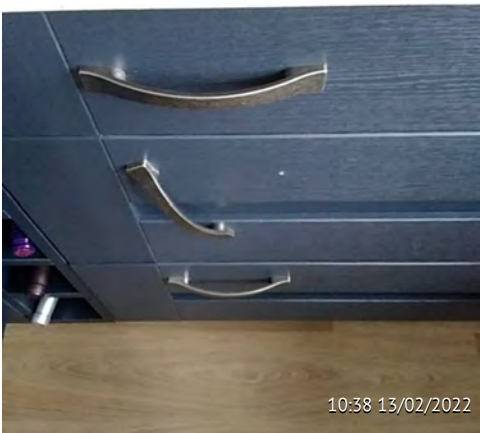
Make good decorative finish



61 Kitchen

trade Kitchen Fitters

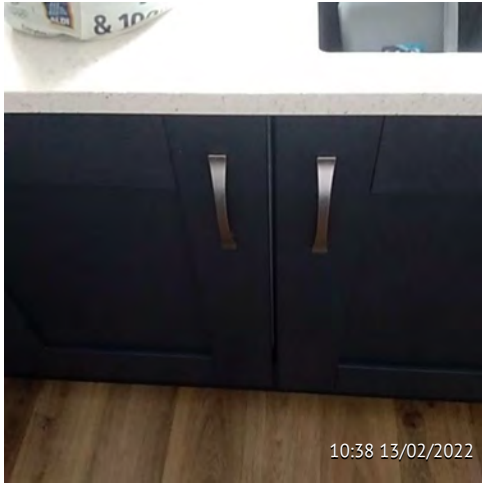
Make good as per photograph



62 Kitchen

trade Kitchen Fitter

Make good as per photograph



63 Kitchen

trade Plumber Carpenter Kitchen Fitter

Washing machine I am informed has a back smell coming through drain ...please check ensure u bend is operating correctly and blocking smells coming back through system

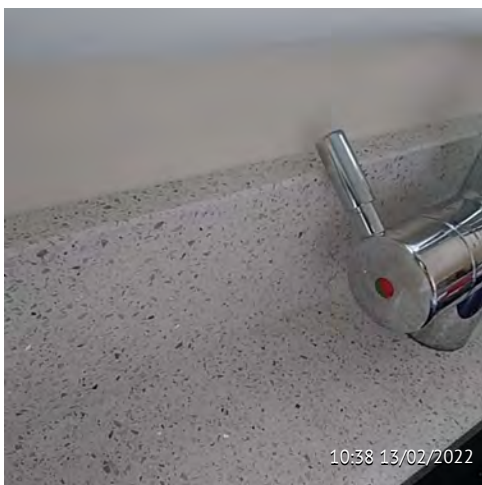
Gaps between doors excessive and not consistent



64 Kitchen

trade Plumber

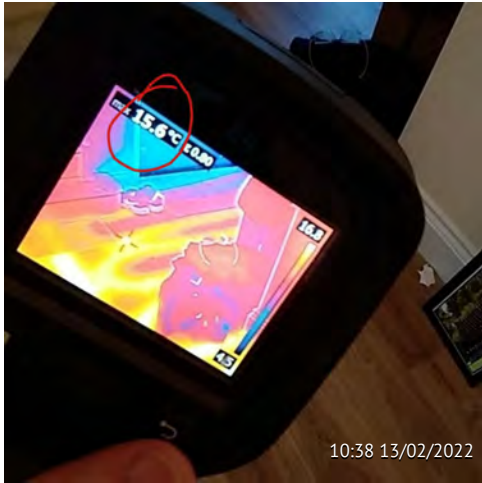
Tap loose



65 Kitchen

trade Plumber

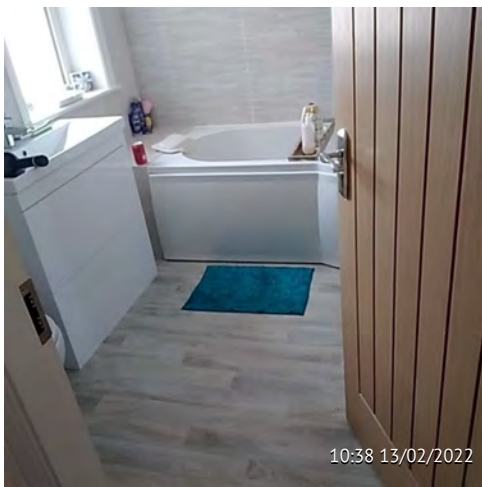
Hot tap operation inhibited



68 Hallway

trade Plumber

Underfloor heating operating but not at correct temperature
Hallway set at 18degrees



70 Family Bathroom

trade General Photo

Na



71 Bathroom

trade Decorator

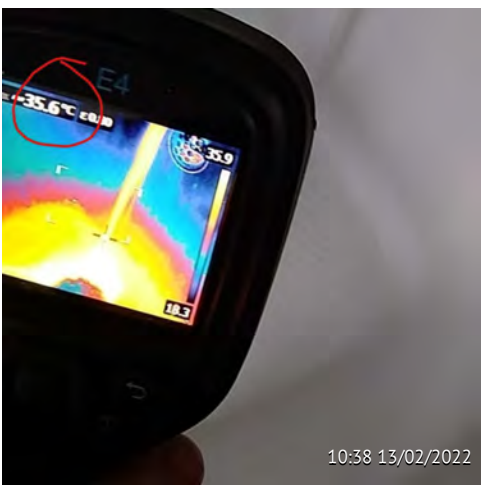
Mastic sealant required around the perimeter of the room



72 Bathroom
trade Plumber
Leak from handset



74 Shower
trade Plumber
Low water temp



76 Bathroom Basin
trade Plumber
Water temperature is low



77 Bathroom
trade Decorator
Mastic sealant required



79 Bathroom
trade Info Only
No comments



80 Bathroom
trade Decorator
Make good decorative finish to ceiling



81 Bathroom
trade Carpenter
Door stop required



82 Bedroom Rear LHS
trade Information Only
Na



83 Bedroom Rear
trade Carpenter
Door rattles in the frame

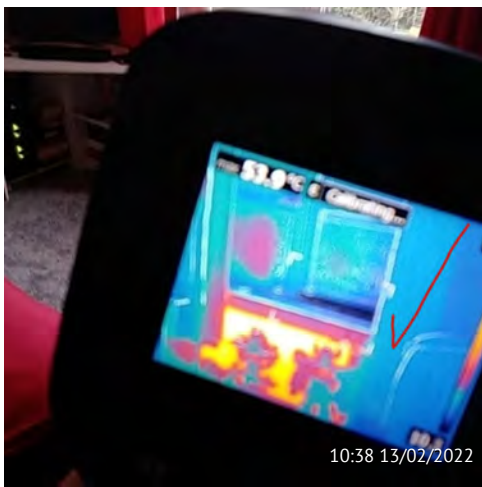


110 Front Bedroom Ceiling

trade Thermal Imaging

Builder to investigate and comment on results of thermal imaging ...all rooms of this side of the building show a heat loss in the loft along the line where wall meets ceiling

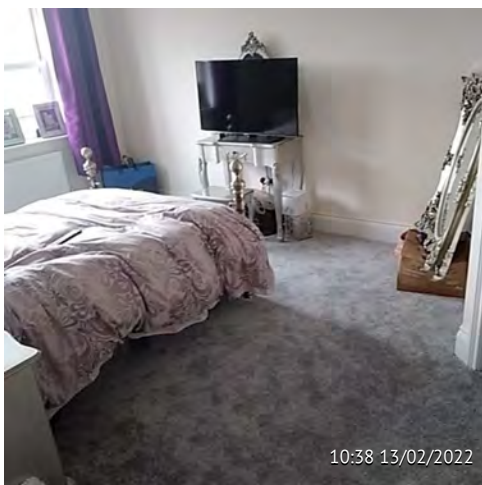
Suggests insulation is not consistent at this point in loft



84 Front Bedroom

trade Info Only

No comments



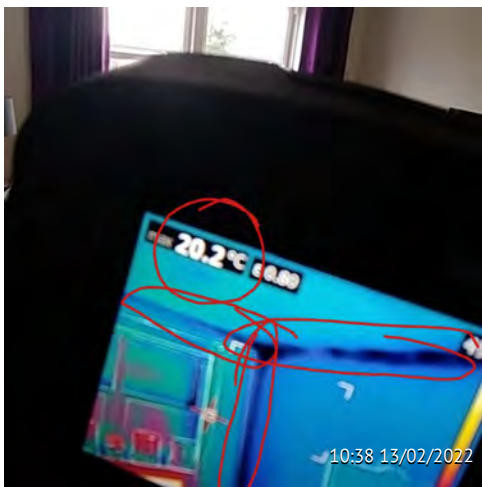
85 Bedroom

trade Info Only

No comments



86 Bedroom
trade Info Only
No comments



87 Bedroom
trade Builder To Investigate
Builder to investigate and comment on results of thermal imagingall rooms of this side of the building show a heat loss in the loft along the line where wall meets ceiling
Suggests insulation is not consistent at this point in loft



88 Ensuite
trade For reference Only
No comments in this photograph

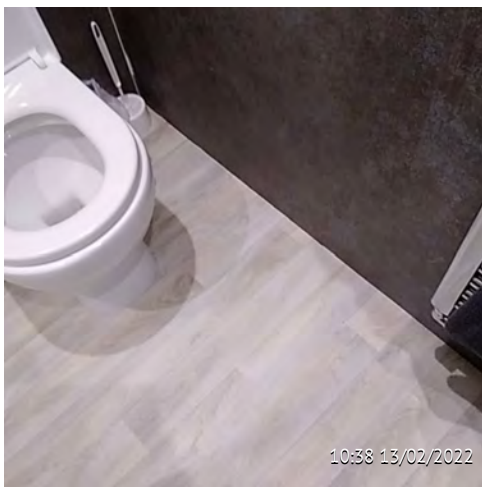


89 Ensuite

trade Builder

Builder to investigate and comment on results of thermal imaging ...all rooms of this side of the building show a heat loss in the loft along the line where wall meets ceiling

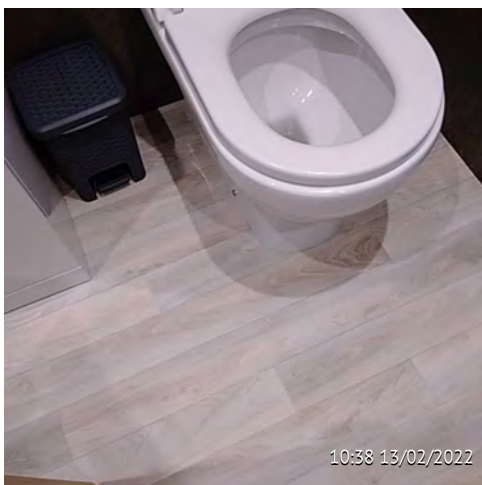
Suggests insulation is not consistent at this point in loft



90 Ensuite

trade Decorator

Mastic sealant required around perimeter of floor and the wall



91 Ensuite

trade Decorator

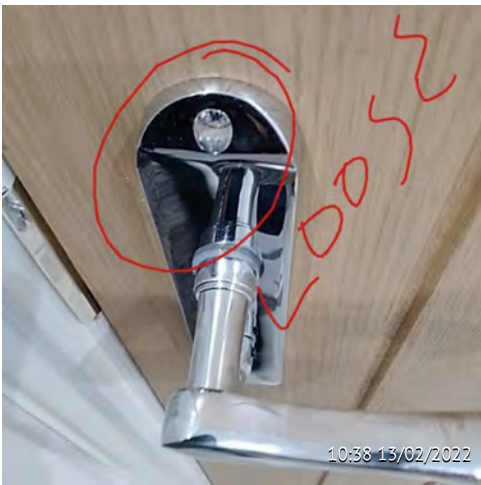
Mastic sealant required



92 Ensuite

trade Decorator

Mastic sealant required to all areas shown in photograph



93 Ensuite

trade Carpenter

Handle becoming loose



94 Ensuite

trade Thermal Imaging Reference Only

No deviations



95 Ensuite

trade Decorator

Poor decorative finish as shown in photograph



96 Ensuite

trade Decorator

Paint radiator tails



97 Ensuite

trade Plumber

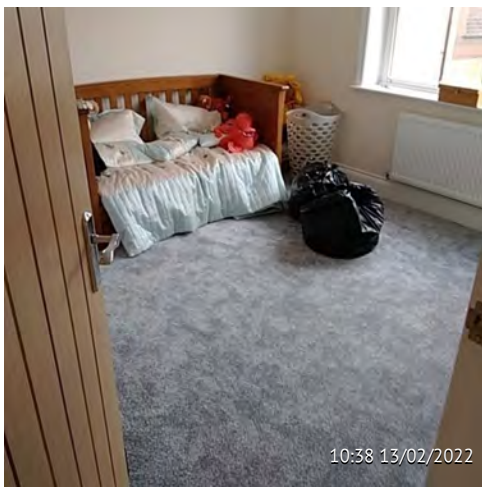
Shower temp lowbut better than bathroom



98 Ensuite

trade Decorator

Example of typical damage to door frame



99 Bedroom Front

trade Reference Only

No deviations



100 Bedroom Front

trade Decorator

Make good decorative area shown in photograph



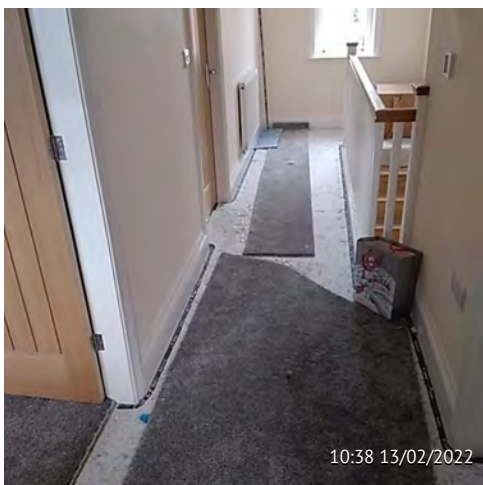
101 Bedroom Front

trade Thermal Imaging Reference Only
No comments



102 Bedroom Front

trade Plumb
Radiator temp low ...setting on full



103 landing

trade For Reference
No comments



104 Loft Hatch

trade No

Unusual sizemaking access and use somewhat limited

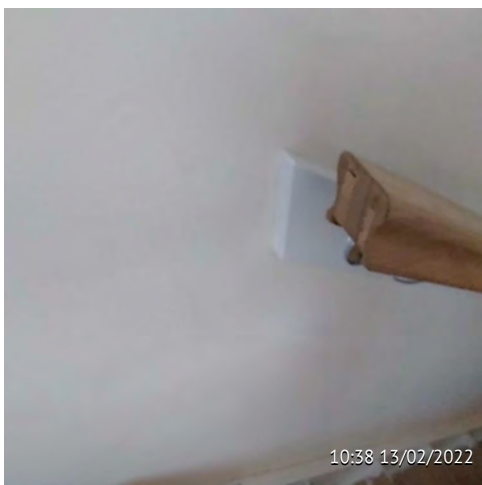
Finishing Around hatch and frame required attention



105 Landing

trade Decorator

Newel caps require sanding down and final decorative finish



106 Stairs

trade Dec

Ends to handrail requires decorating



107 Landing
trade Info Only
Na



108 Landing
trade Plumber
Low radiator temp
Radiator requires bleeding



109 Landing
trade Thermal Imaging Builder
Builder to investigate and comment on results of thermal imaging
Suggests insulation is not consistent at this point in loft