

REPORT

NO. 123456
01.01.2019

ADDRESS LINE 1
ADDRESS LINE 1
COUNTY. TBC

RENTAL COMPLIANCE INSPECTION REPORT

INSPECTED BY	MR. ROBERT MILLAR
CUSTOMER REF.	123456
INSPECTION REF	12646
INSPECTION DATE	01.01.2019
SUBMISSION DATE	01.01.2019



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GENERAL REQUIREMENTS

The Housing (Standards for Rented Houses) Regulations 2017 (www.irishstatutebook.ie) set out the minimum standards for rented accommodation.

Landlords are legally required to provide tenants with a property that provides a safe and healthy environment to live in. This includes regularly reviewing the condition of the property and carrying out repairs when needed. Landlords are responsible for the maintenance and repair of the dwelling and the equipment provided within it arising from wear and tear associated with normal use.

Tenants are required to exercise due care when using the dwelling and the equipment in it and are responsible for the repair of damage that is not attributable to normal use (Source: Department of Housing, Planning & Local Government).

This inspection should bring to a landlord's attention the statutory minimum standards required when a property is being used for rental purposes.

To the front of the Report the item(s) in the property that require(s) attention is presented in a summary tabular format and identifies the Regulation an item(s) may/does contravene.

To help the reader(s) of the report(s), supporting images are captured during an inspection to show items where there is compliance e.g. ventilation and also items that contravene its relevant Regulation.

Please note that a Building Energy Rating Certificate (BER) for the dwelling in accordance with the European Communities (Energy Performance of Buildings) Regulations 2006 is required for all dwellings available for letting or let since 1st January 2009.

The inspection is provided with reasonable care and skill. For terms & conditions of inspection service provided, see www.inspexsolutions.net/about/inspection-terms-and-conditions.

AREAS OF CONCERN & RECOMMENDATIONS

THE ARTICLES OF THE REGULATIONS TO WHICH EACH CONTRAVENTION REFERS ARE NOTED AND THE FULL REGULATIONS AND ACTS REFERRED TO CAN BE VIEWED ON WWW. ENVIRON.IE OR WWW.IRISHSTATUTEBOOK.IE.

ANY AREA OF THE PROPERTY, OR ROOM WITHIN IT, THAT HAS BEEN INSPECTED AND HAS AN ISSUE TO BE CONSIDERED OR WHERE IT CONTRAVENES THE REGULATIONS AND ACTS APPEARS IN THIS SECTION.

SAFETY

ITEM	TYPE	COMMENT	CONTRAVENTION	ACTION
HEALTH/SAFETY	Black Mould Formation	It is recommended that a damp survey be carried out by an appropriate & qualified professional to identify the source of dampness in ceiling & walls throughout basement area; then rectify & make good all affected areas	Regulation 4 Structural Condition	Make Good

EXTERNAL

ITEM	TYPE	COMMENT	CONTRAVENTION	ACTION
FACADE	Plaster	Evidence of plasterwork cracking; identify source, rectify & seal affected area to prevent water ingress & internal water damage	Regulation 4 Structural Condition	Make Good
GARDEN FRONT	General	Loose cabling around external of building to be made safe	Regulation 4 Structural Condition	Make Good
GARDEN FRONT	Steps	Stairways should be such as to afford safe passage for the users of the building; consider installation of hand rail	Regulation 4 Structural Condition	Make Good

HALL

ITEM	TYPE	COMMENT	CONTRAVENTION	ACTION
DOORS EXTERNAL	Softwood	Front door has large gaps evident making it difficult to open	Regulation 4 Structural Condition	Make Good

BATHROOM

ITEM	TYPE	COMMENT	CONTRAVENTION	ACTION
VENTILATION	Extractor	Mechanical externally ducted vent unobstructed and in good working order required under regulations.	Regulation 8 Ventilation	Fit new
SANITARY	Shower Door	Shower door broken; rusting and black mould evident	Regulation 5 Sanitary Facilities	Replace
SANITARY	Sink Taps	Hot tap dripping	Regulation 5 Sanitary Facilities	Repair

KITCHEN

ITEM	TYPE	COMMENT	CONTRAVENTION	ACTION
CEILINGS	Plaster & Paint	Black mould & water damage; identify source of mould formation, rectify, then clean, sanitise & redecorate affected area	Regulation 4 Structural Condition	Make Good
VENTILATION	Extractor	100mm extractor is installed on opposite wall to general kitchen area; consider unobstructed externally vented mechanical extractor in good working order close to cooking facilities, vented to external air required under regulations	Regulation 8 Ventilation	Fit New
WALLS	Plaster & Paint	Black mould formation & dampness evident. Identify source of the problem, then rectify, clean & sanitise affected area and redecorate	Regulation 4 Structural Condition	Rectify
JOINERY	Counter Top	Note for file; counter top damage	Regulation 4 Structural Condition	N/A

LOUNGE

ITEM	TYPE	COMMENT	CONTRAVENTION	ACTION
CEILINGS	Plaster & Paint	Leak from Apartment above; confirm source of escape of water rectified, then dry, clean, seal & redecorate affected area	Regulation 4 Structural Condition	Repair
WALLS	Plaster & Paint	Dampness evident on lower wall section	Regulation 4 Structural Condition	Dampness to be rectified

FRONT BEDROOM 1

ITEM	TYPE	COMMENT	CONTRAVENTION	ACTION
VENTILATION	Vent	Clothing & accessories being stored in wardrobe have black & green mould evident. Habitable rooms require adequate unobstructed external wall ventilation with internal and external grille covers.	Regulation 8 Ventilation	Fit New
WALLS	Plaster & Paint	Evidence of damp	Regulation 4 Structural Condition	Dampness to be rectified
WINDOWS INTERNAL	Other	See Advisory Comments at end of this Report	See Advisory Comments	N/A

ADVISORY COMMENTS

THE PURPOSE OF THIS INSPECTION IS TO BRING TO A LANDLORD'S ATTENTION THE STATUTORY MINIMUM STANDARDS REQUIRED WHEN A PROPERTY IS BEING USED FOR RENTAL PURPOSES.

In general, Building Regulations apply to the construction of new buildings and to extensions and material alterations to existing buildings. It is acknowledged that the Building Regulations came into effect in 1990 and many properties were either constructed prior to or in accordance with the regulations in place at time of construction.

However, the inspection may also highlight to Landlords areas where there may be a potential health and safety concern in the property that come under the current Building Regulations. These fall broadly but are not necessarily restricted to the following:

A - Structure

B - Fire Safety

D - Materials & Workmanship

E - Sound

F - Ventilation

G - Hygiene

H - Drainage & Waste Water Disposal

J - Heat Producing Appliances

K - Stairways, Ladders, Ramps & Guards

M - Access & Use

While such issues do not currently come under the scope of the minimum Rental Standards/Requirements and will not be enforced, consideration should be given to addressing the issues raised, particularly if a property is being considered for inclusion in the Rental Accommodation Scheme.

Further information on Building Regulations can be found at www.enviro.ie/housing/building-standards/building-standards.

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