

Minimum standards list of works to be completed on a typical house & apartment

Standard Certification:

- Provide a current ETCI Periodic Inspection Report by a registered electrical contractor for the electrical installation in the house. The result of the tenancy inspection shall show a standard which requires that “no remedial work is required”.
- Provide a current Declaration of Conformance for an IS 8133 Annex E inspection by a registered gas installer for the gas installation in the house. This standard is issued by the national Standards Authority of Ireland (NSAI) “If on Gas”
- Provide a current Periodic Inspection Report from a suitably competent person (e.g. OFTEC registered technician that provides a CD/11 and TI/133D report) that the oil installation in the house is safe and in proper working order “If on Oil”
- BER-The BER category needs to be at least “D”

General: House

- Power to be on a Domestic Bill when handing over the property – pre paid meters need to be removed
- ESB, NTL & Phone cabinet box outside to be replaced if damaged.
- Side gate to be repaired/replaced & painted, fencing to be replaced when needed and all painted.
- All wall vents, window vents & mechanical vents to be cleaned.
- **When a room does not have a wall vent or trickle vent, it needs to be fitted.**
- Cooker extractor to be cleaned, all kitchen units to be cleaned.
- Cooker extractor fan to be working & **extractor to be vented to the outside.**
- Reseal kitchen worktop, around bath & shower.
- Fit fire blanket in kitchen & hang from wall.
- Floor coverings to be all good, or they will need to be replaced. Nonslip flooring to be in kitchen, bathroom & shower room.
- All windows & doors to be serviced.
- Service gas fire places when one fitted.
- Clean chimney if its an open fire or stove.
- **Windows upstairs all require window restrictors.** Window restrictor cannot be the key type that can be locked or with a chain. It should be the push button restrictor that fits in the window hinge & released by a push button, when window is closed the restrictor locks into position by itself “Restrictor hook can also be used”. If unsure on what to install contact the council.
- Window handles cannot be the lockable type from the first floor & up. You can either replace the lockable window handles or blank them off.
- House internal to be repainted walls, ceilings, skirting & window boards. All walls to be made good before hand fill holes and remove items from walls including wall paper, pictures, fittings “neutral paint to be used”.
- Outside to be painted if paint is in poor condition.
- Tidy up cables in house.

- General services of all plumbing make sure immersion is working & hot & cold water to taps. Rad all to heat up and rads not to be rusting.
- All gutters & downpipes to be cleaned.
- Bathroom to be fitted with globe light fittings to ip44 standard or higher.
- Fit door stops behind each door when door handle would hit a wall.
- Smoke alarms must either be mains-wired with battery back-up or 10 year self-contained battery operated. One to be fitted in hallway downstairs and the other fitted on landing upstairs.
- Carbon alarms to be fitted in Sitting room, kitchen & landing upstairs.
- 1 Heat alarm to be fitted in kitchen/dining room to be either interconnected or 10 year sealed unit.
- All rubbish to be removed from inside of house, attic & outside.
- House will need a deep clean internally after works are completed.
- Bathroom & en-suite & WC need a deep clean, remove all grime from WHB, shower, bath, tiles, floors & WC.
- Fit table & 4 chairs in dining room to be in good condition. If it's in a small apartment 2 chairs will do.
- Sofa to be in good condition.
- Wardrobes to be in good condition in bedrooms.
- Clean out back garden.
- Cut grass on handover to council
- All windows & doors to be serviced.

Additional Apartments Notes

- Key fobs to be provided.
- Post box keys to be provided.
- Evacuation plan to be supplied and fitted to apartment door.
- Entrance door leading into apartment needs to be fitted with a spring closure & 30min fire seal.
- **Storage heaters all to be working, night time storage heaters all to be turned on the night before my inspection so i can test they work.**

We offer 80% of current market rent for terms from 10 years to 25 years.

We ask for properties to be furnished and with white goods all items must be in excellent to new condition. Some items such as mattress need to be new.

Washing machine, if no line outside washing machine to have a drying function

Cooker & oven

Fridge

Freezer "box freezer in a fridge cannot be used"

Microwave

Table & Chairs

Soffa

Wardrobe in bedrooms

Coffee table in sitting room

Blinds or curtains installed and in good condition not dirty

Beds & Mattress in each bedroom. Master bedroom to be a double bed. Each other bedroom to be a single bed. All beds to be fitted with headboards.

On the day of inspection:

1. Central heating to be on to show all radiators are working and hot water running to taps.
2. Immersion tank to be hot & if immersion installed it's to be working.
3. Fireplace to be set & ready to be tested.
4. Night time storage heaters all to be turned on the night before inspection