

Tinney @ Kismet, Loftplan - State of affairs per 20th October 2014

I. Stair case:

a) Wood filling over the drill holes still need to be sanded down

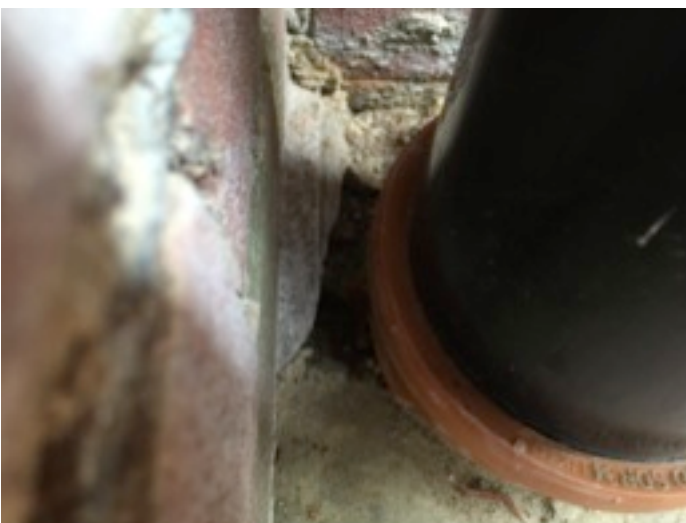
II. Bathroom downstairs:

a) Air ventilation has been totally cut off by joists and is no longer usable

b) Outside pipes have been removed, leaving 2 big open holes



c) Area around newly fitted waste pipe has not been properly filled/ concreted.



III. Kitchen:

- a) Air ventilation has been totally cut off by joists and is no longer usable
- b) Extension - the suspended ceiling on the extension is not level (see pic)



- c. The new replacement RSJ was moved over by 11cm, thus the Kitchen Cupboard has to be reconfigured/ cut into (see pic)



IV. Outside Gutter – Front.

Despite assurance, the guttering has clearly not been cleared.
This is what I removed last week from 1 m of guttering over the front porch (see pic)



There are still loose carpenter nails all over the roof, incl. 7 clearly visible from the bedroom window, which cannot be reached. If those are flushed into the driveway, they could potentially damage the car tyres.

VI. Outside Gutter – Back.

This is still leaking and the rain water collected from the Dormer splashes all over the place rather than into the gutter.

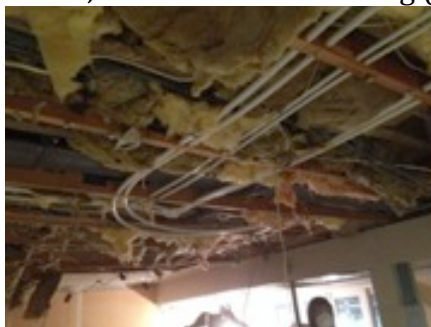
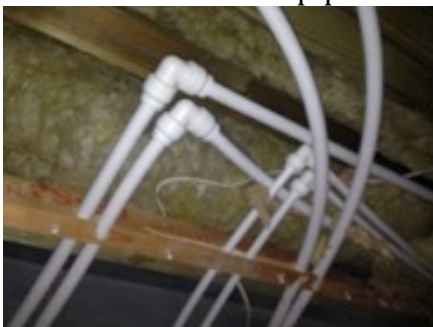
VII. Plumbing ...

As we mentioned on numerous occasions, we are not happy with the plumbing carried out by your plumber Al and despite having asked you on a number of occasions to have him replaced, he was sent back on site.

We arranged for Al to come w/c 25th August on site after his holiday to finish the job but he did not turn up all week nor did he call to cancel.

When my husband rang him the following week, he was told that he had other important jobs

After the incident where we had to take the whole kitchen ceiling down - at our cost – to find out where & how the pipes had been laid, we found the following (more pics available)



It is our understanding that pipes are due to be drilled through the middle of the joist, not the bottom so that the pipes are not lying directly on the ceiling. We would like to get the plumbing verified by an impartial surveyor.

VIII. Exceeding allowance by 6 cubic metre. We still have not had any written confirmation back from the council or Loftplan that this matter has been resolved and that we are within our allowance.

IX. Other Points to note:

- a) Standard plasterboard was used in the kitchen around the RSJ until a fitter from MAGNET kitchen pointed out that this need to be fireproof/ pink plasterboard. Bob was not aware of this and had to check with Building Control. If this has not been spotted, the wrong plaster board would have been installed.
- b) The door frame in the downstairs guestroom & office had been fully installed without taking into the consideration the new doors so the inner wooden frame had to be redone.
- f) We found out - retrospectively – that the plumber accidentally cut through the gas supply whilst we were onsite. We were not made aware of this and only found out by accident.
- g) We asked LOFTPLAN from the beginning in January and then on countless occasions to get the downstairs Kitchen & then Dining room incl. RSJ replacement done first so that we can proceed with the new Kitchen installation. The RSJ wasn't installed until May and the plaster boarding not completed until mid June 2014.

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