

# DEELY CHARTERED ENGINEERS

PLANNING & ENGINEERING CONSULTANTS

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## Certification of Refurbishment/Upgrade Works carried out at

### 139 Rockford Park Blackrock Co Dublin.

To whom it concerns,

I wish to confirm that the following refurbishment/upgrade works were carried out at the above property in 2007/08. I also wish to confirm that I supervised and certified the works. The cost of this refurbishment/upgrade project was €110k. A similar upgrade in 2020 will cost upwards of €160k.

The works carried out were as follows:

- The dwelling has been insulated internally with 65.5mm of high density insulation on all the external walls including the single storey extension to the rear. The attic area has been insulated with high density insulation. This is a 'C2' rated property.
- The dwelling has been rewired throughout with all new wall and ceiling fittings and new Circuit Breaker. The wall sockets and light switches are 'MK' Brand throughout with dimmer switches in the kitchen/dining area, sitting room and all bedrooms.
- A new central heating system has been installed throughout the dwelling with new radiators with thermostatic radiator controls (TRV's), a new 'Worcester Condensing Gas Boiler, a new factory insulated hot water cylinder with thermostat and heating controls including room thermostat in main hallway.
- A new raised ceiling with three roof windows has been constructed on the extension to the rear with 100mm high density insulation installed between the roof rafters.
- The dwelling has been fitted with new uPVC double glazed windows and doors throughout.
- A new fitted kitchen has been installed with granite worktops, wall and floor units.
- A natural stone floor tiling has been installed on the floor in the kitchen, hallway and bathroom.
- New engineered timber flooring installed in the sitting room downstairs and on all bedroom floors on the upper floor.
- New hardwood internal doors installed throughout the dwelling including hardwood skirting boards.


VAT No: IE3680780E

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- New fitted wardrobes were installed in all three bedrooms.
- A new bathroom suite including a power shower has been installed with natural stone tiling installed on the floor and walls.
- This dwelling is pre-wired for broadband and satellite TV on both floors.
- A high security safe has been installed under the stairs which is bolted and glued to the concrete floor.
- The Studio/Shed in the rear garden has been insulated internally on the external walls with 65.5mm high density insulated plasterboard and 100mm high density insulation installed between the roof rafters. A new roof covering has also been constructed with new roof timbers.  
The Studio/Shed has also been rewired for lighting and has two double sockets.  
The shed is plumbed for use of washing machine.  
Fitted floor and wall units including shelving has also been installed.  
The floor has a natural stone tiling throughout.

  
**Thomas Deely MEng CEng MIEI**  
**Consultant Chartered Engineer**



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