



GUIDE TO THE COUNCIL INSPECTIONS OF RENTAL PROPERTIES IN IRELAND

*Your Essential Guide to Passing Inspections
& Protecting Your Investment*



Powell Property

www.powellproperty.ie | Phone: 021 427 9729 | Email: info@powellproperty.ie

WHAT'S INCLUDED IN THIS GUIDE:

1	WHAT ARE THE COUNCIL INSPECTIONS?	3
2	UNDERSTANDING RTB MINIMUM STANDARDS	5
3	TOP 5 MOST COMMON ISSUES FROM INSPECTIONS	7
4	HOW COUNCIL INSPECTIONS WORK	8
5	CASE STUDIES	9
6	HOW POWELL PROPERTY CAN SUPPORT YOU	11
7	EXAMPLE OF AN INSPECTION REPORT	12
8	CONTACT US TODAY	16

WHAT ARE THE COUNCIL INSPECTIONS?

What You Need to Know:

If you own rental properties in Cork City or County, you may have recently received a letter about upcoming inspections of your rental units. The letter would likely have come from Niall Keely & Associates or Thornton Group, as they have been contracted by the council to conduct the inspections.

These inspections are mandatory to ensure all private rental properties comply with the regulatory minimum standards. The goal is to improve the quality, safety, and maintenance of Ireland's rental housing.

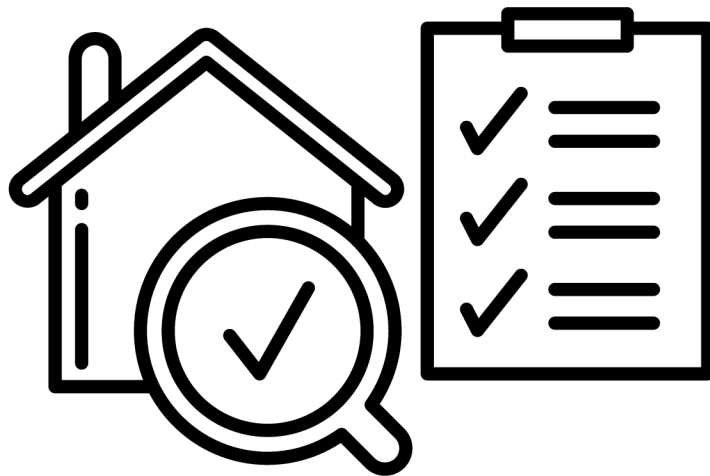
What Happens if You are Non-Compliant?

After the inspection, you will receive a report with any infractions that were found and deadlines for when they have to be fixed within 3 months. The property will be re-inspected to ensure the issues have been resolved. Persistent non-compliance can lead to a **prohibition** on renting your property, and maximum penalties include **prosecution** and **imprisonment up to 6 months**, fines up to **€5,000**, and **daily fines of €400** for continuing offences.

WHAT ARE THE COUNCIL INSPECTIONS?

Don't Worry, You're Not Alone:

At Powell Property, we understand this process can feel overwhelming—especially amid evolving regulations and changes in inspection standards. That's why we're here to help you prepare, navigate, and respond efficiently, saving you time, stress, and unnecessary costs.



How Powell Property Can Help:

We offer pre-inspections, post-inspection reviews, and management services to get your properties compliant while avoiding unnecessary works, saving you time and money (more info on page 9).

UNDERSTANDING RTB MINIMUM STANDARDS

Rental Properties Must Meet Standards Covering:

- Adequate and passive ventilation (e.g., window vents, extractor fans, wall coring)
- Proper fire safety equipment (smoke alarms, CO alarms, fire blankets)
- Secure window restrictors
- Well-maintained structure (no mould, cracks, holes), and more



Important Note:

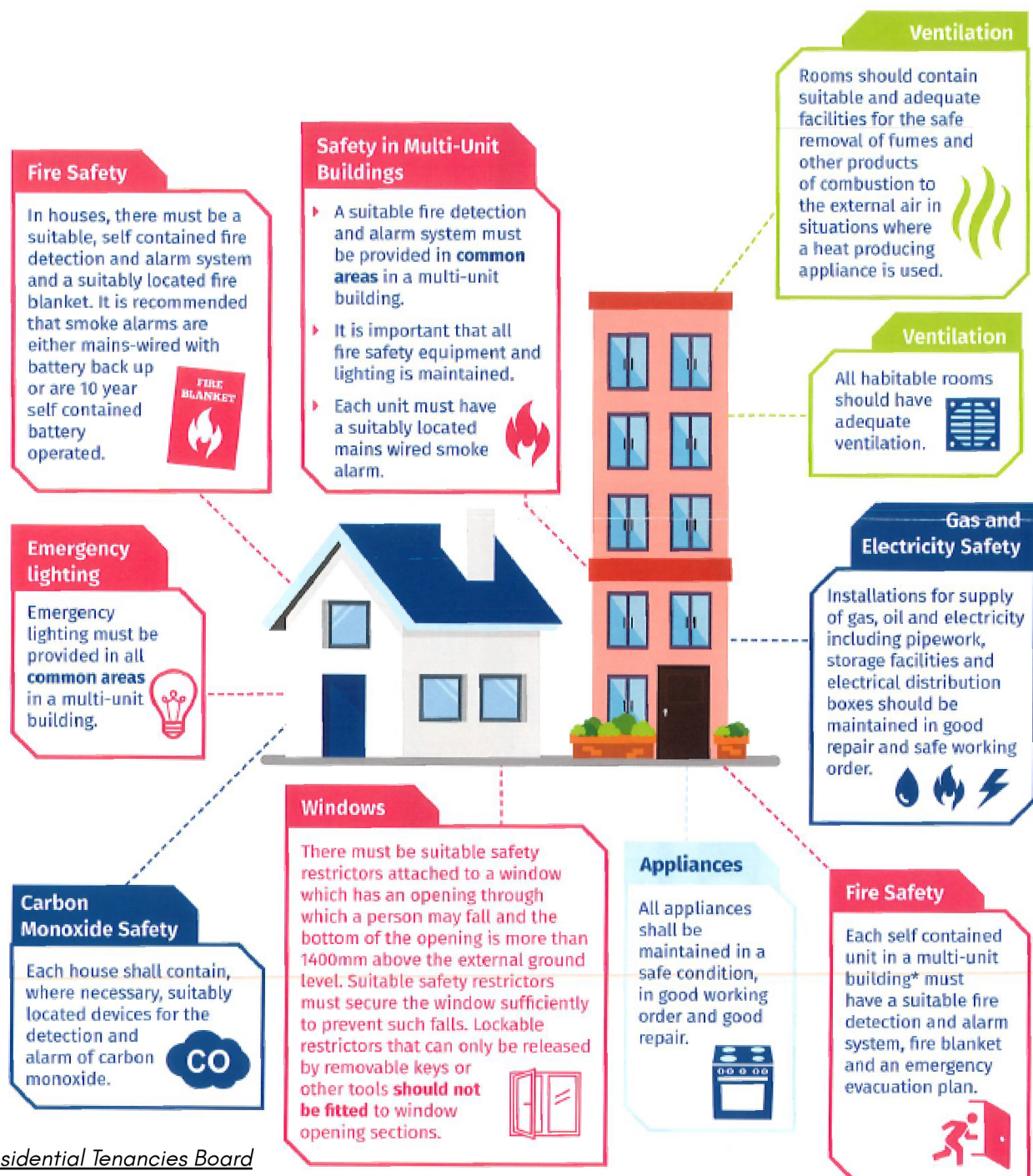
All damage, even just decorative, will be noted on the inspection as the landlord's responsibility to fix, even if it was caused by the tenants.

(See our case studies for further info on page 9)

Source: Residential Tenancies Board

UNDERSTANDING RTB MINIMUM STANDARDS

Fire Safety Standards:



Source: Residential Tenancies Board

TOP 5 MOST COMMON ISSUES FROM COUNCIL INSPECTION REPORTS

5 Most Common Issues Noted on Reports:

Our maintenance team have found that the most commonly reported infractions in rental properties are the following:

Most Common Issues	
Issue	Why It Matters
1. Window Restrictors	Safety feature (required even if no children present in home) – the type of restrictor needed will depend on the windows
2. Passive Ventilation: Window Vents & Coring	Ensures air flow to reduce mould and damp
3. Screw in Fuses	Must be replaced to modern, compliant fuses
4. Evacuation Plans	Essential for apartment blocks and multi-unit buildings, in each unit
5. CO & Smoke Alarms	Must be either 10-year batteries or wired into mains

HOW COUNCIL INSPECTIONS WORK

Steps of a Council Inspection

1. **Notification:** Letter sent to tenants & landlords specifying inspection date/time window, and which contractor is conducting the inspection.
2. **Tenant Presence:** At least one tenant must be present; they can reschedule the time/date stated on the letter, if necessary, directly with the company conducting the inspection.
3. **Inspection Scope:** Fire safety, ventilation, maintenance, cleanliness, appliances, boiler safety, and more.
4. **Reports & Compliance:** A letter with the report is then sent to the landlord with any infractions noted; you will then have 3 months to fix all of the issues listed.
5. **Re-inspections:** A re-inspection will occur, with another report issued after. Re-inspections will continue until compliance is met; if the property is persistently non-compliant you may receive a prohibition order against renting the property; fines and court action may occur.
6. **Compliance:** Once the property has been found to be compliant, it will be re-inspected again every 4 years.

CASE STUDIES: EXAMPLES OF HOW WE HELP LANDLORDS

Real Landlords We Have Helped:

At Powell Property, our maintenance team have been engaging with the Cork City and County property inspectors for years, resulting in a strong working relationship that enables us to negotiate with them, saving our landlords thousands of euros!



Damage by Tenants

One of the properties we manage received an inspection report directing the landlord to replace the couch before the re-inspection due to stains and damage. At Powell Property, we conduct in-depth, routine inspections to thoroughly document the condition of a property. We provided an inspection report from the time the tenants moved in, as well as a more recent inspection that showed the couch in good condition. Subsequently, the infraction was removed from the inspection report since the tenants caused the damage and will be held liable.



Preventing Unnecessary Drilling in Walls

After receiving his inspection report, a large-portfolio landlord was overwhelmed by the infractions list when it showed that all the units in his large block needed coring drilled into the walls. We conducted a post-council inspection to check their findings, and found that the inspector had never looked behind the window curtains! There were window vents installed in all units, and our detailed report was sent to the inspector. The block was found compliant, and we saved the landlord thousands in unnecessary work.

CASE STUDIES: EXAMPLES OF HOW WE HELP LANDLORDS



Fire Evacuation Plan Removed by Tenant

After installing evacuation plans in all units in a block, we received an inspection report that the plan was missing in one unit. Since we had documented the installation and conducted a thorough property inspection once it was compliant, we were able to send this photo and video evidence to the inspector to make it clear the tenant had tampered with the evacuation plan. As a result, the property was deemed compliant, avoiding further replacement and installation costs for the landlord.



Challenging Unreasonable Infractions

We have been able to successfully campaign for the removal of several unreasonable standards. For example, when the inspections first began, bathroom extractor fans had to be connected to the light switch and have a 15-minute overrun. However, this would require an invasive, total re-wiring of the property at significant cost - we escalate this to senior-level members of Cork City Council and Niall Keely's, and it was agreed this would no longer be required so long as extractor fans were installed and tenants made aware of the 15-minute requirement. Additionally, we were able to have the previously existing mandate for extra ventilation in all rooms with a fireplace successfully removed in cases where the fireplace was blocked and unusable.

HOW POWELL PROPERTY CAN SUPPORT YOU

How We Can Help

We understand these inspections can cause a lot of stress, worry, and expense - that's why we are here to help! In order to support the landlords of Cork, we are offering:

✓ **Pre-Inspection Consultation**

Get ahead - our experts will identify potential issues before your council inspection, helping you achieve compliance early!

✓ **Post-Inspection Report Review & Audit**

If you are overwhelmed by the amount of infractions you received, or you suspect some of them may have been in error, we'll conduct a thorough inspection to compare with council reports, advising on negotiable infractions!

✓ **Full Management and Schedule of Works**

If you choose our management services, we will make a schedule of works for you to bring your property into compliance. Then, we will assign them to our trusted network of contractors, grouping work to save costs! We will also handle all liaising with the inspectors to bring your property into compliance.

Why Choose Powell Property?

- 93% inspection pass rate on our managed properties
- Streamlined, cost-saving repair scheduling
- Detailed photo & video evidence for your protection
- Comprehensive property management with transparent financial reporting



EXAMPLE OF AN INSPECTION REPORT

[Landlord's Address
and Details]

31 October 2024

Cork City Council Ref:

[RTB Reference]

Re: Inspection of Property at

[Property Address]

Dear Landlord,

Thornton Group on behalf of Cork City Council, the housing authority, recently carried out an inspection at the above property under the following regulations:

- Housing (Standards for Rented Houses) Regulation 2019

Purpose of this report:

The purpose of this inspection and report is to assess the general condition of the dwelling, it's ability to comply with the Housing (Standards for Rented Houses) Regulations 2019.

Scope:

The inspection is a visual inspection limited to items which can easily be seen and accessed without the need for tools, disassembly or destructive testing. It excludes cracks or other defects hidden by paint or other surface coatings, wallpaper, fabrics, furniture or floor coverings or concealed within the fabric of the building or relating to buried services.

No warranty is given or implied. The list of defects identified, if any, should not be taken to be exhaustive. Failure to identify or state defects or non-compliances with Building Regulations, National Rules for Electrical Installations or other relevant standards, shall not be construed as meaning that the property complies with those standards.

No contract between the Council and the landlord or tenant for engineering consultancy services of any kind is intended or is to be implied.

This report is not a structural inspection or survey. It is not a valuation report. It is not prepared for the purposes of satisfying the requirements of any financial institution for the purposes of a mortgage or property transaction of any kind.

To assist the landlord, suggested means of compliance may be given. There may be several means of compliance, but it is up to the landlord to select the most cost effective approach to suit his/her circumstances. Further professional advice, if required, on how to comply is a matter for the landlord. Any reference to any brand or specific product is made only to assist the landlord in compliance – the exact specification for replacement items or modifications is a matter for the landlord or his/her advisors.



You are advised that all Landlords have a legal obligation to ensure their property is in compliance with the aforementioned standards. The improvement works and required documentation are required to be completed/obtained within the advised time frame otherwise it may be necessary to serve Notice under the Housing (Miscellaneous Provisions) Act 2009.

When all of the required works are completed, please send a confirmation e-mail to
Cork.HousingInspections@Davies-Group.com and we will arrange to re-inspect the property.

Please ensure that all documentation, where required, is available for review by the Inspector at the time of our follow up inspection.

Yours faithfully,

[Name of Inspector]

THORNTON GROUP / NIAL KEELY & ASSOCIATES
Email: Cork.HousingInspections@Davies-Group.com
Phone: 01 651 8732

Report on Findings and Recommendations

[Property Address]

No	Action Needed	Remediation Due By
1	[Structural Condition Regulation 4(2)] It was noted that there is damage to the door in the first bedroom (door is splintered and the door handle and locking mechanism has been removed). Landlord should ensure door is repaired/replaced, within the timeframe indicated.	29 January 2025
2	<p>[Structural Condition Regulation 4(3)] It was noted that there were no window restrictors on the windows, where the bottom of the opening section is more than 1400mm above external ground level. Install safety restrictors which are compliant with the applicable guidelines, within the timeframe indicated.</p> <p>Window restrictors should operate so that they:</p> <ul style="list-style-type: none"> a) Limit the initial movement of an opening section so that a clear opening of not more than 100mm is achieved at any point; b) Are releasable only by manipulation not normally possible by a child under 5 years; c) Are readily identifiable and capable of being released by an adult (without prior instruction) on windows suitable as a means of escape in case of fire; d) Re-engage automatically when an opening section is returned to the initial restricted opening position, or to a closed position (whether latched or not); e) Are not lockable by a removable key or other device on windows suitable as a means of escape or rescue in case of fire. 	29 January 2025
3	[Structural Condition Regulation 4(2)] Evidence of mould noted in the hall and bathroom. Landlord should ensure that there is adequate insulation and ventilation in the areas affected. On completion of any remedial works, areas should be cleaned down, mould removed and areas redecorated.	29 January 2025
4	<p>[Structural Condition Regulation 4(2)] Evidence of water staining damage noted to ceiling in the hall around the spot light fitting. Landlord to investigate the source of the water ingress and to ensure roof is water tight and arrange for the ceiling to be repainted within the time frame indicated.</p> <p>Leak from hall ceiling around light fitting</p>	29 January 2025
5	[Structural Condition Regulation 4(2)] It was noted that there is damage to the wall in the entrance lobby. Landlord should ensure wall is repaired and structurally sound. Area should be made good decoratively within the timeframe indicated.	29 January 2025
6	[Sanitary Facilities Regulation 5(2)(i)] It was noted that there was a bad odour emanating from bathroom (possible back siphonage), Landlord should investigate further and carry out any necessary repairs within the timeframe indicated.	29 January 2025
7	[Sanitary Facilities Regulation 5(2)(ii)] It was noted that the pipe connection at the base of the toilet is loose (understand that this was previously fixed) but it appears to be loose again. Landlord should repair/replace within the timeframe indicated.	29 January 2025

8	[Food Preparation and Storage and Laundry Regulation 7(2)(b)] During the inspection it was noted that the cooker hood does not exhaust to the external. Landlord should be aware that this is non compliant. However as an external wall is not easily accessible, a carbon filter cooker hood will be acceptable in this instance. Landlord should ensure that all existing cooker hoods are fitted with carbon filters and existing carbon filters should be replaced within the timeframe indicated and at regular intervals going forward.	29 January 2025
9	[Food Preparation and Storage and Laundry Regulation 7(2)(e)] It was noted that there is some discolouration in the water from the kitchen sink intermittently. Landlord should investigate further and carry out any necessary repairs within the timeframe indicated.	29 January 2025
10	[Fire Safety Regulation 10(1)] During the inspection it was noted that the Fire Detection & Alarm System Schedule of Servicing is out of date. Please ensure system is serviced quarterly in accordance with I.S. 3218:2013 & current schedule is displayed. This should be made available at the time of the next inspection.	29 January 2025
11	[Fire Safety Regulation 10(3)] Please provide a clearly displayed evacuation plan inside the dwelling that includes the following: a) Action to be taken in the event of discovering a fire or hearing the fire alarms b) Procedure for calling the fire brigade c) A floor plan of the building showing: 1. All escape routes 2. Fire alarm call points and control panel 3. Location of firefighting equipment	29 January 2025

CONTACT US TODAY

Ready to Protect Your Investment & Ace Your Council Inspection?

 Call us today: 021 427 9729

 Email: info@powellproperty.ie

 Visit: www.powellproperty.ie

Book your pre-inspection advisory now!

ipav | Institute of Professional
Auctioneers & Valuers


CEPI

PRSA: 002639