Snagging Inspection

Example

Example

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Job No.	Example
Date	
Revision	

1.0 Executive Summary

The subject property is a 2 bed 2 storey house, with en-suite shower, bathroom, W/C a lounge/sitting room, a utility and kitchen. The property was not occupied at the time of our inspection.

As at the time of our inspection, there were electricity, gas and water connections, but it could not be confirmed if the telephone and TV connections were operational.

In its current state, the subject property appears habitable and most of the defects identified are cosmetic as they relate to the finishing/decoration of surfaces and minor joinery, plumbing and electrical works. Their remedy is nonetheless essential.

We would recommend that these defects are addressed as soon as possible, and that the developer advises when the remaining defects will be rectified.

From what we can see of the central heating system no defects were identified. No gas safe or test certifications were available at the time of the inspection. We recommend this is obtained from the developer.

Electrical and fire detection installations were visually inspected only. No electrical completion certificates were available at the time of the inspection. These should be obtained from the developer to ensure the electrical outlets, lighting and smoke alarms are working correctly. The hoods have been removed from the smoke detectors.

The plumbing installations and water pressure was checked and found to be satisfactory generally other than the pressure to the kitchen which we recommend this is inspected further by the developer.

2.0 Report Details

2.1 Inspection Details

Client:

Date of inspection:

Inspection Undertaken:

Weather:

The weather prior to and during the survey was overcast.

2.2 Property Details

Address of Property:

General Description:

Two storey terrace property.

Approximate Age of Construction:

Occupancy & Building Usage (Existing and Proposed):

The main building was unoccupied during the survey.

3.0 Survey Details

3.1 Description

This report details the outcome of a visual survey of the property detailed above to check the quality of workmanship against applicable standards. It covers both the interior and the exterior of the property as well as the garden and garage if relevant. Areas not inspected, for whatever reason, are indicated in the report. New Build Inspections cannot guarantee that these areas are free from defects.

3.2 Scope of Survey / Limitations

We have restricted our examination to those parts of the roof, walls and floors of the building that were accessible, exposed or uncovered at the time of inspection. Thus, we have not opened up any concealed surfaces by removing plaster; timber panelling, removing furniture or raising fixed carpets or floor coverings. We are, therefore, unable to report that any unexposed or inaccessible parts of the property are free from defect. Furthermore, this report does not address the structural condition, nor did it allow an intrusive survey of construction detailing to unexposed areas of the property.

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Therefore, we have only given an informal opinion when we could find accessible evidence of any defect.

All external features were viewed from vantage points at ground level only and therefore, we are unable to report on the condition of element that cannot be clearly viewed without any aid from ground level.

We have not carried out any local searches for either of the property including items such as flood risk, ground conditions, mining, radon etc. and would recommend that full searches take place to highlight any risk items. We have not carried out any tests associated with contaminated land.

We would recommend where defects have been identified, the developer ensures that a suitably qualified person or Chartered Building Surveyor check them for compliance with the standards. If the design/installation has deviated from the standards, we would advise that proof of a written agreement between the developer/designer be obtained in order to satisfy the technical and design requirements.

A competent building contractor should be able to carry out these works based on the information contained within this report. Further natural drying out or settlement process for new build properties (shrinkage cracking), may occur further over and above what has been included in this defect report. If there defects occurr the obligated party should rectify them.

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4.0 Snagging List

Ref:	Element	Construction/Material	Condition	Repair
	External			
	Roofs	Pitched roof clad in natural slates.	Rear/front – Ok.	n/a
	Chimney	Brick built (false) chimney stack with flues and lead flashing.	Appears to be in a good condition from what we can see.	n/a
	Fascia/soffits	Fascia and soffit boards.	Ok.	n/a
	Rainwater goods	UPVC rainwater goods (rear)	Loose rainwater pipe to the rear.	Fix rainwater pipe back into position.
		Metal rainwater goods. (front).	Ok.	n/a
	Walls	Concrete cavity block walls.	Protection to be installed around the air vent to the floor to the rear of the property. Damaged render around rear door reveal.	Install protection. Make good damaged render around reveals.
	Doors	Front single timber door set within a timber frame with double glazed vision panels.	Stiff to open. Granite steps leading up, missing grouting between stones.	Ease and adjust door. Make good pointing between stones. Should there be handrails installed given the height of the steps. Check with developer.

Ref:	Element	Construction/Material	Condition	Repair
		Rear single timber doors, set within a timber frame with double glazed vision panels.	Rear entrance door catching on frame when opened. The door is not sitting flush in the frame and does not seal correctly when shut. Damaged to the door due to a lack of restrictor. Paint splashes to the doors.	Ease and adjust and repair damage to the door.
	Windows	Double glazed timber windows with concrete sills.	Rear and front Ok.	Check sealant around edges of windows to ensure it is completed.
	Mechanical/ Electrical	Flue to boiler.	Boiler flue to close to the rainwater pipe to the rear.	This should be relocated.
		Drains, gullies and inspection chambers.	Unknown. There were not lifted as part of the inspection.	The drains, gullies and inspection chambers should be inspected by the M&E consultant or drainage specialist as these were not tested during the inspection.
	Detached Garage			
	External			
	Roof	Natural slate roof, flashing & rainwater goods.	Ok.	n/a
	Walls	Concrete block walls with a render finish.	Damage to reveals. Damage to render behind rainwater pipe. Reveal above garage door not flush.	Allow for minor repairs to the render to the garage door.
	Door	Up & Over garage door	Paint to base of door externally and plaster internally.	Clean paint and plaster off door.

Ref:	Element	Construction/Material	Condition	Repair
	Internal			
	Floor	Concrete floor.	Concrete floor cut back to front. Concrete left on floor where removed. Floor adjusted to lower front upstand.	Clean away concrete.
	Boundary/Grounds			
	Boundary walls	Concrete block, render & concrete coping.	Poor render finish to the base of the wall.	Make good render to the base.
		Timber garden gate.	Paint splatters to gate.	Allow for cleaning the gate.
		Neighbour's boundary wall.	Dirty at base	Allow for cleaning wall.
	Internal Grd. Floor			
	Living Room			
	Decorative Finishes	Walls – Plaster/Painted.	2 x thermal cracks along edge of plasterboard to right wall. Raised area of plaster, poor plaster finish around window reveal, dent to wall above door, dust left on walls from sanding between coats, bits embedded in paint, plaster grinning through in areas. It does not appear that the final decoration coat has been applied.	Fill cracks, re-plaster and decorate. Sand down raised plaster, sand down walls where needed and redecorate all walls.

Ref:	Element	Construction/Material	Condition	Repair
		Ceiling – Plaster/Painted.	Thermal crack to ceiling near aerial. Poor paint finish to wall ceiling junction.	Fill crack, re-plaster and decorate. Make good decorations.
		Floor – Screed.	No floor finishes – these were being installed at the time of the inspection – crack to screed.	Make good and fill crack.
	Carpentry/Joinery	Window.	Ok.	
		Fire door to hall.	Paint on ironmongery and door. Marks to timber door. Ensure correct certificates are in place for the fire door.	Clean door. Remove marks. Ensure correct gap is maintained under door after flooring has been laid.
	Electrical Installations	Switches.	Paint splashed to switches. Poor finishes around edges.	Clean off paint. Make good around edges.
	Mechanical Installations	Radiator.	Scratch to paint work. Paint splashes front.	Make good scratched paint. Clean off paint splashes.
	Under stairs Cpd.			
	Decorative Finishes	Walls – Plaster/Painted.	Dust left on walls from sanding between coats, bits embedded in paint, plaster grinning through in areas. It does not appear a final decorative coat has been applied.	Fill cracks, re-plaster and decorate. Sand down raised plaster, sand down walls where needed and redecorate all walls.
		Ceiling – Plaster/Painted.	Shrinkage cracking to wall/ceiling junction. Poor paint finish to ceiling/under stairs general.	Fill cracks and redecorate. Make good decorations.
		Floor – Screed.	No floor finishes – ok.	n/a

Ref:	Element	Construction/Material	Condition	Repair
	Carpentry/Joinery	Door.	Not flush fitted into the frame, sticking, poor finish around architrave and wall junction. Should this be a fire door?	Re-fit door flush in frame, ease and adjust and make good architrave/wall junction. Check fire door compliance with the developer.
	Electrical Installations	Consumer unit/meter.	Commissioned on 27/2/19. Ensure all test certifications are in place.	n/a
	Kitchen			
	Decorative Finishes	Walls – Plaster/Painted.	Raised area of plaster, poor plaster finish to beading to opening between kitchen and the sitting room. Dust left on the walls from sanding between coats, bits embedded in the paint, plaster grinning through in areas and pencil marks. It does not appear that the final decoration coat has been applied.	Make good plaster, sand down where needed and redecorate all walls.
		Ceiling – Plaster/Painted.	Thermal crack to ceiling between living room and kitchen opening. Poor paint finish to wall ceiling junction. Nail pops left of extract fan.	Fill crack, re-plaster and decorate. Make good decorations.
		Floor – Screed.	Ok.	n/a
		Ceramic tile splash back.	Paint splashes to splash backs	Clean.
	Carpentry/Joinery	Window.	Could not open. Minor damage to the timber sash.	Ease and adjust window. Repair sash.

Ref:	Element	Construction/Material	Condition	Repair
	Electrical Installations	Spotlights. Heat and carbon monoxide detectors. Switches.	Paint marks on spots. OK. No hoods to smoke detector. Paint mark on switches, missing screw caps & poor finishes around edges.	Clean off. These were not tested. Ensure they have been tested and in a good working order. Clean paint off, replace missing screw caps and make good finishes around switches.
	Mechanical Installations	Main water under sink. Water tap.	Poor finish around pipe. Low/medium pressure	Make good. Check pressure.
		Gas boiler & expansion vessel.	Located in kitchen – ok. This was not tested at the time of the inspection.	You should ensure all test/gas safe certificates are in place.
	Kitchen Units/Appliances	Base and wall units.	Rubbish under units. Sealant not completed around hob. In built appliances not tested. Not all the joints to the upstands to the kitchen are mitred leaving parts that are sticking up.	Clean rubbish. Complete sealant. Ensure all appliance are in a good working order. The joints should all be mitred.
	W/C			
	Decorative Finishes	Walls – Plaster/Painted.	Dust left on walls from sanding between coats, bits embedded in the paint, plaster grinning through in areas. It does not appear the final decorations coat has been applied. Poor finish to boxing to SVP.	Make good plaster, sand down where needed and redecorate all walls.
		Ceiling – Plaster/Painted.	2x nail pops adjacent to soil vent pipe.	Make good decorations.
		Floor – Tiles.	Ok.	n/a

Ref:	Element	Construction/Material	Condition	Repair
		Ceramic tile splash back.	Ok.	n/a
	Carpentry/Joinery	Door.	Not flush fitted into frame, paint and dirt and door.	Re-fit door flush in frame, ease and adjust and clean. Redo sealant to base of architraves.
	Sanitary Appliances	Sanitaryware.	Loose towel rail. Loose cover to base pipe to towel rail. The taps and toilet were working correctly.	Secure towel rail to the wall.
	Utility			
	Decorative Finishes	Walls – Plaster/Painted.	Dust left on walls from sanding between coats, bits embedded in the paint, plaster grinning through in areas. The wall finishes are poor base of wall left. Poor bead details to the right of the door. Angle bead grinning through. Cracking to junction of boxing and walls. It does not appear that the final decorative coat has been applied.	Make good plaster, sand down where needed and redecorate all walls.
		Ceiling – Plaster/Painted.	Thermal crack to ceiling between living room and kitchen opening.	Fill crack, re-plaster and decorate.
		Floor – Screed.	Ok.	n/a
	Units/Appliances	Base and wall units.	Not all the joints to the upstands to the kitchen are mitred leaving parts that are sticking up.	The joints should all be mitred.

Ref:	Element	Construction/Material	Condition	Repair
	1st Floor			
	Front Bedroom			
	Decorative Finishes	Walls – Plaster/Painted.	Poor plaster finish around and above the window reveal and under the window board, poor finish around some sockets, poor finish to the corner above the door, dust left on walls from sanding between coats, bit embedded in paint, plaster grinning through in areas. Staining to the right of the wall left of radiator. It does not appear a final decorative coat has been applied.	Make good poor finishes. Fill cracks, re-plaster and decorate. Sand down raised plaster, sand down wall where needed and redecorate all walls.
		Ceiling – Plaster/Painted.	Poor paint finish to wall/ceiling junction	Make good decorations.
		Floor – Chipboard.	No floor finishes. Ok.	n/a
	Carpentry/Joinery	Window.	Ok.	n/a
		Door to landing.	Paint on ironmongery and door. Marks and paint to timber door. Cracking to filler around architrave.	Clean door. Remove marks. Ensure correct gap is maintained under door after flooring has been laid.
		Cpd. Door.	Not flush fitted into frame, sticking, not shutting correctly, paint and dirt on door.	Re-fit door flush in frame, ease and adjust and clean. Redo sealant to base of architraves.
	Electrical Installations	Switches.	1nr loose socket.	Secure socket back into place.
	Mechanical Installations	Radiator.	OK.	n/a

Ref:	Element	Construction/Material	Condition	Repair
	En-suite			
	Decorative Finishes	Walls – Plaster/Painted.	Poor finish around the window reveal where the bead can be seen bulging out, dust left on walls from sanding between coats, bits embedded in paint. 2 x nail pops. It does not appear a final decoration coat has been applied. Minor damp detected to the base of the window reveal. Minor corrosion to the beading	Make good poor finishes. Fill cracks, re-plaster and decorate. Sand down raised plaster, sand down walls where needed and redecorate all walls. We believe this has been rectified and is drying out. We recommend this is monitored. This was most likely due to an external sealant issue. This could also be due to a defective DPC above the lintel. The only way to establish this is to monitor it over the next couple of months. Treat corrosion and redecorate.
		Ceiling – Plaster/Painted.	Poor paint finish to wall/ceiling junction and cracking.	Make good decorations.
		Floor – Tiles.	Ok.	n/a
	Carpentry/Joinery	Window	Ok.	n/a

Ref:	Element	Construction/Material	Condition	Repair
		Cpd. Door.	Not flush fitted into frame, sticking, not shutting correctly, paint and dirt on door.	Re-fit door flush in frame, ease and adjust and clean.
	Sanitary Appliances	Sanitaryware.	Loose cover to base pipe to towel rail. The taps and toilet were working correctly.	Secure base plate to the towel rail.
	Rear Bedroom			
	Decorative Finishes	Walls – Plaster/Painted.	Dust on walls from sanding.	Allow for cleaning and redecorating the walls.
		Ceiling – Plaster/Painted.	Ok.	n/a
		Floor – Chipboard.	No floor finishes. Ok.	n/a
	Carpentry/Joinery	Window.	Ok.	n/a
		Door.	Ok.	n/a
	Electrical Installations	Switches.	Poor finishes around edges.	Make good around edges.

Ref:	Element	Construction/Material	Condition	Repair
	Bathroom			
	Decorative Finishes	Walls – Plaster/Painted.	Poor plaster finish around and above the window reveal and under the window board, dust left on walls from sanding between coats, bits embedded in paint. It does not appear the final decorative coat has been applied.	Make good poor finishes. Fill cracks, re-plaster and decorate. Sand down raised plaster, sand down wall where needed and redecorate all walls.
		Ceiling – Plaster/Painted.	Poor paint finish to wall ceiling junction, bits embedded and 1nr nail pop.	Make good decorations.
		Floor – Chipboard.	No floor finishes. Ok.	n/a
	Carpentry/Joinery	Window.	Ok	
		Door.	Not flush fitted into frame, sticking, not shutting correctly, paint and dirt on door. Lock stiff.	Re-fit door flush in frame, ease and adjust and clean.
	Sanitary Appliances	Sanitaryware.	The taps and toilet were working correctly.	n/a

Ref:	Element	Construction/Material	Condition	Repair
	Landing/Stairwell/Hall			
	Decorative Finishes	Walls – Plaster/Painted.	Shrinkage crack between the bedroom door and cpd. Crack above door to front bedroom. Dust left on walls from sanding between coats, bits embedded in paint, plaster grinning through in areas. It does not appear that a final decoration coat has been applied. Shrinkage cracking to wall at timber stringer junction. 3nr nail pops above balustrading.	Fill crack and redecorate. Make good poor finishes. Fill cracks, re-plaster and re-decorate. Fill cracks and redecorate. Make good nail pops.
		Ceiling – Plaster/Painted.	Poor finish around roof hatch.	Make good decorations.
		Floor – Chipboard.	No floor finishes. Ok.	n/a
	Carpentry/Joinery	Cpd. Door.	Not flush fitted into frame, sticking, not shutting correctly, paint and dirt on door.	Re-fit door flush in frame, ease and adjust and clean.
	Electrical Installations	Switches.	Electrical socket close to architrave.	Consider relocating architrave.
	Roof Void			
	Timbers	Pre-fabricated timbers.	Good lateral support and wind bracing.	n/a
		Insulation.	Good level.	n/a

Ref:	Element	Construction/Material	Condition	Repair
			Fire cavity barriers visible to wall/roof junction.	It is the developers responsibility to ensure these are installed correctly and provide certification to prove this.