



Example Report

Saturday, 19 September 2020

Prepared for Sarah Snag

135 Snags Identified

General

Client	Sarah Snag
Instruction	26/08/2020
Address	27, Snag Close, Snagchester, SN3 AG
Builder	Example Homes
Development Name	Snag Tree Grange
Weather	Fair and sunny
Inspector	Phil Lucas
Inspection Date	19/08/2020

Description

The property is a four-bedroom detached house set in Snagworth, Snagchester. In addition to its bedrooms it consists of; one entrance hallway; one downstairs toilet; one living room; one kitchen diner with utility; two staircase; two en-suite bathrooms; a fully fenced private garden and external detached garage.

Limitations

This report does not address the structural condition of the property. This inspection is limited to areas of the roof, walls, floors and fittings that were within access and/or visibility to the inspector at the time of inspection. The inspector will not have accessed concealed or inaccessible areas of the property. Consequently, the report will not address said inaccessible and/or concealed areas of the property. The inspector is unable to, and will not, comment that said areas are free from defect. Defects, which are judged to be understood to be part of the natural drying out or settlement process for new build property will have not been included in this report. Where defects have been reported the obligated party, and suitably qualified professionals, should rectify them.

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Snag 1

Location: Approach

Continuous seal required around pipe outlet. Risk of infestation.



Snag 2

Location: Approach

Make good pointing



Snag 3

Location: Approach

Inconsistent brick batch used



Snag 4

Location: Approach

Make good at windowsill



Snag 5

Location: Approach

Loose slap



Snag 6

Location: Approach

Screw caps missing



Snag 7

Location: Approach

Make good pointing and remove nails



Snag 8

Location: Approach

Make good pointing and lay



Snag 9

Location: Approach

Continuous seal required. Risk of infestation.



Snag 10

Location: Approach

Roof ridging tile DPC inconsistent



Snag 11

Location: Approach

Render stain



Snag 12

Location: Approach

Roof ridging tile DPC
Inconsistent



Snag 13

Location: Approach

Incorrect key supplied, key not cut correctly or lock faulty



Snag 135

Location: Approach

Inconsistent panel spacing



Snag 14

Location: Entrance Hall

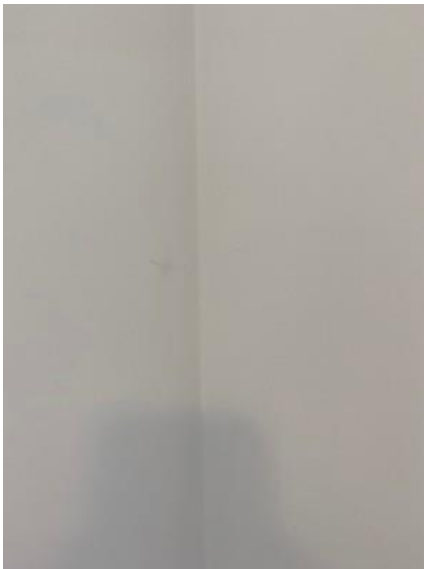
Thermal Performance
as expected



Snag 15

Location: Entrance Hall

Scuff mark on wall



Snag 16

Location: Entrance Hall

Scuff mark on wall at south east corner



Snag 17

Location: Entrance Hall

Paint on door and excessive paint on all door hinges



Snag 18

Location: Entrance Hall

Make good at south east miter



Snag 19

Location: Entrance Hall

Corner beading visible



Snag 20

Location: Entrance Hall

Paint run



Snag 21

Location: Entrance Hall

Inconsistent paint finish



Snag 22

Location: Entrance Hall

Paint grinning



Snag 23

Location: Entrance Hall

Make good around light switch on east wall



Snag 24

Location: Entrance Hall

Make good paint finish on storage cupboard door



Snag 25

Location: Entrance Hall

Make good at butt joint



Snag 26

Location: Entrance Hall

Paint run



Snag 27

Location: Entrance Hall

Scuff on banister



Snag 28

Location: Entrance Hall

Damage to living room door when hinges fitted x3



Snag 29

Location: Living Room

Excess paint



Snag 30

Location: Living Room

Multiple scuffs to door frame



Snag 31

Location: Living Room

Incomplete paint finish



Snag 32

Location: Living Room

Dent in plasterboard



Snag 33

Location: Living Room

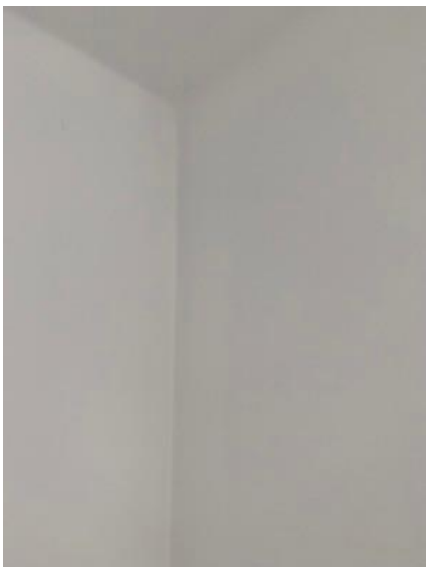
Paint chipped on westwall



Snag 34

Location: Living Room

Dent in ceiling



Snag 35

Location: Living Room

Grinning at south corner



Snag 36

Location: Living Room

Make good around utility port



Snag 37

Location: Living Room

Plaster damage at north east wall



Snag 38

Location: Living Room

Make good around socket at north west wall



Snag 39

Location: Downstairs Toilet

Multiple scuffs and dints to door



Snag 40

Location: Downstairs Toilet

Multiple scuffs and dints to door



Snag 41

Location: Downstairs Toilet

Incorrect instillation



Snag 42

Location: Downstairs Toilet

Make good



Snag 43

Location: Downstairs Toilet

Make good



Snag 44

Location: Downstairs Toilet

Damage to plasterboard



Snag 45

Location: Downstairs Toilet

Make good paint finish and grouting



Snag 46

Location: Kitchen Diner

Scuffs and paint speckle throughout



Snag 47

Location: Kitchen Diner

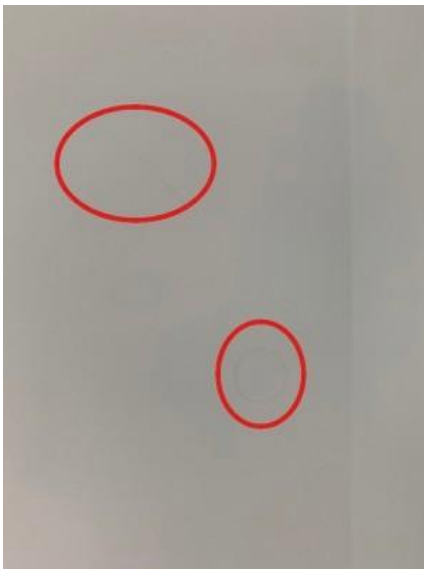
Damage to door frame



Snag 48

Location: Kitchen Diner

Scratch to paint



Snag 49

Location: Kitchen Diner

Water ring and scuff on south wall



Snag 50

Location: Kitchen Diner

Make good at west wall



Snag 51

Location: Kitchen Diner

Mark on west wall



Snag 52

Location: Kitchen Diner

Make good miter at east corner



Snag 53

Location: Kitchen Diner

Continuous seal required



Snag 54

Location: Kitchen Diner

Continuous seal required



Snag 55

Location: Kitchen Diner

Make good butt joints at french doors



Snag 56

Location: Kitchen Diner

Paint run at north corner



Snag 57

Location: Kitchen Diner

Make good



Snag 58

Location: Kitchen Diner

Fitting marks and tape visible



Snag 59

Location: Kitchen Diner

Door catching against extractor



Snag 60

Location: Kitchen Diner

Grinning



Snag 61

Location: Kitchen Diner

Vent damaged



Snag 62

Location: Utility

Chips and scuffs to door throughout



Snag 63

Location: Kitchen Diner

Chips and scuffs to doorthroughout



Snag 64

Location: Kitchen Diner

Fitting marks visible



Snag 65

Location: Kitchen Diner

Hinge Caps not fitted x3



Snag 66

Location: Garden

Inconsistent brick batch



Snag 67

Location: Garden

Damaged slab



Snag 68

Location: Garden

Drain cover incorrectly installed. Locking screw release not required for access.



Snag 69

Location: Garden

Dent in brick at west wall



Snag 70

Location: Garden

Drain cover not correctly installed



Snag 71

Location: Garden

Insufficient mortar



Snag 72

Location: First Floor Staircase

Scuff to paintwork



Snag 73

Location: First Floor Staircase

Plaster damage



Snag 74

Location: First Floor Staircase

Make good



Snag 75

Location: First Floor Staircase

Paint run at north west wall



Snag 76

Location: First Floor Staircase

Paint scuff at north east wall



Snag 77

Location: First Floor Staircase

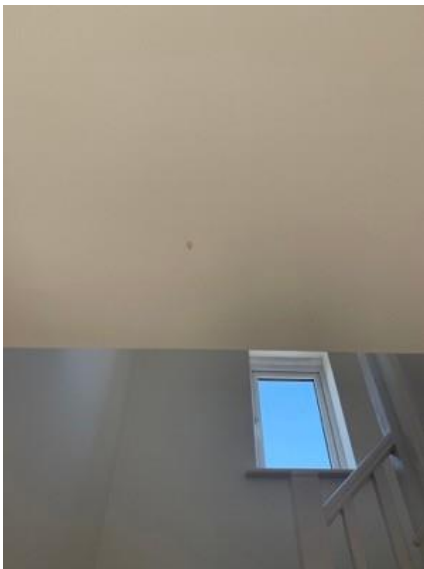
Make good ceiling at landing



Snag 78

Location: First Floor Landing

Paint mark above larger north bedroom



Snag 79

Location: First Floor Landing

Damaged to plasterboard



Snag 80

Location: First Floor Landing

Paint run



Snag 97

Location: First Floor Landing

Scuff marks to storage cupboard



Snag 81

Location: First Floor Landing

Grinning



Snag 82

Location: North Facing Bedroom

Paint speckles on handle



Snag 83

Location: North Facing Bedroom

Scuffs and dints in door throughout



Snag 84

Location: North Facing Bedroom

Marks on east facing wall



Snag 85

Location: North Facing Bedroom

Make good around window sill



Snag 86

Location: North Facing Bedroom

Make good to right of window recess



Snag 87

Location: North Facing Bedroom

Excessive paint



Snag 88

Location: North East Facing Bedroom

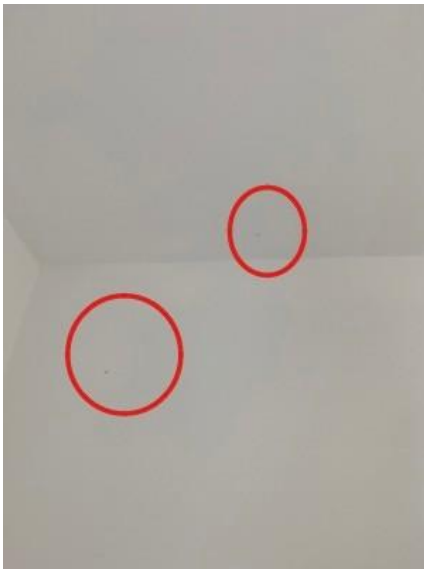
Multiple scuffs and dents to door



Snag 89

Location: North East Facing Bedroom

Paint chips



Snag 90

Location: North East Facing Bedroom

Make good at east corner



Snag 91

Location: North East Facing Bedroom

Damage from radiator bracket installation



Snag 92

Location: Family Bathroom

Make good



Snag 93

Location: Family Bathroom

Make good around extractor fan



Snag 94

Location: Family Bathroom

Make good at east corner



Snag 95

Location: Family Bathroom

Inconsistent paint finish



Snag 96

Location: Family Bathroom

Matt paint used to touch up gloss finish



Snag 98

Location: South Facing Bedroom

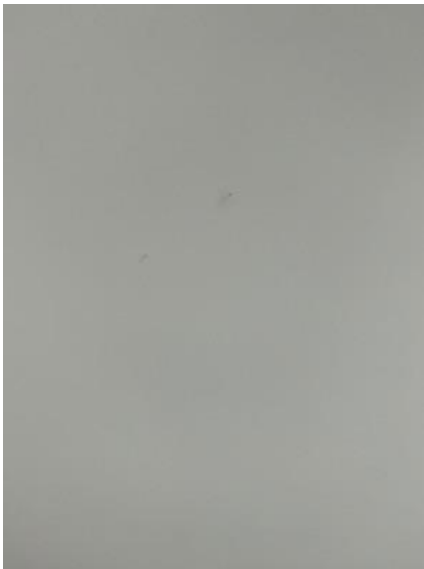
Door incorrectly hung so won't close



Snag 99

Location: South Facing Bedroom

Scuff on en-suite door



Snag 100

Location: South Facing Bedroom

Marks on ceiling



Snag 101

Location: South Facing Bedroom

Paint mark at south corner



Snag 102

Location: South Facing Bedroom

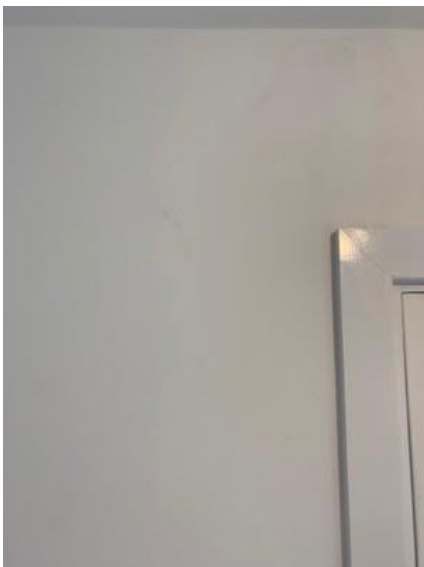
Damage to door



Snag 103

Location: South Facing Bedroom En-suite

Grinning



Snag 104

Location: South Facing Bedroom En-suite

Marks to paintwork



Snag 105

Location: South Facing Bedroom En-suite

Paint run



Snag 106

Location: South Facing Bedroom En-suite

No top caps fitted. Vulnerable to water ingress



Snag 107

Location: South Facing Bedroom En-suite

Marks to paintwork



Snag 108

Location: South Facing Bedroom En-suite

Make good bullnose at east corner



Snag 109

Location: South Facing Bedroom En-suite

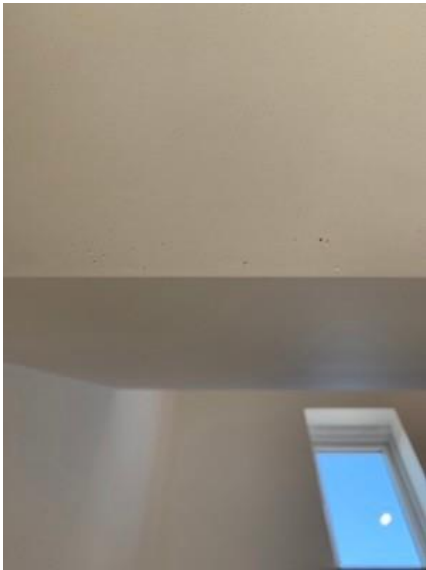
Make good at north corner



Snag 110

Location: South Facing Bedroom En-suite

Shower screen not fully sealed so leaks



Snag 111

Location: Second Floor Staircase

Make good



Snag 112

Location: Second Floor Staircase

Make good



Snag 113

Location: Second Floor Staircase

Paintwork scuff



Snag 114

Location: Second Floor Staircase

Make good at entrance to master bedroom



Snag 115

Location: Second Floor Staircase

Touch up needed



Snag 116

Location: Second Floor Staircase

Make good



Snag 117

Location: Master Bedroom

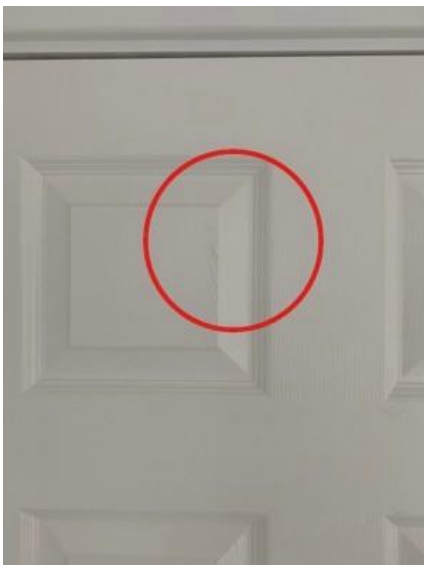
Scuff marks on door entrance door



Snag 118

Location: Master Bedroom

Make good at entrance door



Snag 119

Location: Master Bedroom

Scuff to storage cupboard door



Snag 120

Location: Master Bedroom

Damage to storage cupboard door



Snag 121

Location: Master Bedroom

Staining on entrance hatch



Snag 122

Location: Master Bedroom

Make good stains on ceiling



Snag 123

Location: Master Bedroom

Make good on window recess



Snag 124

Location: Master Bedroom

Damage to plaster at south wall



Snag 125

Location: Master Bedroom

Paint run at north window



Snag 126

Location: Master Bedroom

Make good above north window



Snag 127

Location: Master Bedroom

Paint runs at north window



Snag 128

Location: Master Bedroom En-suite

Make good



Snag 129

Location: Master Bedroom En-suite

Door damaged from hinge installation



Snag 130

Location: Master Bedroom En-suite

Make good paint on bullnose



Snag 131

Location: Master Bedroom En-suite

Make good around skylight throughout



Snag 132

Location: Master Bedroom En-suite

Make good above showertray



Snag 133

Location: Master Bedroom En-suite

Screen not square



Snag 134

Location: Garage

Well constructed with consistent bracing, strapping and waterproofing. No comment.

Report Ends.