



Wheelwrights Cottage, Main Street, Gilmorton. LE17 5LS

Email: [mahinspections@btinternet.com](mailto:mahinspections@btinternet.com)

Mobile: 07377 894068

## Defects / Snagging Report

Client Name:	Removed
Address of Property:	Removed
Date Inspected:	17/3/2025
Property Type:	4 bedroom house
Inspected by:	Mark Horne ICIOB, LICWCI, RPSA Tech
Developer:	Bellway Homes
Development Name:	Springwood
Name of House Type:	The Scrivener
Plot Number:	Removed
Warranty Provider:	NHBC
Date of Legal Completion:	14/3/2025
Weather Conditions:	Overcast – external temperature 6C





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#### Comments:

This report has been carried out in accordance with the guidelines issued by the warranty provider regarding decorations, brickwork, glazing etc

- Hall wall is out of plumb as seen within the window frame
- Stair wall is out of plumb
- Bath is cracked
- When using the shower above the bath, water is leaking between the bath and taps and running below the bath
- Shower tray is scratched and damaged
- Garage door is out of plumb
- No keys provided for the personnel door to the garage

Thermal Image	Inspected – see comments within the report
Loft Area	Inspected – all ok
Y	Oven ran for 30 mins for the burn off process
Y	Dishwasher – cycle ran
Y	Washing Machine – cycle ran
Y	Extractors – smoke test carried out



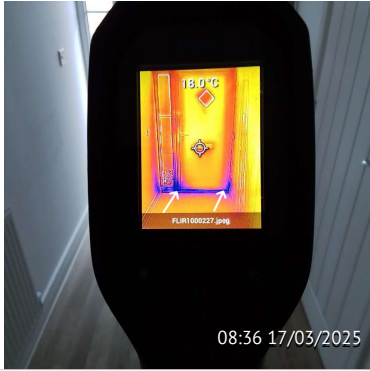
# Address Removed

SNAGGING INSPECTION

Monday, 17 March 2025

Prepared For Customer

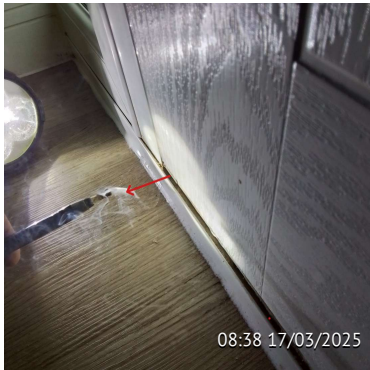
**227 Issues Identified**



### Issue 1 Front Door

Advisory - cold air ingress felt as highlighted purple to the bottom of the door to the threshold

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### Issue 2 Front Door

Image of smoke pen test showing the cold air ingress entering the property from the bottom of the door

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### Issue 3 Front Door

Damage seen to the draught seal to the left hand side of the door to be replaced

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### Issue 4 Front Door

Scratch seen to the frame

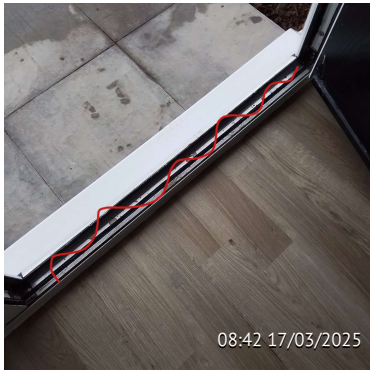
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### Issue 5 Front Door

Mastic application to re apply to the frame NHBC 9.1.9 the sealant shall be a neat and tidy appearance



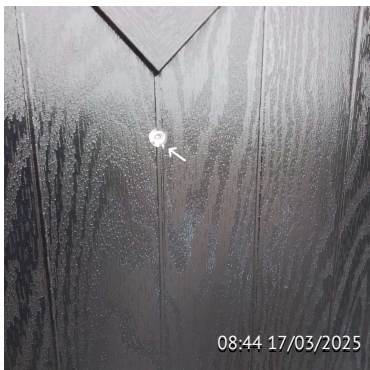
### Issue 6 Front Door

Threshold to clean



### Issue 7 Front Door

Weatherbar to the front door is scratched and threshold end cap to fully fit



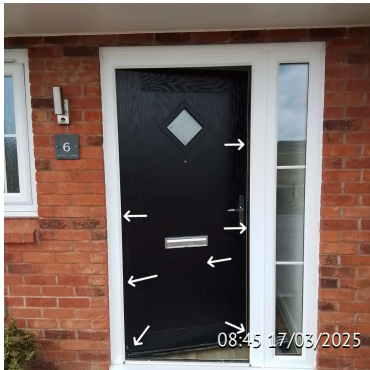
### Issue 8 Front Door

Door is chipped below the door through viewer



### Issue 9 Front Door

Door handle to tighten as loose



### Issue 10 Front Door

Door to clean



### Issue 11 Front Door Entrance

Damaged brickwork seen to the right hand side of the front door



### Issue 12 Front Door Entrance

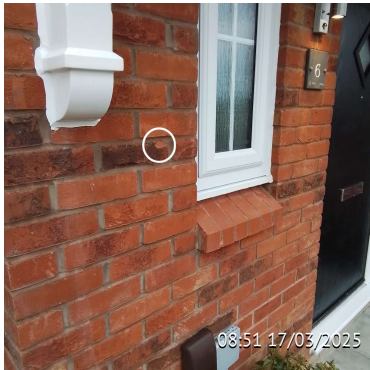
Brickwork and paving slabs to clean and pointing to complete to the brickwork as highlighted red



### Issue 13 Front Door Entrance

Poor finish to the verge to the right hand side of the canopy - to be improved

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### Issue 14 Front Door Entrance

Damaged brickwork seen to the left hand side of the cloakroom window

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### Issue 15 Front Door Entrance

Hole seen to the underside of the canopy and to be cleaned

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### Issue 16 Hall

Plasterboard joint seen as highlighted red and plaster finish to improve as highlighted blue NHBC 9.1.3

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### Issue 17 Hall

Inconsistent paint finish seen to the wall

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### Issue 18 Hall

Door stop fitted is not prevent the door clashing with the architrave to the cloakroom

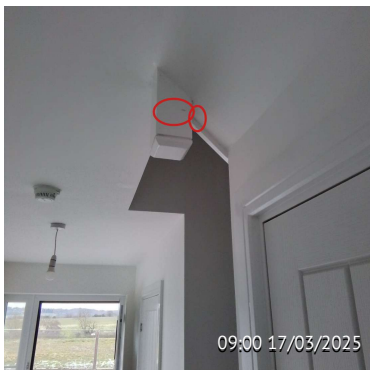
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### Issue 19 Hall

Plaster finish to improve to the wall NHBC 9.1.3 and decorations to improve to the skirting NHBC 9.1.10

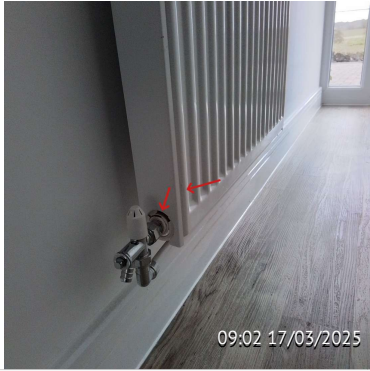
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### Issue 20 Hall

Decorations to improve NHBC 9.1.10

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### Issue 21 Hall

Radiator is chipped and scratched



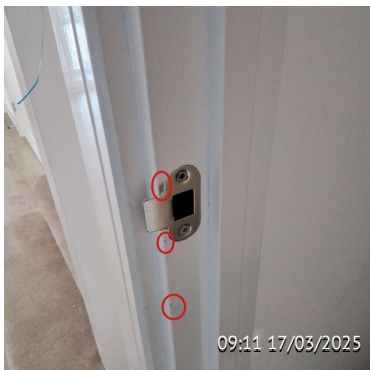
### Issue 22 Hall

Paint runs seen to the skirting and paint to complete to the skirting below the radiator



### Issue 23 Hall

The wall is 12mm out of plumb and exceeds the NHBC tolerance of 8mm 9.1.3



### Issue 24 The Understairs Store

Paint to complete to the door frame





### Issue 25 The Understairs Store

Decorations to complete

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### Issue 26 The Understairs Store

Paint runs seen to the wall

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### Issue 27 Cloakroom

Decorations to improve NHBC 9.1.10

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### Issue 28 Cloakroom

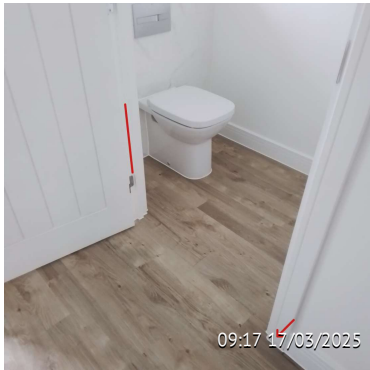
All fixings should be installed to secure the lock

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### Issue 29 Cloakroom

Caulking and painting to complete to the architrave



### Issue 30 Cloakroom

Caulking and painting to complete to the door stop left hand side and remove adhesive from the architrave



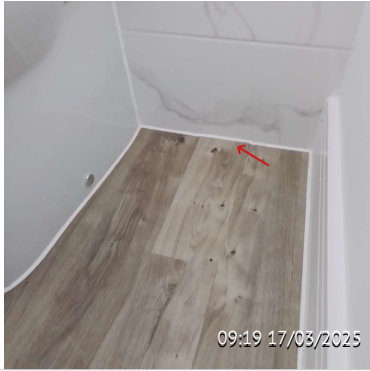
### Issue 31 Cloakroom

Decorations to improve to the skirting left hand side of the toilet NHBC 9.1.10 and decorations to complete to the wall above the skirting



### Issue 32 Cloakroom

Toilet is marked right hand side



### Issue 33 Cloakroom

Flooring to fully fit to the right hand side of the toilet



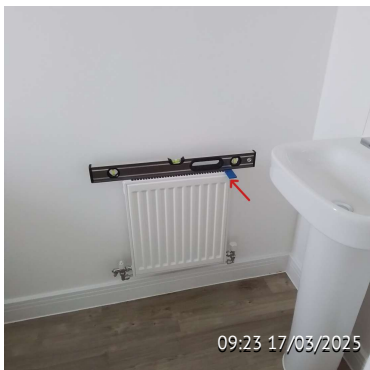
### Issue 34 Cloakroom

Screws missing from the trickle vent



### Issue 35 Cloakroom

Paint to complete to the reveal



### Issue 36 Cloakroom

Radiator is not level





### Issue 37 Cloakroom

Plaster finish to improve NHBC 9.1.3



### Issue 38 Cloakroom

Remove adhesive from the skirting and paint from the radiator valve



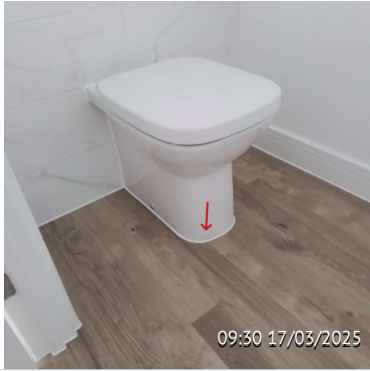
### Issue 39 Cloakroom

Pipework to fully paint behind the pedestal NHBC 9.5.9



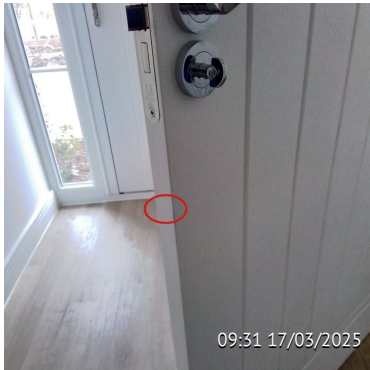
### Issue 40 Cloakroom

Wash hand basin is 12mm out of level



#### Issue 41 Cloakroom

Remove residue from the toilet



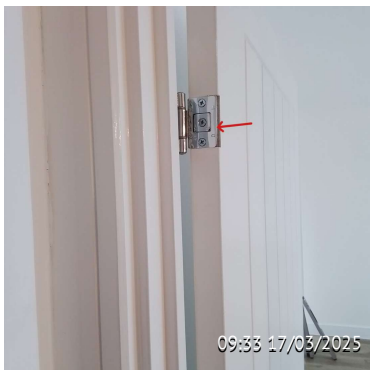
#### Issue 42 Cloakroom

Door edge is scratched



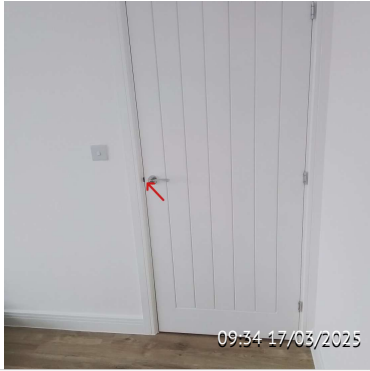
#### Issue 43 Lounge

Filler seen to the wall



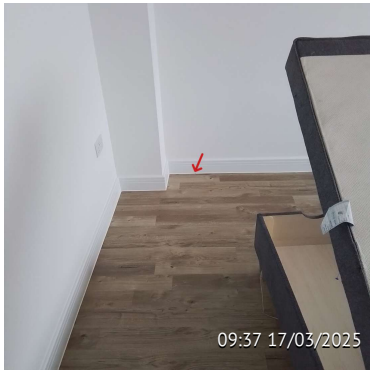
#### Issue 44 Lounge

Door hinge is not flush to the door to the top hinge



### Issue 45 Lounge

Adjust the keep as the door rattles within the opening



### Issue 47 Lounge

Mastic application to complete to the skirting



### Issue 48 Lounge

Inconsistent paint finish seen to the wall



### Issue 49 Lounge

Radiator is not fully heating up



### Issue 50 Lounge

Screws missing from the trickle vents



### Issue 51 Lounge

Glazing bead to fully fit



### Issue 52 Lounge

Window board is scratched



### Issue 53 Lounge

Decorations to complete below the window board



### Issue 54 Lounge

Caulking and painting to complete to the skirting below the radiator



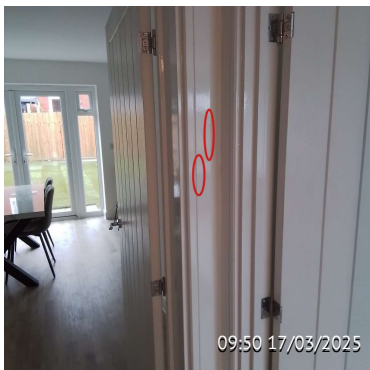
### Issue 55 Lounge

Decorations to improve NHBC 9.5.7



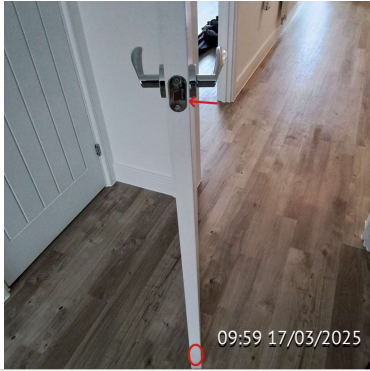
### Issue 56 Lounge

Plaster finish to improve to the ceiling NHBC 9.1.3



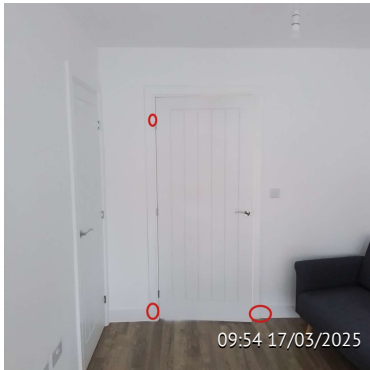
### Issue 57 Kitchen And Dining

Damage seen to the architrave right hand side of the door



### Issue 58 Kitchen And Dining

Door latch has been over chopped out and door edge is damaged



### Issue 59 Kitchen And Dining

Decorations to improve NHBC 9.1.10



### Issue 60 Kitchen And Dining

Plaster finish to improve NHBC 9.1.3 and paint runs seen to the skirting as highlighted with a red arrow



### Issue 61 Kitchen And Dining

Damage seen to the radiator



### Issue 62 Kitchen And Dining

Plaster finish to improve NHBC 9.1.3 and shrinkage to make good to the skirting



### Issue 63 Kitchen And Dining

Screws missing from the trickle vents



### Issue 64 Kitchen And Dining

Decorations to improve NHBC 9.1.10



### Issue 65 Kitchen And Dining

Seal to fully fit to the left hand French door and right hand French door is catching





### Issue 66 Kitchen And Dining

Wide mitre joint seen to the left hand French door



### Issue 67 Kitchen And Dining

Remove film from the glass



### Issue 68 Kitchen And Dining

Glass to clean and remove residue



### Issue 69 Kitchen And Dining

Cap missing from the right hand French door hinge





### Issue 70 Kitchen And Dining

Cap missing from the left hand French door hinge



### Issue 71 Kitchen And Dining

French doors and hinges to clean



### Issue 72 Kitchen And Dining

Pointing to complete and remove mortar from the mortar joint



### Issue 73 Kitchen And Dining

Pointing to complete



### Issue 74 Kitchen And Dining

Scratch seen to the threshold



### Issue 75 Kitchen

Window cill end cap is damaged



### Issue 76 Kitchen

Mastic application to complete



### Issue 77 Kitchen

Dent seen to the sink as highlighted with red circle and scratches seen as highlighted with arrows - sink to be replaced



### Issue 78 Kitchen

Sink is not fully fitted down to the worktop



### Issue 79 Kitchen

Mastic application to re apply NHBC 9.1.9 the sealant shall be a neat and tidy appearance



### Issue 80 Kitchen

Right hand trickle vent is not complete as highlighted with a circle and screws missing



### Issue 81 Kitchen

Screws missing from the trickle vent



### Issue 82 Kitchen

Remove the film from the glass



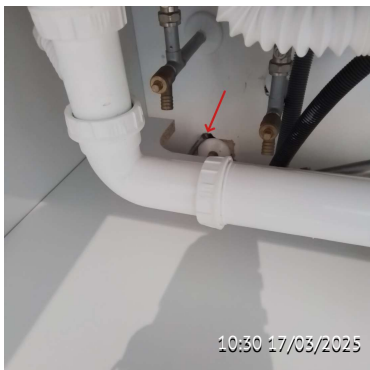
### Issue 83 Kitchen

Staining seen to the sink base cover



### Issue 84 Kitchen

Cut edge to the sink unit shelf should be sealed as you would do a worktop cut out



### Issue 85 Kitchen

Plaster finish to complete around the pipework



### Issue 86 Kitchen

The underside of the sink unit and dishwasher to clean

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### Issue 87 Kitchen

Plinth clip is broken below the sink unit

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### Issue 88 Kitchen

The underside of the base units below the hob to clean

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### Issue 89 Kitchen

Mould seen to the skirting below the base units below the hob

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### Issue 90 Kitchen

Wall and ceiling to fill and paint as highlighted with red circles and paint to complete to the ceiling as highlighted with a blue circle



### Issue 91 Kitchen

Hinge covers missing to the sink base unit



### Issue 92 Kitchen

Hinge covers missing to the base unit to the right hand side of the hob



### Issue 93 Kitchen

Base unit to the right hand side of the drawer unit door is scratched



#### Issue 94 Kitchen

Remove the paint from the oven switches



#### Issue 95 Kitchen

Decorations to improve NHBC 9.5.7



#### Issue 96 Kitchen

Sealant is not complete to the oven and fridge freezer housing



#### Issue 97 Kitchen

Top of the oven housing and fridge freezer housing to clean



### Issue 98 Kitchen

Filler panel is chipped to the left hand side of the oven and the door above the oven is catching



### Issue 99 Kitchen

The underside of the fridge freezer and oven housing to clean and the skirting to clean



### Issue 100 Kitchen

Decorations to improve to the wall and skirting NHBC 9.5.7 and 9.1.10



### Issue 101 Kitchen Store

Nail seen to the architrave





### Issue 102 Utility

Nails seen to the architrave

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### Issue 103 Utility

Handle to clean

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### Issue 104 Utility

Threshold to clean

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### Issue 105 Utility

Mastic application to complete to the personnel door frame

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### Issue 106 Utility

Discharge pipe from the boiler to seal around

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### Issue 107 Utility

Paint to complete above the boiler

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### Issue 108 Utility

Boiler housing is out of alignment - gap of 5mm at the top to 9mm in the middle and 4mm at the bottom

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### Issue 109 Utility

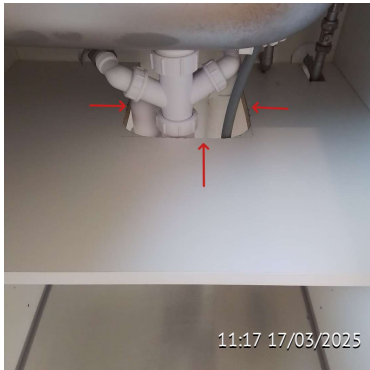
Sink is dented - to be replaced

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### Issue 110 Utility

Plaster finish to improve below the boiler NHBC 9.1.3



### Issue 111 Utility

Sink base unit shelf cut out should be sealed as you would do a worktop cut out



### Issue 112 Utility

Unable to remove the plinths as they have been fitted too tight



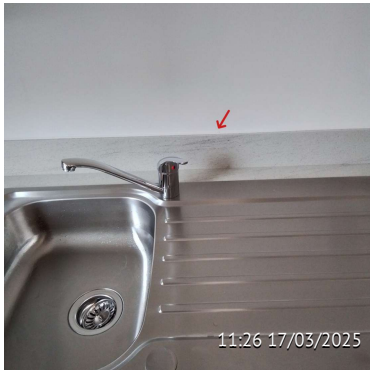
### Issue 113 Utility

Decorations to complete



### Issue 114 Utility

Decorations to complete



### Issue 115 Utility

Mastic application to re apply NHBC 9.1.9



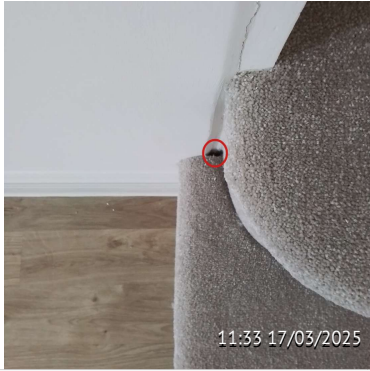
### Issue 116 Stairs

Decorations to improve NHBC 9.1.10



### Issue 117 Stairs

Decorations to improve NHBC 9.1.10



### Issue 118 Stairs

Carpet has been fitted too short to the left hand side of the stairs



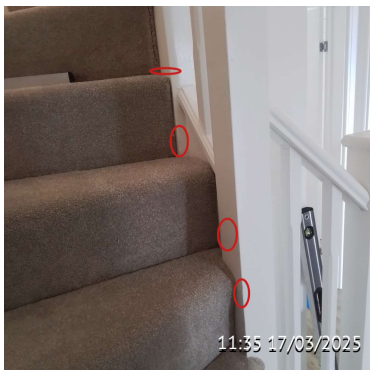
### Issue 119 Stairs

Decorations to improve to the stair string and wall NHBC 9.1.10 and 9.5.7



### Issue 120 Stairs

Damage seen to the newel post



### Issue 121 Stairs

Decorations to improve NHBC 9.1.10



### Issue 122 Stairs

Carpet to fully fit



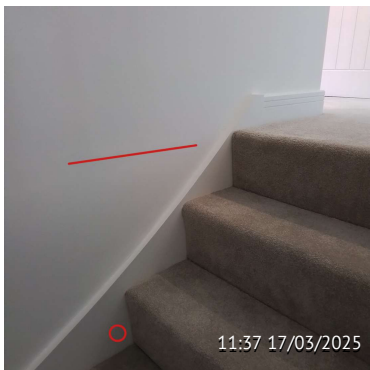
### Issue 123 Stairs

Decorations to improve NHBC 9.1.10



### Issue 124 Stairs

Decorations to improve NHBC 9.1.10



### Issue 125 Stairs

Plaster finish to improve NHBC 9.1.3 and stair string to fill and paint





### Issue 126 Stairs

Inconsistent paint finish seen to the wall as highlighted red and wall to fill and paint as highlighted blue

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### Issue 127 Stairs

The stud wall is 18mm out of plumb and exceeds the NHBC tolerance of 8mm 9.1.3

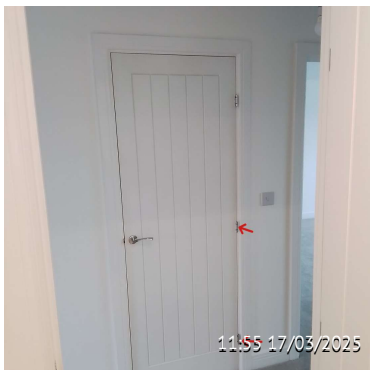
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### Issue 128 Landing

Heavy spray paint finish seen to the wall

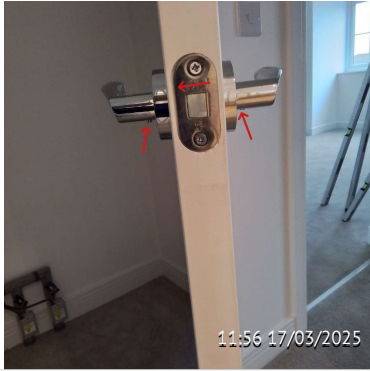
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### Issue 129 Landing Store

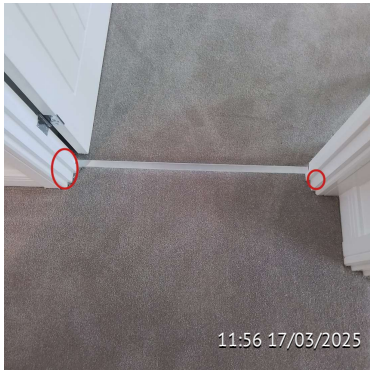
Caulking and painting to complete behind the hinges to the frame

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### Issue 130 Landing Store

Door latch has been over chopped out and grub screws to tighten to the door handle



### Issue 131 Bedroom 1

Decorations to improve NHBC 9.1.10



### Issue 132 Bedroom 1

Door edge is chipped



### Issue 133 Bedroom 1

Door frame has been over chopped to the keep



### Issue 134 Bedroom 1

Poor finish to the door edge and top and bottom of the door are damaged

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### Issue 135 Bedroom 1

Room thermostat is not level

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### Issue 136 Bedroom 1

Advisory - cold spots seen to the ceiling as highlighted with an arrow to the left hand side of the window indicating missing insulation

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### Issue 137 Bedroom 1

Advisory - cold spots seen to the ceiling line to the right hand side of the window as highlighted purple indicating missing insulation

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### Issue 138 Bedroom 1

Screws missing from the trickle vents



### Issue 139 Bedroom 1

Glass to clean and remove the residue



### Issue 140 Bedroom 1

Cut marks seen to the carpet to the right hand side of the window



### Issue 141 Bedroom 1

Remove plaster debris from within the rebate to the left hand window



#### Issue 142 Bedroom 1

Remove mortar from the lintel to the plastic arch insert above the window



#### Issue 143 Bedroom 1

Decorations to improve NHBC 9.5.7



#### Issue 144 Bedroom 1

Knife damage seen to the skirting



#### Issue 145 Ensuite 1

Door is catching at the frame



#### Issue 146 Ensuite 1

All fixings should be installed to secure the lock



#### Issue 147 Ensuite 1

Paint to complete to the door edge



#### Issue 148 Ensuite 1

Caulking and painting to complete to the architrave to the right hand side of the door and remove the mastic residue from the tiles to the left hand side of the shower door



#### Issue 149 Ensuite 1

Shower tray is scratched and damaged





### Issue 150 Ensuite

Door edge is damaged



### Issue 151 Ensuite 1

Plasterboard joint seen to the wall as highlighted with a red line and decorations to improve to the wall above the skirting NHBC 9.5.7 and to the skirting NHBC 9.1.10



### Issue 152 Ensuite 1

Underside of the wash hand basin is marked



### Issue 153 Ensuite 1

Screws missing from the trickle vent



### Issue 154 Ensuite 1

Remove the grout residue from the tiles to the right hand side of the window and paint to complete to the reveal above the window



### Issue 155 Ensuite

Wash hand basin is 10mm out of level



### Issue 156 Ensuite 1

Grouting to complete to the tile to the right hand side of the toilet



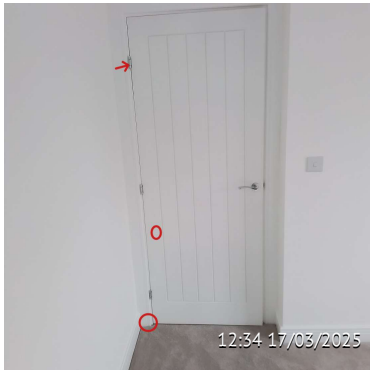
### Issue 157 Ensuite

Decorations to improve to the skirting NHBC 9.1.10 and to the wall above the skirting NHBC 9.5.7



### Issue 158 Ensuite 1

Decorations to improve NHBC 9.5.7



### Issue 159 Bedroom 2

Caulking and painting to complete to the architrave to the frame behind the top hinge, door is marked and knife damage seen to the architrave



### Issue 160 Bedroom 2

Door edge is chipped



### Issue 161 Bedroom 2

Decorations to improve NHBC 9.5.7



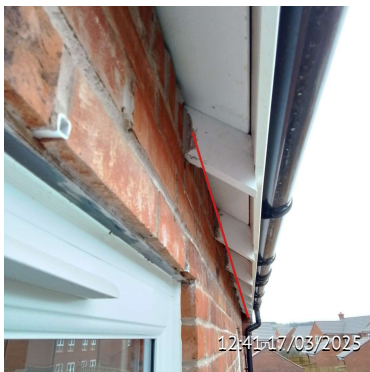
### Issue 162 Bedroom 2

Screws missing from the trickle vent



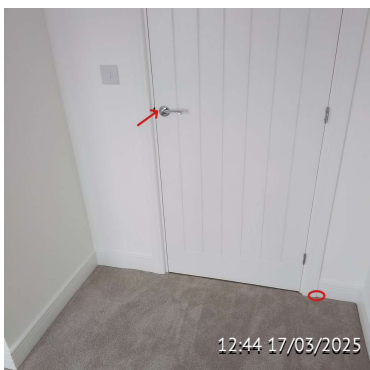
### Issue 163 Bedroom 2

View from the window - incorrect fall to the guttering to the garage as the water is laying in the guttering away from the running outlet



### Issue 164 Bedroom 2

View from the window - all the rafters to the rear elevation to be cleaned and remove mortar



### Issue 165 Bedroom 3

Adjust the keep as the door rattles within the opening and knife damage seen to the architrave



### Issue 166 Bedroom 3

Advisory - cold seen to the ceiling as highlighted purple to the right hand side of the window indicating missing insulation

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### Issue 167 Bedroom 3

Screws missing from the trickle vent

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### Issue 168 Bedroom 3

Decorations to improve to the reveal NHBC 9.5.7 and to the skirting NHBC 9.1.10

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### Issue 169 Bedroom 3

Window board is blown

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### Issue 170 Bedroom 3

Damage seen to the right hand window



### Issue 171 Bedroom 3

View from the window - remove mortar from the rafters to the front elevation



### Issue 172 Bedroom 3

View from the window - remove mortar from the tiles to the canopy



### Issue 173 Bedroom 3

View from the window right hand side - brickwork missing to the top of the corbel





### Issue 174 Bedroom 3

Ceiling line to fill and paint



### Issue 175 Bedroom 3

Skirting is marked and decorations to improve to the wall above the skirting as highlighted with an arrow NHBC 9.5.7



### Issue 176 Bedroom 4

Door is chipped



### Issue 177 Bedroom 4

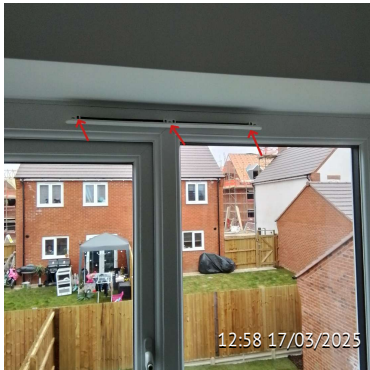
Floor is creaking



#### Issue 178 Bedroom 4

Skirting is marked

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#### Issue 179 Bedroom 4

Screws missing from the trickle vent

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#### Issue 180 Bedroom 4

View from the window left hand side - damage seen to the end of the rafter

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#### Issue 181 Bathroom

All fixings should be installed to secure the lock

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### Issue 182 Bathroom

No door stop fitted to stop the door clashing with the towel rail



### Issue 183 Bathroom

Caulking and painting to complete to the door frame to architrave behind the middle hinge and door to clean



### Issue 184 Bathroom

Decorations to improve to the architrave NHBC 9.1.10 and door is marked



### Issue 185 Bathroom

Bath is cracked



### Issue 186 Bathroom

Mastic application to complete to the bath



### Issue 187 Bathroom

Grout to complete to the wall tile



### Issue 188 Bathroom

Decorations to improve NHBC 9.5.7



### Issue 189 Bathroom

Debris seen within the sealant to the left hand side of the toilet



### Issue 190 Bathroom

Flooring has been cut short to the underside of the bath



### Issue 191 Bathroom

Mastic application to re apply left hand side of the window as it has not adhered, remove the mastic residue as highlighted with a red circle and wall to fill and paint to the reveal as highlighted with a blue circle



### Issue 192 Bathroom

Screws missing from the trickle vent and paint to complete to the reveal



### Issue 193 Bathroom

Wash hand basin is 13mm out of level



### Issue 194 Bathroom

Screw covers missing from the shower isolation switch



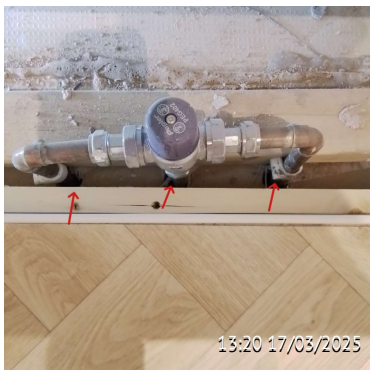
### Issue 195 Bathroom

When using the shower above the bath, water is leaking between the bath and taps



### Issue 196 Bathroom

Pipework to seal around below the bath Building Reg Approved Doc L relates to conservation of fuel and power Vol 1 Dwellings - air tightness applies



### Issue 197 Bathroom

Pipework to seal around below the bath Building Reg Approved Doc L relates to the conservation of fuel and power Vol 1 Dwellings - air tightness applies





### Issue 198 Bathroom

Underside of the bath to clean



### Issue 199 Bathroom

Decorations to improve to the architrave NHBC 9.1.10 and to the wall 9.5.7



### Issue 200 Front

Fascia to clean



### Issue 201 Front

Mastic application to re apply to the lounge window NHBC 9.1.9 the sealant shall be a neat and tidy appearance



### Issue 202 Front

Brickwork to clean and remove mortar from the edgings to the drive



### Issue 203 Front

Manhole to the drive, frame and lid damaged and x1 screw missing and x1 screw is not straight



### Issue 204 Front

Manhole to clean and remove the rubble



### Issue 205 Front

Remove tape residue from the manhole frame



### Issue 206 Front

Manhole lid to be replaced as damaged

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### Issue 207 Front

Guttering has been finished short to the verge

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### Issue 208 Front Left Hand Side

Downpipe is not plumb

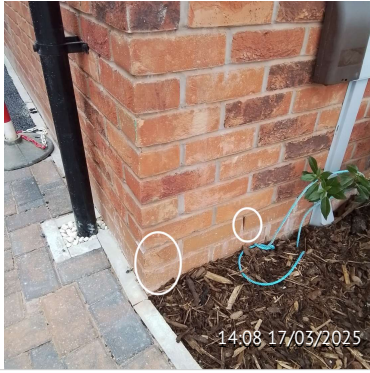
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### Issue 209 Front Left Hand Side

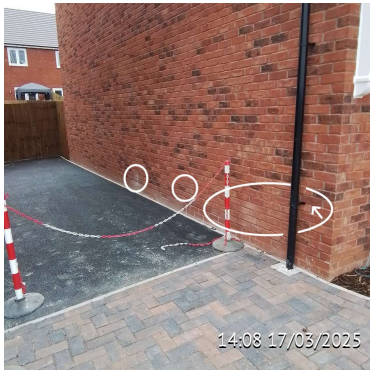
Mortar to be reapplied to the verge

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### Issue 211 Front Left Hand Side

Damaged brickwork seen and pointing to complete



### Issue 212 Front Left Hand Side

Brickwork to clean and remove mortar, remove rawl plug and pointing to complete as highlighted with an arrow



### Issue 213 Front Left Hand Side

Pointing to complete to the brickwork



### Issue 214 Drive Elevation

Scratch seen to the downpipe - to be replaced





### Issue 215 Drive Elevation

Hole to seal within the electric meter box to prevent wasps and insects entering the cavity



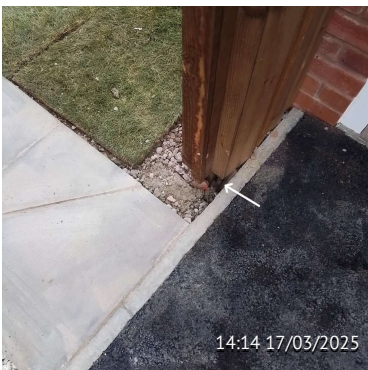
### Issue 216 Drive Elevation

Damage seen to the drive



### Issue 217 Drive Elevation

Brickwork to clean and as highlighted with a red circle brickwork is damaged



### Issue 218 Rear

Infill to complete around the gatepost



### Issue 219 Rear

Downpipe is scratched to the right hand side of the French door - to be replaced

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### Issue 220 Garage

Personnel door is not sealed and developer to confirm if slabs are to be installed to the personnel door

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### Issue 221 Rear

Toothing seen to the brickwork as there is a variation within the colour of the mortar

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### Issue 222 Garage

Brickwork to clean

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### Issue 223 Garage

Rafter to the rear of the garage is not fully painted and jointing strip to fit to the cloaking to the rear of the garage

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### Issue 224 Garage

Front of the garage - rafter is not painted

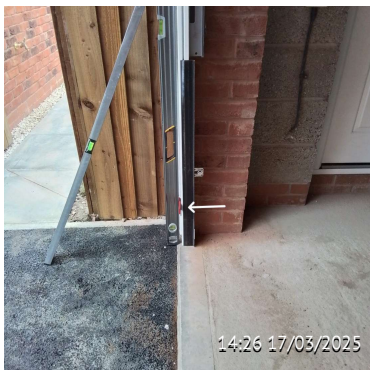
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### Issue 225 Garage

Damage seen to the brickwork

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### Issue 226 Garage

Garage door is out of plumb by 10mm

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### Issue 227 Garage

Remove the mortar from the top of the ceiling cord



### Issue 228 Garage

Remove the mortar from the top of the ceiling cord



### Issue 229 Garage

Remove mortar from the brickwork above the floor and garage floor to be scraped and remove the mortar