



Wheelwrights Cottage, Main Street, Gilmorton. LE17 5LS

Email: mahinspections@btinternet.com

Mobile: 07377 894068

Defects / Snagging Report

This inspection has been carried out in line with NHBC Guidelines ie plasterwork and decorations have been viewed from 2m and glazing from 3m, both in natural daylight

Client Name:	(Removed)
Address:	(Removed)
Date Inspected:	3/4/2022
Property Type:	4 bedroom house
Inspectors Initials:	MH
Developer:	(Removed)
Development Name:	(Removed)
Name of House Type:	The Radleigh
Plot Number:	274
Warranty Provider:	NHBC
Date of Legal Completion:	(Removed)
Weather Conditions:	Dry and overcast

Company Registration No. 12744077





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<p>Priority Issues:</p>	<ul style="list-style-type: none">- Scratch at the bottom of the window frame in bedroom 1 (photo to follow)- Front door threshold - excessive movement when pressure applied- Drainage behind the pedestal to the cloakroom is too high, should be flush with the floor- Toilet to the cloakroom has been fitted 20mm out of square to the back wall- Study window and dining room window glass scratched- Bedroom 2/3 non lockable window handles should be fitted (fire escape)- Boiler flue not fully plastered around right hand side of the flue- Ensuite extractor not connected to the vent tile using insulated ducting- Loft insulation to relay as per the report- No SVP seen terminated within the loft
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Company Registration No. 12744077



Customers Address (deleted)

SNAGGING INSPECTION Sunday, 03 April 2022 Prepared For Customer

144 Issues Identified



Issue 1 Front Door

Assigned To Developer
Letter box scratched



Issue 2 Front Door

Assigned To Developer
Threshold seal damaged bottom right hand side



Issue 3 Front Door

Assigned To Developer
Excessive movement within the threshold when pressure is applied



Issue 4 Front Door

Assigned To Developer
Draught seal to clean and remove the paint and mastic application to complete to the door frame



Issue 5 Front Door

Assigned To Developer
Keep within the frame to adjust to enable the door to close tight to the draught seal and Excessive movement within the door handle



Issue 6 Front Door

Assigned To Developer
Frame to clean



Issue 7 Front Door Entrance

Assigned To Developer
Threshold drainage channel damaged



Issue 8 Front Door Entrance

Assigned To Developer
Paving slabs to clean and remove the paint



Issue 9 Hall

Assigned To Developer
Decorations to make good



Issue 11 Hall

Assigned To Developer
Decorations to make good



Issue 12 Hall

Assigned To Developer
Radiator chipped



Issue 14 Hall

Assigned To Developer
Decorations to make good



Issue 15 Cloakroom

Assigned To Developer
Screws missing from the lock



Issue 16 Cloakroom

Assigned To Developer
Caulking and paint to complete behind the hinges to the frame



Issue 17 Cloakroom

Assigned To Developer
Repair seen to the door edge to the top hinge



Issue 18 Cloakroom

Assigned To Developer
Flush button loose



Issue 19 Cloakroom

Assigned To Developer
Poor finish to the rear of the pedestal as the drainage collar should be flush with the floor



Issue 20 Cloakroom

Assigned To Developer
Wall grout to complete left hand side of the toilet



Issue 21 Cloakroom

Assigned To Developer
Toilet not fitted square to the back wall by 20mm



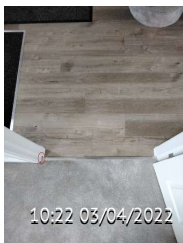
Issue 22 Hall Store

Assigned To Developer
Handle loose



Issue 23 Hall Store

Assigned To Developer
Decorations to complete behind the keep



Issue 24 Study

Assigned To Developer
Carpet Door bar not fitted to the door stop left hand side of the frame



Issue 25 Study

Assigned To Developer
Caulking and paint to complete behind the hinges to the frame



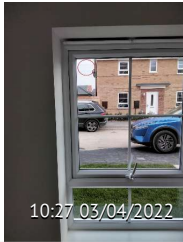
Issue 26 Study

Assigned To Developer
Door edge to touch up



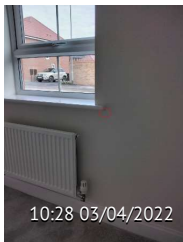
Issue 27 Study

Assigned To Developer
Decorations to complete



Issue 28 Study

Assigned To Developer
Glass marked



Issue 29 Study

Assigned To Developer
Decorations to make good



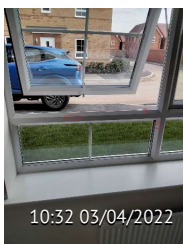
Issue 30 Study

Assigned To Developer
Caulking and paint to complete behind the keep



Issue 31 Lounge

Assigned To Developer
Caulking and paint to complete behind the hinges to the frame and decorations to tidy



Issue 32 Lounge

Assigned To Developer
Left hand window frame damaged and glazing bead scratched



Issue 33 Lounge

Assigned To Developer
Left hand window glass scratched



Issue 34 Lounge

Assigned To Developer
Right hand window frame scratched and glazing bead



Issue 35 Lounge

Assigned To Developer
Plastic window locator missing from within the rebate



Issue 36 Lounge

Assigned To Developer
Skirting to caulk and paint below the radiator left hand side of the door leading to the Dining area



Issue 37 Lounge

Assigned To Developer
Decorations to make good



Issue 38 Lounge

Assigned To Developer
Discolouration to the radiator



Issue 39 Lounge

Assigned To Developer

Door leading from the dining area to the lounge caulking and paint to complete behind the hinges to the frame



Issue 40 Lounge

Assigned To Developer

Door leading from the dining area to the lounge decorations to tidy to the frame to the top hinge



Issue 41 Lounge

Assigned To Developer

Door leading from the dining area to the lounge left hand frame caulking hasn't been over painted



Issue 42 Lounge

Assigned To Developer

Wall to fill and paint below the radiator to the front window



Issue 43 Kitchen And Dining

Assigned To Developer

Caulking and paint to complete behind the hinges to the frame and decorations to tidy



Issue 44 Kitchen And Dining

Assigned To Developer

Gap to the bottom of the door to the finished floor exceeds the tolerance of 10mm NHBC 9.1.4



Issue 45 Kitchen And Dining

Assigned To Developer
Inconsistent paint finish to the ceiling



Issue 46 Kitchen And Dining

Assigned To Developer
Left hand window glazing bead scratched



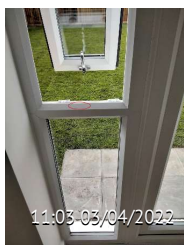
Issue 47 Kitchen And Dining

Assigned To Developer
Mastic application to tidy



Issue 48 Kitchen And Dining

Assigned To Developer
Right hand window handle chipped and glass scratched



Issue 49 Kitchen And Dining

Assigned To Developer
Left hand window frame to the French doors damaged



Issue 50 Kitchen And Dining

Assigned To Developer
French doors and frames to clean and remove marks and labels and hinges to oil



Issue 51 Utility

Assigned To Developer
Underside of the threshold to fully seal



Issue 52 Kitchen And Dining

Assigned To Developer
Window frame to clean and remove labels



Issue 53 Kitchen

Assigned To Developer
Socket not level and decorations to tidy around



Issue 54 Kitchen

Assigned To Developer
Glazing bead scratched



Issue 55 Kitchen

Assigned To Developer
Decorations to make good and the work top marked



Issue 56 Kitchen

Assigned To Developer
Plinth scratched below the wine cooler



Issue 57 Kitchen

Assigned To Developer
Sink unit door and dishwasher door not inline



Issue 58 Kitchen

Assigned To Developer
Debris and rubbish to clean from under the base units



Issue 59 Kitchen

Assigned To Developer
Plinth cut short left hand side of the sink unit



Issue 60 Kitchen

Assigned To Developer
Cut edge to the plinth below the dishwasher to seal



Issue 61 Kitchen

Assigned To Developer
End panel left hand side of the oven damaged and to clean Front of the plinth



Issue 62 Kitchen

Assigned To Developer
Chimney hood not fitted tight to the ceiling and cables seen from the dining area above the wall units either side of the extractor



Issue 63 Kitchen

Assigned To Developer

Bottom of the wall unit damaged left hand side of the hob



Issue 64 Kitchen

Assigned To Developer

Gang switch and socket not level and decorations to tidy once level



Issue 65 Kitchen

Assigned To Developer

Sealant not completed to the splash back



Issue 66 Kitchen

Assigned To Developer

Decorations to tidy and socket to level



Issue 67 Kitchen

Assigned To Developer

Base unit door to realign



Issue 68 Kitchen

Assigned To Developer

Hole to make good above the wall unit right hand side of the extractor



Issue 69 Kitchen

Assigned To Developer
Decorations to make good



Issue 70 Kitchen

Assigned To Developer
Remove tapes from the bottom of the fridge freezer housing and plinths to clean



Issue 71 Kitchen

Assigned To Developer
Decorations to make good



Issue 72 Kitchen Store

Assigned To Developer
Caulking and paint to complete behind the hinges to the frame



Issue 73 Utility

Assigned To Developer
Right hand side of the boiler flue not plastered around



Issue 75 Utility

Assigned To Developer
Screw covers missing



Issue 76 Utility

Assigned To Developer
Left hand side of the boiler housing damaged



Issue 77 Utility

Assigned To Developer
Screw cover missing



Issue 78 Utility

Assigned To Developer
No door stop fitted to stop the door clashing with the skirting



Issue 79 Utility

Assigned To Developer
Frame damaged to the fixing points and all fixing covers missing to match the left hand fixing detail



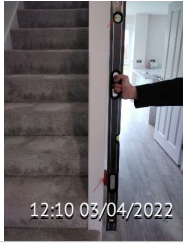
Issue 80 Utility

Assigned To Developer
Remove expanding foam from the underside of the threshold



Issue 81 Utility

Assigned To Developer
Keeps within the frame to adjust to enable the door to close tight to the draught seal



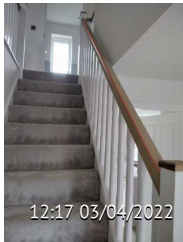
Issue 82 Stairs

Assigned To Developer
Newel post is 18mm out of plumb



Issue 83 Stairs

Assigned To Developer
Paint runs seen and decorations to make good



Issue 84 Stairs

Assigned To Developer
Handrail to varnish



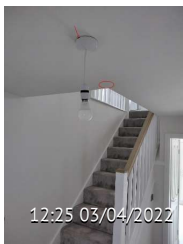
Issue 85 Stairs

Assigned To Developer
Newel post not plumb to the landing 8mm



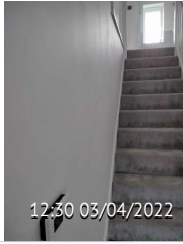
Issue 86 Stairs

Assigned To Developer
Decorations to make good



Issue 87 Stairs

Assigned To Developer
Light rose damaged and decorations to make good



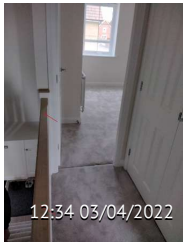
Issue 88 Stairs

Assigned To Developer
Touch ups seen to the left hand stair wall



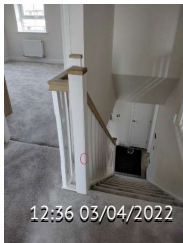
Issue 89 Stairs

Assigned To Developer
Handrail to varnish



Issue 90 Stairs

Assigned To Developer
Handrail to varnish



Issue 91 Stairs

Assigned To Developer
Decorations to make good



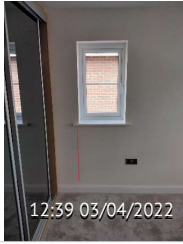
Issue 92 Bedroom 1

Assigned To Developer
Decorations to make good



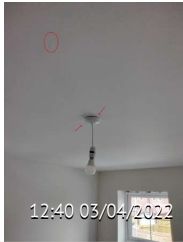
Issue 93 Bedroom 1

Assigned To Developer
Decorations to make good



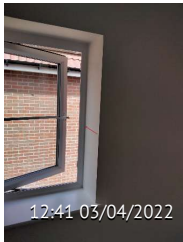
Issue 94 Bedroom 1

Assigned To Developer
Plasterboard joint showing



Issue 95 Bedroom 1

Assigned To Developer
Decorations to make good



Issue 96 Bedroom 1

Assigned To Developer
Decorations to make good to the right hand reveal to the side window



Issue 98 Bedroom 1

Assigned To Developer
Right hand window frame and cill damaged



Issue 99 Bedroom 1

Assigned To Developer
Skirting to caulk and paint below the radiator



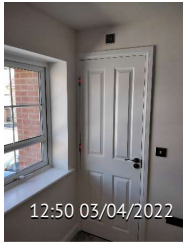
Issue 100 Bedroom 1

Assigned To Developer
Decorations to complete behind the hinges to the frame



Issue 101 Bedroom 1

Assigned To Developer
Decorations to make good



Issue 102 Ensuite

Assigned To Developer
Caulking and paint to complete behind the hinges to the frame



Issue 103 Ensuite

Assigned To Developer
Flush button loose



Issue 104 Ensuite

Assigned To Developer
Grout cracking to the tile trim right hand side of the toilet



Issue 105 Ensuite

Assigned To Developer
Flooring joint raised right hand side of the wash basin



Issue 106 Ensuite

Assigned To Developer
Decorations to tidy



Issue 107 Ensuite
Assigned To Developer
Decorations to make good



Issue 108 Ensuite
Assigned To Developer
Shower rail to tighten



Issue 109 Ensuite
Assigned To Developer
Decorations to make good



Issue 110 Ensuite
Assigned To Developer
Decorations to make good



Issue 111 Ensuite
Assigned To Developer
Screws missing from the lock



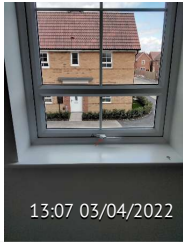
Issue 112 Bedroom 2
Assigned To Developer
Caulking and paint to complete behind the hinges to the frame



Issue 113 Bedroom 2

Assigned To Developer

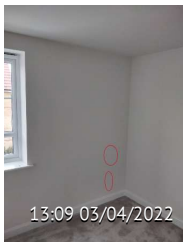
Plaster work make good and decorations to make good



Issue 114 Bedroom 2

Assigned To Developer

Fire escape window should have a non lockable handle



Issue 115 Bedroom 2

Assigned To Developer

Decorations to make good



Issue 116 Bedroom 2

Assigned To Developer

Decorations to make good



Issue 117 Bedroom 2 Store

Assigned To Developer

Caulking and paint to complete behind the hinges to the frame and decorations to make good



Issue 118 Bedroom 2 Store Cupboard

Assigned To Developer

Snagging to complete label left by developer within the store cupboard



Issue 119 Bedroom 3

Assigned To Developer

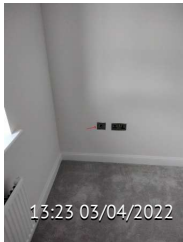
Caulking and paint to complete behind the hinges to the frame and skirting not flush to the architrave and decorations to complete



Issue 120 Bedroom 3

Assigned To Developer

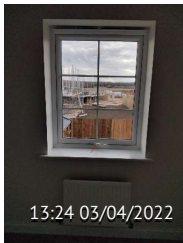
Decorations to make good



Issue 122 Bedroom 3

Assigned To Developer

TV socket not level and decorations to make good



Issue 123 Bedroom 3

Assigned To Developer

Fire escape window should have a non lockable handle



Issue 124 Bedroom 3

Assigned To Developer

Decorations to make good



Issue 125 Bedroom 3

Assigned To Developer

View from the window cill scratched and rust staining



Issue 126 Bedroom 3

Assigned To Developer
Decorations to complete below the radiator



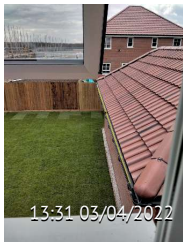
Issue 127 Bedroom 4

Assigned To Developer
Caulking and paint to complete behind the hinges to the frame



Issue 128 Bedroom 4

Assigned To Developer
Window handle scratched



Issue 129 Bedroom 4

Assigned To Developer
View from the window remove debris from the garage guttering



Issue 130 Bedroom 4

Assigned To Developer
View from the window rust staining to the window sill



Issue 131 Bedroom 4

Assigned To Developer
Decorations to make good



Issue 132 Bathroom

Assigned To Developer
Screws missing from the lock



Issue 133 Bathroom

Assigned To Developer
Caulking and paint to complete behind the hinges to the frame



Issue 134 Bathroom

Assigned To Developer
Remove all debris from the underside of the bath



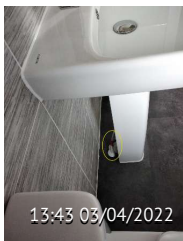
Issue 135 Bathroom

Assigned To Developer
Shower screen to re seal



Issue 136 Bathroom

Assigned To Developer
Flush button loose



Issue 137 Bathroom

Assigned To Developer
Waste pipe and hot and cold water pipes are in the incorrect position as they should be fitted tight behind the pedestal as per the Ensuite



Issue 139 Cylinder Cupboard

Assigned To Developer

Caulking and paint to complete behind the hinges to the frame and decorations to make good to the door



Issue 140 Cylinder Cupboard/Landing

Assigned To Developer

Floor creaking



Issue 141 Loft

Assigned To Developer

Insulation to complete



Issue 142 Loft

Assigned To Developer

Ensuite fan ducting not connected to the extractor to the vent tile with insulated ducting



Issue 143 Garage

Assigned To Developer

Discolouration to the right hand garage door frame



Issue 144 Front Right Hand Side

Assigned To Developer

Brickwork to clean and also remove the mortar from the edgings to the gully left hand side of the gate



Issue 145 Front Right Hand Side

Assigned To Developer

Hole to seal within the electric meter box



Issue 146 Front Right Hand Side

Assigned To Developer

Remove paint from the brickwork



Issue 147 Front

Assigned To Developer

Dry verge to secure with the correct fixings



Issue 148 Front

Assigned To Developer

Brickwork to clean



Issue 149 Front Left Hand Side

Assigned To Developer

Remove the nail from the soffit



Issue 150 Front Left Hand Side

Assigned To Developer

Weep vent damaged and brickwork to clean
