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Mobile: 07377 894068

## Defects / Snagging Report

Client Name:	
Address:	Lutterworth
Date Inspected:	18/3/21
Plot Number:	
House Type (if known):	
Warranty / Architects Certificate Details:	Premier
Development Name:	
Builder:	
Inspectors Initials:	MH
Typed By/ Date:	MH
Property Description:	3 bedroom/2 bathrooms detached house
Weather Conditions:	Dry and overcast
Re-inspection Date:	
General Notes / General Comments:	



Company Registration No. 12744077

## **Introduction**

This report details the outcome of a visual inspection of the property detailed on the cover page, 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, driveway and garage, if relevant. Areas not inspected, for whatever reason, will be indicated in the report. MAH Inspections Ltd cannot guarantee that these areas are free from defects.

This snagging inspection report has been produced by a suitably qualified and experienced, independent building inspector. It is not a building survey or a structural report.

The report aims to help you:

- Highlight any issues in the property that fall short of the Warranty standards
- Highlight any breaches of building regulations, or any other statutory technical guidance
- Identify works which are outstanding
- Identify where traditional custom and practice within the industry have not been met
- Provide guidance prior to, or post-completion, of the property, as to any outstanding issues requiring remedial work

Any extra services we may be asked to provide are not covered by the Terms and Conditions of this report and must be covered by an additional contract for service.

## **Your Warranty**

Years 1 and 2 are covered by your developer/builder and they are responsible for any, and every, breach of Warranty standards within the two year period. The warranty provider ie NHBC then implements a 10 year structural-only Warranty and as such, only cover the larger aspects of the construction of your home.

## **Builder Remedial Works**

We have not, or do not, normally "recommend" any method or remedial works to rectify the defects identified, as a competent building contractor should be able to assess and carry out these works, based on the information contained within this report combined with the evidence at your property.

Defects which are deemed to be accepted as part of the natural drying-out or settlement process for new build properties (shrinkage cracking range is between 1-4mm). Plaster Pops have not been included within this defect report.

The homeowner is responsible for any shrinkage/settlement repairs and maintenance unless the developer/builder has specified otherwise, and unless the localised shrinkage is excessive. Anything above 4mm is classed as cracking and is the builder's responsibility. Where these defects have occurred, the obligated party should rectify them.

## **Methodology**

There is an accepted practice that has been adopted by the snagging community, led by the NHBC and generally accepted by the building industry; details of which can be found in your Warranty documents and in the document 'A Consistent Approach to Finishes' (for the majority who have an NHBC Warranty). Those who do not have an NHBC Warranty should speak to us about the differences between Warranty companies and the cover that they provide.

For example: "internal snags should be viewed in natural light where possible" and "a defect should be viewed from a minimum distance". The nature and extent of work necessary to remedy minor variances from the tolerances given should be appropriate to the circumstances.

## **Thermography**

A "Lite" thermal inspections is defined as a basic sweep using FLIR of doors and windows and common areas that have been shown over the years to cause issues with home buyers. Its inclusion in your report is aimed to highlight any areas which may require further investigation. Thermal imaging is subjective and interpretive, and its uses are limited in some situations and at certain times of the year when the outside temperature and inside temperature allow the differences to be measured.

## **Limitations of Inspection**

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, timer paneling, 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 does it allow an intrusive survey of the construction detailing to unexposed areas of the property.

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

All external features have been viewed from vantage points at ground level only, and therefore we are unable to report on the condition of elements that cannot be clearly viewed, without any aid, from ground level. Furthermore, this report is based upon the inspection of the property on a specific date and at a specific time (these are known commonly as patent defects). We cannot be held responsible for any changes that occur to the property which may result after the report has been issued (these are known commonly as latent defects).

We are unable to inspect inside the loft area and confine our assessment of the loft space to a visual assessment from ladders at the loft hatch. Due to the high potential for damage caused to ceilings on the upper floor due to movement inside the loft space. We may instead use a thermal camera to ascertain thermal efficiency.

Timber frame homeowners, who suspect that they may have fire stops or socks missing, should ask the builder to confirm in writing that they are present, as the lower socks/stops are impossible to assess.

Whilst we strive to ensure that we identify as many of the snags as is possible, no method has yet been invented which means that we can or will identify every snag present.

Following the inspection, it is possible that further defects may arise during the process of remedial works, either prior to, during or just after occupation, as the house settles on its foundation with the loads imposed on its structure. In the event of any additional snags coming to light, please notify us as soon as possible so that we may add these to your report. Should these items be of an urgent nature, please contact your developer/house builder, or their agent immediately.

NHBC Standards (any other Warranty company standards) will consist of technical and performance standards. If the performance standards are followed, then the technical standards will be satisfied. We would recommend that where the defects have been identified, the developer ensures that a suitably-qualified person check them for compliance with the standards. If the design or installation has deviated from the standards, then we would advise that proof of a written agreements between the developer/designer and the NHBC or other Warranty provider be obtained in order to satisfy the technical and design requirements of the Warranty and Building Control standards.

The nature and extent of work necessary to remedy minor variations from the Warranty provider's tolerances and finishes should be proportionate and appropriate to the circumstances.

### **Exclusions**

At present there are eight distinctly different Warranty companies operating a ten year new build residential guarantee. The list of items that are included or excluded from the Warranties varies between the different Warranty companies. The quality and scope of your protection will be dependent on which Warranty you have been provided with by your builder. Please ask your inspector to advise you on this matter if required.

Some common exclusions are:

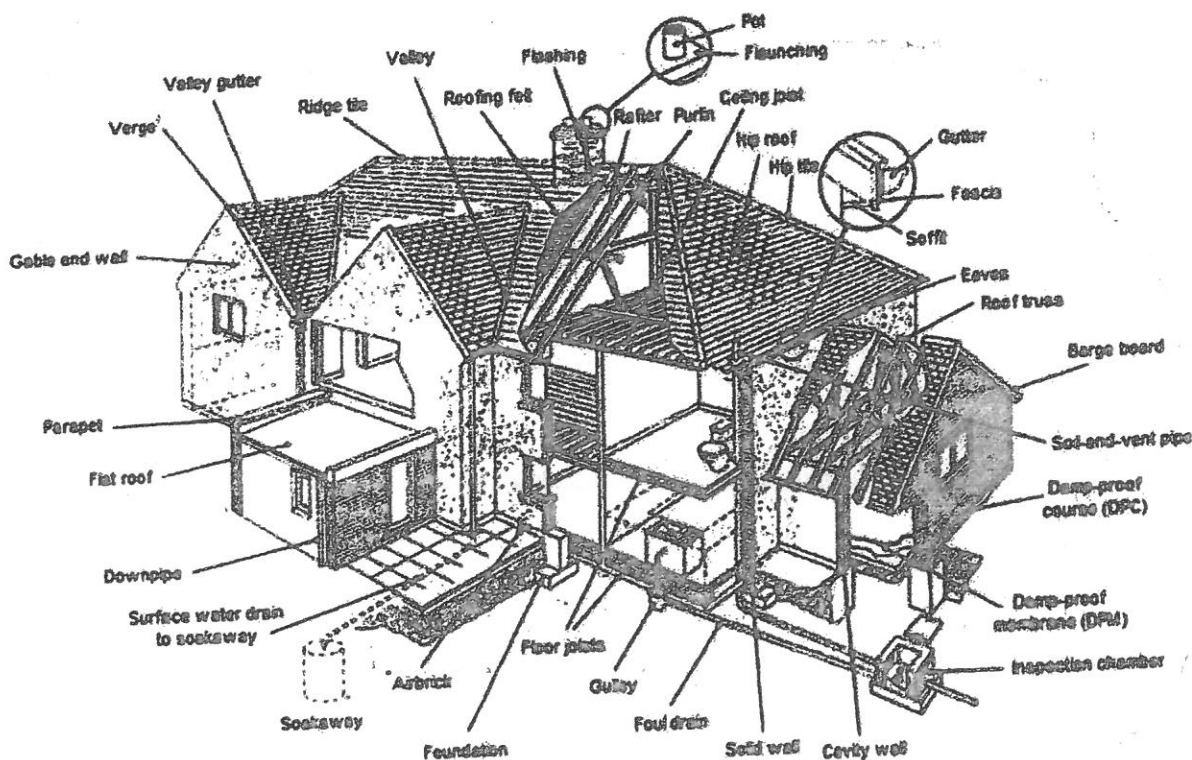
- Contractual disputes arising from changes in specification
- Chips or scratches to fittings ie kitchens, bathrooms, bedrooms
- Minor decorative blemishes that are subjective in degree
- Deterioration caused by neglect or failure to carry out normal maintenance



## **General Terminology used in House Building**

We try wherever possible to be jargon free, but it inevitably creeps into the written language, as it is how construction professionals converse with each other.

If there are any words or phrases in the report that you do not recognise or which require explanation, please let us know and we will be happy to go through these with you.



The picture of the house above indicates some of the most used components in the house building and is included as an aid to understanding the basics. Other forms of standard construction do exist, along with some little-used methods. Your inspector is best placed to explain this to you.

## **General Advice for the Homeowner**

Wherever possible, strive to build and maintain a good relationship with your builder or developer.

Some builders/developers may state that they do not accept independent inspections or their reports. However, this would be misleading and incorrect as they are obliged on the Warranty to accept any requests for work that do not meet the required minimum standards.

The Warranty standards are a minimum set of standards and many builders practices will already exceed these standards.

Snagging works should be undertaken by the builder in an organised and professional manner, therefore not leaving you to manage these works or their staff, by having the operatives turning up at times which have not been pre-arranged with you. The site manager or customer service co-ordinator should schedule the work to minimise disruption to you, the purchaser.

### **Running in Your New Home**

There will have been a lot of water which has gone into the production of your new home and the heating and ventilation of the property in the first few weeks may be difficult. You may find that managing condensation is difficult and leads to mould growth. We have some leaflets explaining how to control this problem.

### **Settlement:**

Your new home is going to move and settle. The materials will take some time to adjust to each other and the environment. Cracking is possible and almost inevitable on homes which are built during the winter period. We can advise on methods of minimising this problem, so please ask us for help.

### **This Report should be read in conjunction with:**

- The Warranty provider's policy statement
- The Warranty provider's technical standards
- Building Regulations
- Gas Safe and NICEIC (electrical codes of practice)
- The Consumer Code for House Builders – Version III

# Lutterworth

SNAGGING INSPECTION

Thursday, 18 March 2021

Prepared For

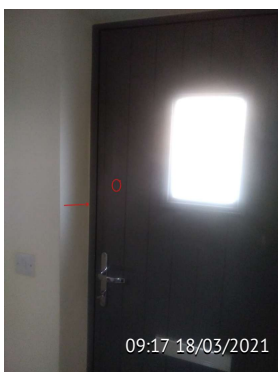
**146 Issues Identified**



### Issue 1 front Door

Assigned To Mulberry

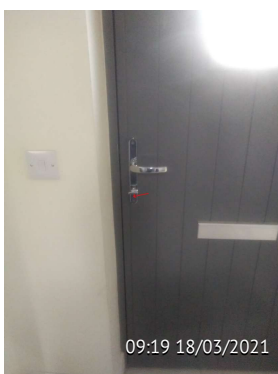
Right hand door reveal out of square



### Issue 2 Front Door

Assigned To Mulberry

No spy hole fitted ad door chain



### Issue 3 Front Door

Assigned To Mulberry

Lock loose



### Issue 4 Front Door

Assigned To Mulberry

Lintel to point /weep vents clean out



### Issue 5 Front Door

Assigned To Mulberry  
Door bell not level



### Issue 6 Hall

Assigned To Mulberry  
Radiator not level



### Issue 7 Hall

Assigned To Mulberry  
Wall not complete to left hand side of stairs



### Issue 8 Hall

Assigned To Mulberry  
Floor tiling cut short to 1st tread



### Issue 9 Hall

Assigned To Mulberry

Excessive shrinkage to skirting right hand side of stairs



### Issue 10 Cloakroom

Assigned To Mulberry

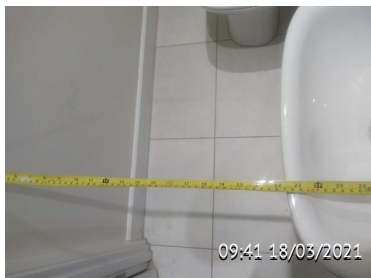
Excessive gap to door to frame and door latch adjust as door rattles within opening



### Issue 11 Cloakroom

Assigned To Mulberry

Door not fully opening as clashing with radiator



### Issue 12 Cloakroom

Assigned To Mulberry

Room size does not comply with part m should be 650mm actual measurements are 560mm





### Issue 13 Cloakroom

Assigned To Mulberry

Burn marks to wall requires filling and decorations to rear of toilet



### Issue 14 Cloakroom

Assigned To Mulberry

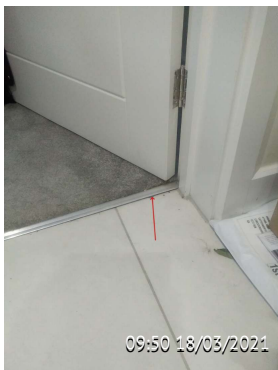
Grouting not complete to pipework to the rear of the toilet and mastic to complete



### Issue 15 Cloakroom

Assigned To Mulberry

Excessive cracking to wall right hand side of of the door



### Issue 16 Lounge

Assigned To Mulberry

Adhesive showing to door bar



### Issue 17 Lounge

Assigned To Mulberry

Door latch adjust as door rattles within opening



### Issue 18 Lounge

Assigned To Mulberry

Excessive gap to door to frame



### Issue 19 Lounge

Assigned To Mulberry

Excessive shrinkage to ceiling line above front window



### Issue 20 Lounge

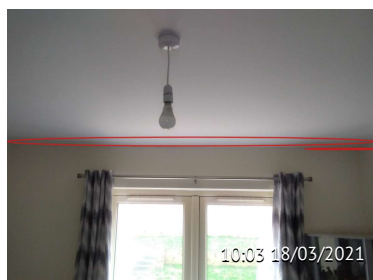
Assigned To Mulberry

Plaster to complete behind radiator



### Issue 21 Lounge

Assigned To Mulberry  
Mastic to remove from glass



### Issue 22 Lounge

Assigned To Mulberry  
Excessive shrinkage to ceiling line above French door



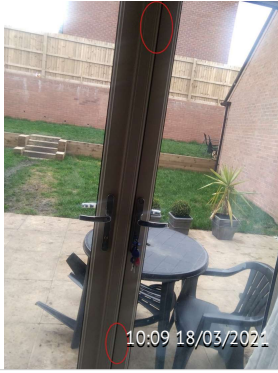
### Issue 23 Lounge

Assigned To Mulberry  
Excessive shrinkage to boxing and ceiling left hand side of front window



### Issue 24 Lounge

Assigned To Mulberry  
Ceiling to fill and paint left hand side of rear light rose



### Issue 25 Lounge

Assigned To Mulberry  
Seal to French door not sitting flat



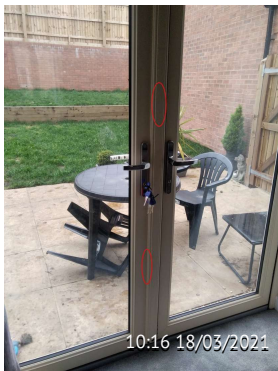
### Issue 26 Lounge

Assigned To Mulberry  
Right hand French door seal not sitting flat



### Issue 27 Lounge

Assigned To Mulberry  
Poor application of sealant below external French door threshold



### Issue 28 Lounge

Assigned To Mulberry  
Damage to French doors



### Issue 29 Lounge

Assigned To Mulberry

Expanding foam showing to bottom of French door frame

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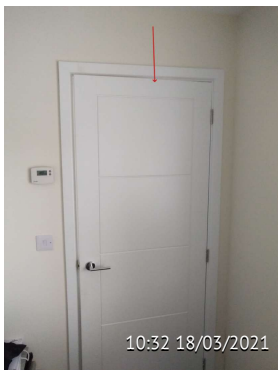


### Issue 30 Stairs

Assigned To Mulberry

Excessive shrinkage to stair string

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### Issue 31 Bedroom 1

Assigned To Mulberry

Door catching frame

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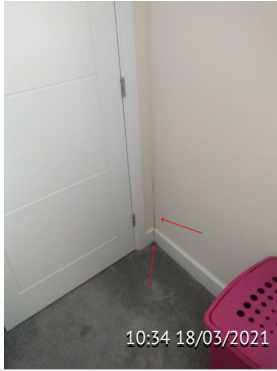


### Issue 32 Bedroom 1

Assigned To Mulberry

Decorations to complete to arcs

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### Issue 33 Bedroom 1

Assigned To Mulberry

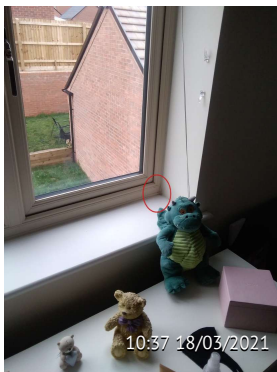
Excessive shrinkage to right hand side of the door



### Issue 34 Bedroom 1

Assigned To Mulberry

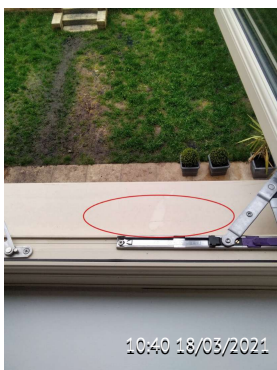
Damage to window frame



### Issue 35 Bedroom 1

Assigned To Mulberry

Mastic to window frame to re apply

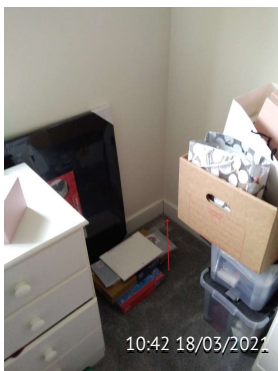


### Issue 36 Bedroom 1

Assigned To Mulberry

External window cill scratched





### Issue 37 Bedroom 1

Assigned To Mulberry

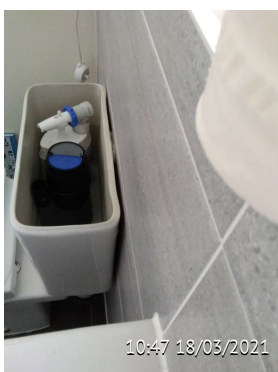
Excessive shrinkage to skirting right hand side of the window



### Issue 38 Ensuite

Assigned To Mulberry

Excessive gap to door to frame



### Issue 39 Ensuite

Assigned To Mulberry

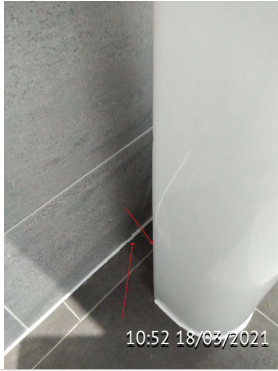
Cistern not fitted tight to wall and not secure



### Issue 40 Ensuite

Assigned To Mulberry

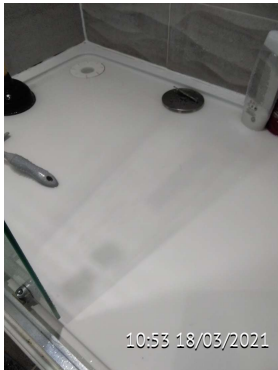
Pipe not sealed around at floor and mastic not complete to rear of toilet



#### **Issue 41 Ensuite**

Assigned To Mulberry

Poor application of mastic and flooring not complete below pedestal



#### **Issue 42 Ensuite**

Assigned To Mulberry

Shower water not draining



#### **Issue 43 Ensuite**

Assigned To Mulberry

Mastic cracking to shower tray requires removing and re applying to stop further damage



#### **Issue 44 Ensuite**

Assigned To Mulberry

Excessive cracking to wall left hand side of window



#### **Issue 45 Ensuite**

Assigned To Mulberry

Screw cover missing from left side of toilet

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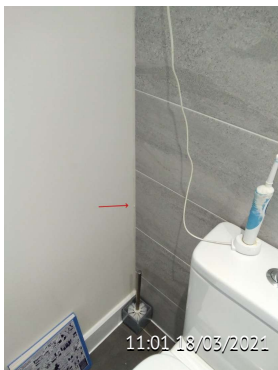


#### **Issue 46 Ensuite**

Assigned To Mulberry

Brackets to towel rail secure

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#### **Issue 47 Ensuite**

Assigned To Mulberry

Mastic to tidy left hand side of toilet

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#### **Issue 48 Ensuite**

Assigned To Mulberry

Dent to plug to wash basin

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### **Issue 49 Ensuite**

Assigned To Mulberry

Right hand External brick reveal to point



### **Issue 50 Ensuite**

Assigned To Mulberry

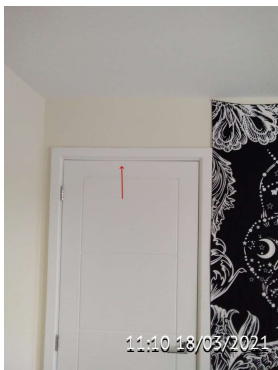
Decorations to complete to frame



### **Issue 51 Bedroom 2**

Assigned To Mulberry

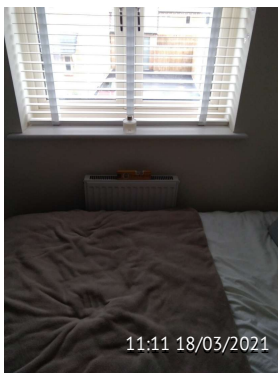
Adjust door latch as door rattles within opening



### **Issue 52 Bedroom 2**

Assigned To Mulberry

Uneven margins at top of door



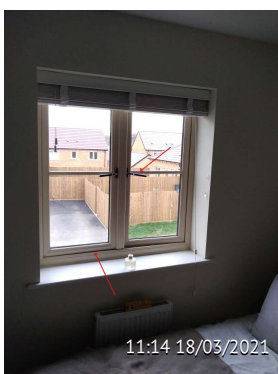
### Issue 53 Bedroom 2

Assigned To Mulberry  
Radiator not level



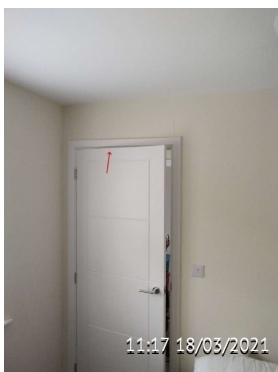
### Issue 54 Bedroom 2

Assigned To Mulberry  
Socket and TV point right hand side of door loose



### Issue 55 Bedroom 2

Assigned To Mulberry  
Left hand window catching at the bottom and right hand window handle stiff



### Issue 56 Bedroom 3

Assigned To Mulberry  
Poor finish to door edge and door catching to top of frame



### Issue 57 Bedroom 3

Assigned To Mulberry

Excessive shrinkage to left hand side of door



### Issue 58 Bedroom 3

Assigned To Mulberry

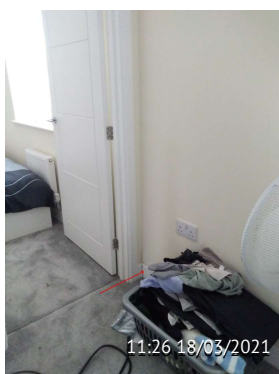
Double socket right hand side door loose



### Issue 59 Bedroom 3

Assigned To Mulberry

Window frame damaged and external cill scratched

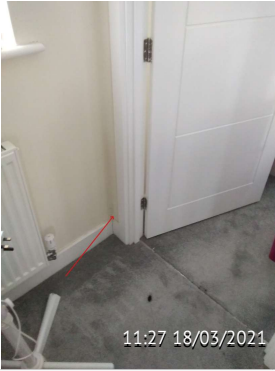


### Issue 60 Landing

Assigned To Mulberry

Excessive shrinkage to right hand side of bedroom 3

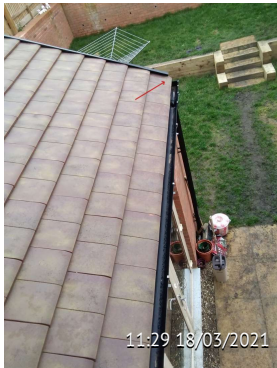




### Issue 61 Landing

Assigned To Mulberry

Excessive shrinkage to left hand side of bedroom 1



### Issue 62 View From Landing Window

Assigned To Mulberry

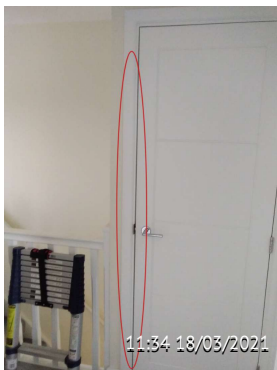
Chipped roof tiles a and verge cut short



### Issue 63 Landing

Assigned To Mulberry

Excessive shrinkage to skirting right hand side of bedroom 1



### Issue 64 Landing Store

Assigned To Mulberry

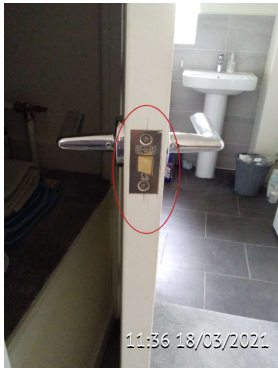
Excessive gap to door to frame



### Issue 65 Landing Store

Assigned To Mulberry

Door latch adjust as door rattles within opening



### Issue 66 Landing Store

Assigned To Mulberry

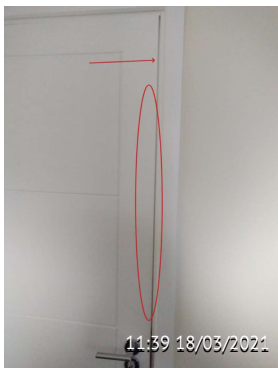
Door edge split and to fill below latch



### Issue 67 Landing Store

Assigned To Mulberry

Plaster skim tape showing above door



### Issue 68 Bathroom

Assigned To Mulberry

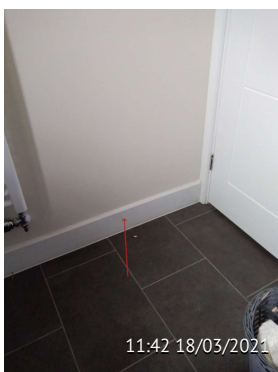
Excessive gap to door to frame plus door not flush to frame



### Issue 69 Bathroom

Assigned To Mulberry

Inconsistent paint finish to skirting behind door



### Issue 70 Bathroom

Assigned To Mulberry

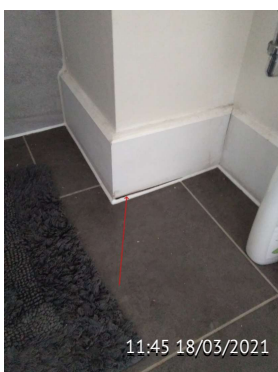
Door stop not fitted to stop door clashing with wall



### Issue 71 Bathroom

Assigned To Mulberry

Poor plaster finish to towel rail pipes



### Issue 72 Bathroom

Assigned To Mulberry

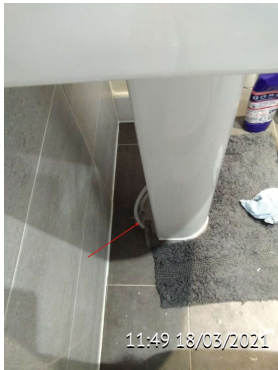
Excessive gap below skirting right hand side of wash basin



### Issue 73 Bathroom

Assigned To Mulberry

Excessive gap to floor to wall behind toilet and wash basin



### Issue 74 Bathroom

Assigned To Mulberry

Pipes not hidden behind pedestal



### Issue 75 Bathroom

Assigned To Mulberry

Floor creaking



### Issue 76 Bathroom

Assigned To Mulberry

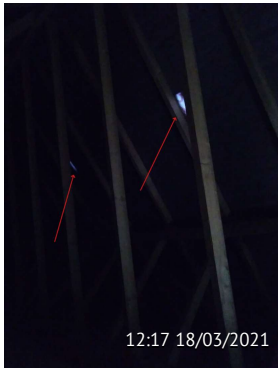
Bath panel not secure at the bottom



### Issue 77 Bathroom

Assigned To Mulberry

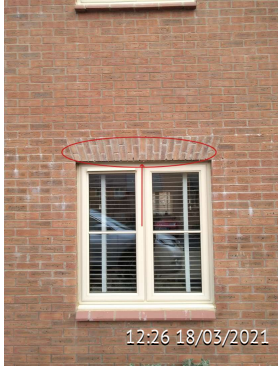
Pedestal fitted out of square to basin



### Issue 78 Loft

Assigned To Mulberry

Daylight showing to front roof



### Issue 79 Front

Assigned To Mulberry

Detailed brickwork poor pointing and remove packer kitchen window



### Issue 80 Front

Assigned To Mulberry

Remove nail from rafter and thin application to paint to rafters



### Issue 81 Front

Assigned To Mulberry

Damage to gallow bracket to left hand side of door canopy



### Issue 82 Front

Assigned To Mulberry

Poor pointing to brickwork above Lounge window and corble to point



### Issue 83 Front

Assigned To Mulberry

Slabs cracked



### Issue 84 Front

Assigned To Mulberry

Roof tile broke





### Issue 85 Front

Assigned To Mulberry

Damaged to manhole lid to kitchen and to secure



### Issue 86 Front

Assigned To Mulberry

Dry verge not straight



### Issue 87 Front

Assigned To Mulberry

Open bed joints fill



### Issue 88 Rear

Assigned To Mulberry

Verge to roof no fixings



### **Issue 89 Rear**

Assigned To Mulberry

No weep vents fitted to lead flashing and joint to point



### **Issue 90 Front Right Hand Gable**

Assigned To Mulberry

Weep vents cut and added and not built in



### **Issue 91 Front Right Hand Gable**

Assigned To Mulberry

Poor application of mastic to service boxes and gas box door cracked



### **Issue 92 Front Right Hand Gable**

Assigned To Mulberry

Air brick to point



### Issue 93 Garage Front

Assigned To Mulberry  
Roof tile broke



### Issue 94 Garage Front

Assigned To Mulberry  
Damage to brickwork right hand side of garage door



### Issue 95 Garage Internal

Assigned To Mulberry  
All lateral restraint straps should be double screwed to both gables



### Issue 96 Garage Internal

Assigned To Mulberry  
Brickwork joints to clean and make good



### Issue 97 Garage Internal Front

Assigned To Mulberry

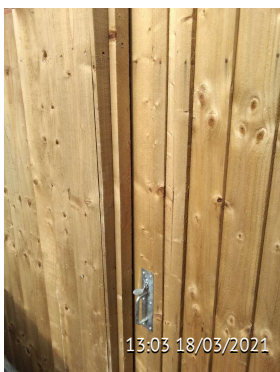
Pillars to clean and remove surplus mortar



### Issue 98 Garage Front

Assigned To Mulberry

Mastic to complete to frame



### Issue 99 Rear

Assigned To Mulberry

Clapping strip to gate adjust



### Issue 101 Garage Rear

Assigned To Mulberry

Poorly fitted verge to roof



### **Issue 103 Rear**

Assigned To Mulberry

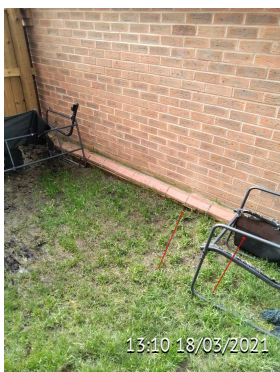
Expansion joint not mastic to retaining wall



### **Issue 104 Rear**

Assigned To Mulberry

Broken roof tile



### **Issue 105 Rear Garage**

Assigned To Mulberry

Plinth bricks to point



### **Issue 106 Rear**

Assigned To Mulberry

Poor drainage to rear of garage



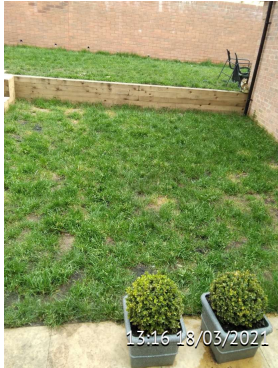


### Issue 107 Rear

Assigned To Mulberry

Incorrect height of drainage to rear wall

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### Issue 108 Rear

Assigned To Mulberry

Poor drainage to lawn resulting in the lawn rotting

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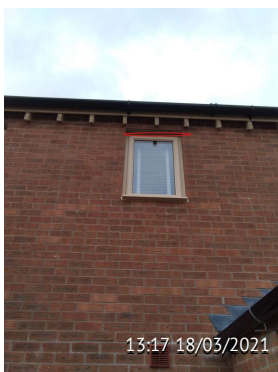


### Issue 109 Rear

Assigned To Mulberry

No weep vents fitted to lead flashing

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### Issue 110 Rear

Assigned To Mulberry

Remove brick cut packers from lintel and make good

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### Issue 111 Rear

Assigned To Mulberry

Poor application of mastic below utility and kitchen door threshold



### Issue 112 Rear

Assigned To Mulberry

Thin paint application to rafters



### Issue 113 Rear

Assigned To Mulberry

Dry verge short plus not secure either end to kitchen



### Issue 114 Rear

Assigned To Mulberry

Side of gate complete





### Issue 115 Rear

Assigned To Mulberry

Point hole left hand side of French lounge door



### Issue 116 Front Of Garage

Assigned To Mulberry

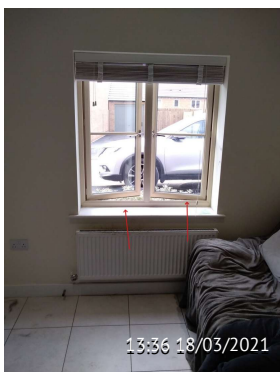
Joint to point to brickwork



### Issue 117 Kitchen

Assigned To Mulberry

Excessive gap to door to frame and not latching



### Issue 118 Kitchen

Assigned To Mulberry

Left hand window and right hand window catching at the bottom



### Issue 119 Kitchen

Assigned To Mulberry

Chimney extractor cut incorrectly to angle of ceiling

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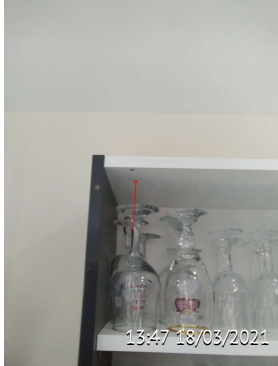


### Issue 120 Kitchen

Assigned To Mulberry

Excessive shrinkage to ceiling

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### Issue 121 Kitchen

Assigned To Mulberry

Screw hole to wall unit right hand side of extractor

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### Issue 122 Kitchen

Assigned To Mulberry

Base unit door adjust

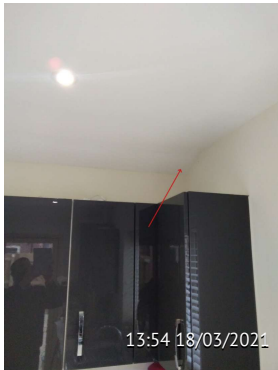
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### Issue 123 Kitchen

Assigned To Mulberry

Wall unit damaged left hand side of window



### Issue 124 Kitchen

Assigned To Mulberry

Excessive shrinkage to ceiling above wall unit



### Issue 125 Kitchen

Assigned To Mulberry

Boiler flue sleeve fully fit and pipes to fully paint



### Issue 126 Kitchen

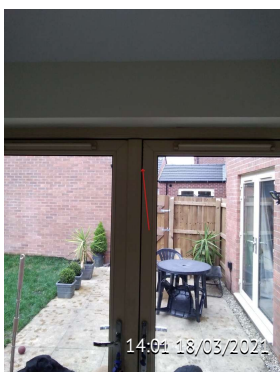
Assigned To Mulberry

Hole to make good within boiler housing



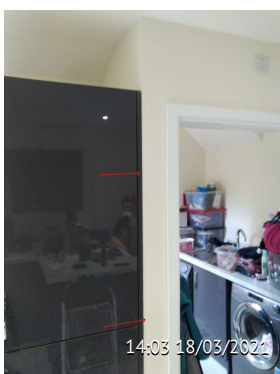
### Issue 127 Kitchen

Assigned To Mulberry  
No cod eye fitted to door



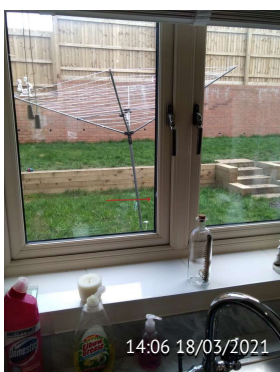
### Issue 128 Kitchen

Assigned To Mulberry  
French doors seal not sitting flat



### Issue 129 Kitchen

Assigned To Mulberry  
Fridge /freezer housing to seal



### Issue 130 Kitchen

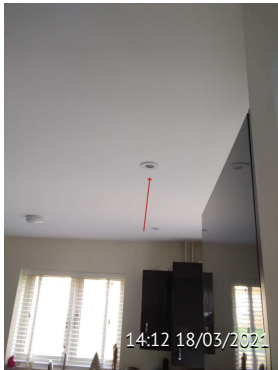
Assigned To Mulberry  
Clean mastic from window



### Issue 131 Kitchen

Assigned To Mulberry

Vent grill missing from bottom of fridge/ freezer



### Issue 132 Kitchen

Assigned To Mulberry

Different colour shade of bulb



### Issue 133 Kitchen

Assigned To Mulberry

Freezer door un even margins



### Issue 134 Kitchen

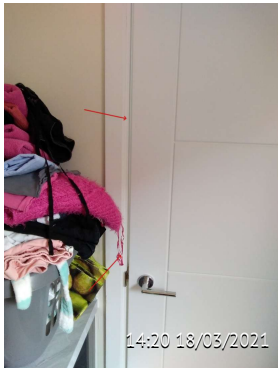
Assigned To Mulberry

Heat detector not flush to ceiling



### Issue 135 Utility

Assigned To Mulberry  
Door not latching



### Issue 136 Utility

Assigned To Mulberry  
Excessive gap to door to frame



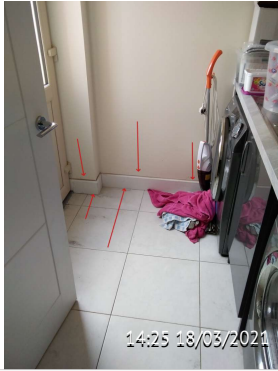
### Issue 137 Utility

Assigned To Mulberry  
Floor door stop to fit to stop door clashing with radiator



### Issue 138 Kitchen /utility

Assigned To Mulberry  
Skirting and frame to complete mastic



### Issue 139 utility

Assigned To Mulberry

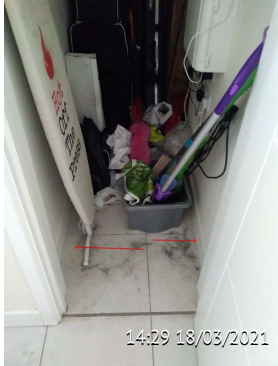
Skirting and wall to decorations to complete



### Issue 141 Store Cupboard Kitchen

Assigned To Mulberry

Excessive gap to door to frame



### Issue 142 Store Cupboard Kitchen

Assigned To Mulberry

Floor to skirting to complete mastic



### Issue 143 Utility

Assigned To Mulberry

Poor finish behind external door hinges





### Issue 144 Utility

Assigned To Mulberry

Expanding foam showing to threshold and remove tape



### Issue 145 Rear

Assigned To Mulberry

Slabbing not in line



### Issue 146 Front Door

Assigned To Mulberry

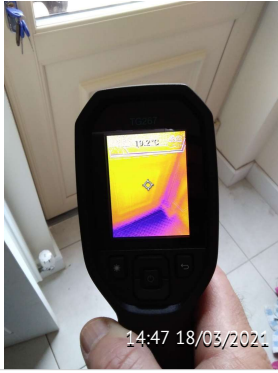
Cold spot to frame



### Issue 147 Kitchen

Assigned To Mulberry

Cold spot bottom French doors



### Issue 148 Utility

Assigned To Mulberry

Cold spot to bottom utility door

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### Issue 149 Lounge

Assigned To Mulberry

Cold spot to bottom French doors

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