



SAMPLE SNAGGING SURVEY

An anonymised example demonstrating the scope, photographic evidence and practical detail included in our new-build inspections.

18

ISSUES IDENTIFIED

75

PAGES OF FINDINGS & PHOTOS

Prepared by Gary Bates ACBE MRPSA BCI
G&L Residential Building Surveys UK Ltd

EXTERNAL ROOF ALL ELEVATIONS

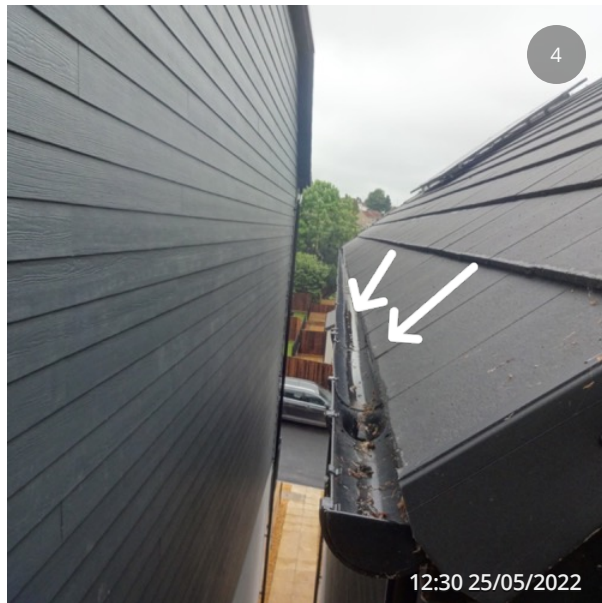
Location: Roof

The valley gutters seem to have been constructed to a poor standard. They had various metal clips that hold the cut tiles into the surrounding tiles of the valleys. We recommend that manufactures guidance is obtained to ascertain if the clips are suitable for this purpose.

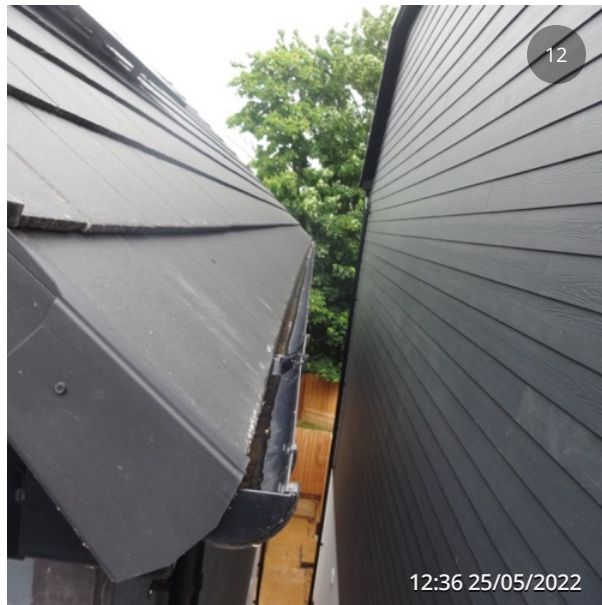
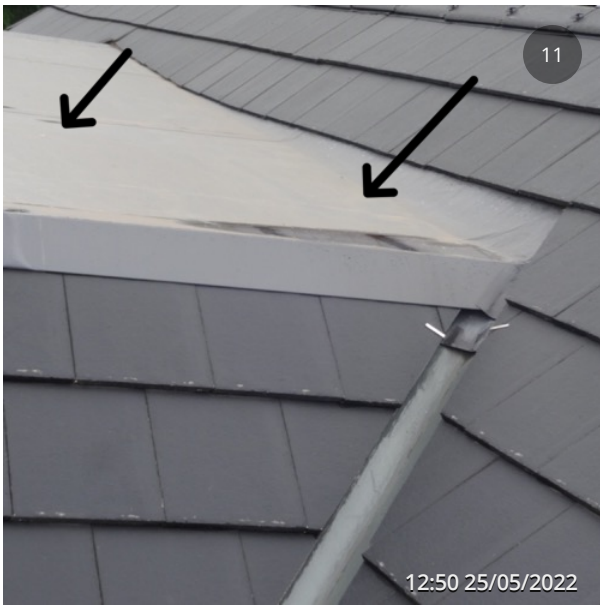
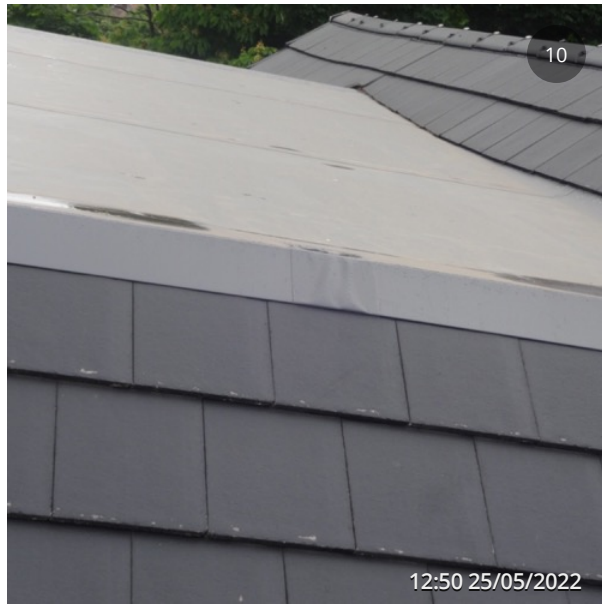
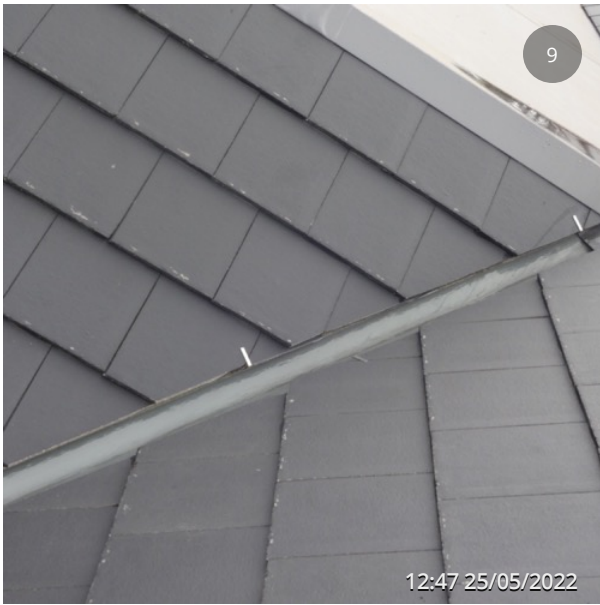
There were areas where the tiles are not sitting fully flat that may potentially lead to water ingress to the property.

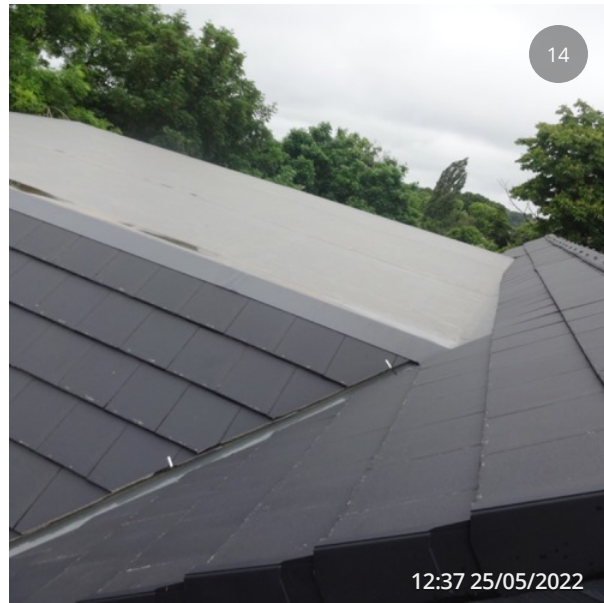
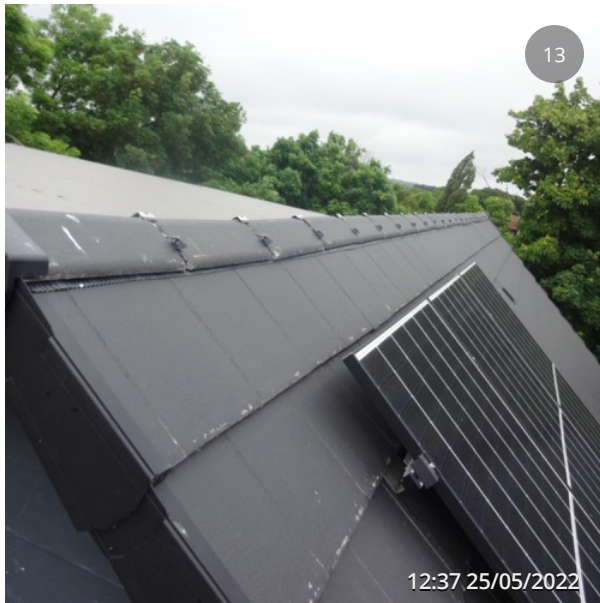
Minor standing water was noted in the gutters. This suggests either blockage or that they are set to poor falls.

There was some evidence of ponding to the EDPM type flat roof covering that is connected to the main roof and is on the party wall line with the neighbouring property suggesting potentially a defect with the substrate beneath, this can cause irregular stress around the perimeter of the pond causing premature failure.









FLAT ROOF

Location: Front Elevation Lower Level Flat Roof

The EPDM type flat roof on the front elevation has air pockets below the finished layer that may be from trapped water or incorrect installation and sealing and will need repair or replacement as necessary

Areas of standing water were also noted on the flat roof.





GRP PORCH ROOF

Location: Front Door Porch Roof

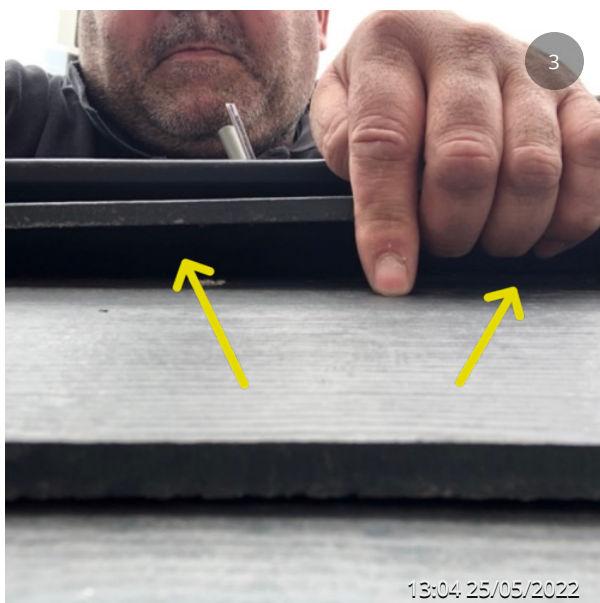
The GRP canopy/ porch on the front elevation has standing water on the roof and is not level with a fall back towards the house, this could cause damp issues to the property after a prolonged period of time or potential failure of the canopy itself having prolonged excessive weight applied to it in relation to the constant standing water.



CLADDING

Location: All External Elevations

The cladding on the front elevation is not fully fixed especially under the windows and in other areas on the front elevation is starting to bow outwards and could potentially be pulled off during high winds, we recommend that the cladding is securely fixed back to the structure.



GENERAL EXTERNAL AREAS

Location: External Defects

There were no visible drainage inspection chambers (man holes) on site although the neighbouring property's either have visible inspection chambers in the back gardens.

We believe the inspection chambers for the property may have been covered with the patio or the lawn area.

The steel beams around the property that form the fencing and retaining walls have not all been treated and may quickly start to rust and degrade causing potential future failure to these areas.

The gravel area to the left hand side of the entrance path will constantly lose the gravel due to the slope we Recommend perhaps paving or concrete would be more suitable for this area.

There was no mastic seal under any of the ground floor windows and patio door that will allow water ingress into the property.

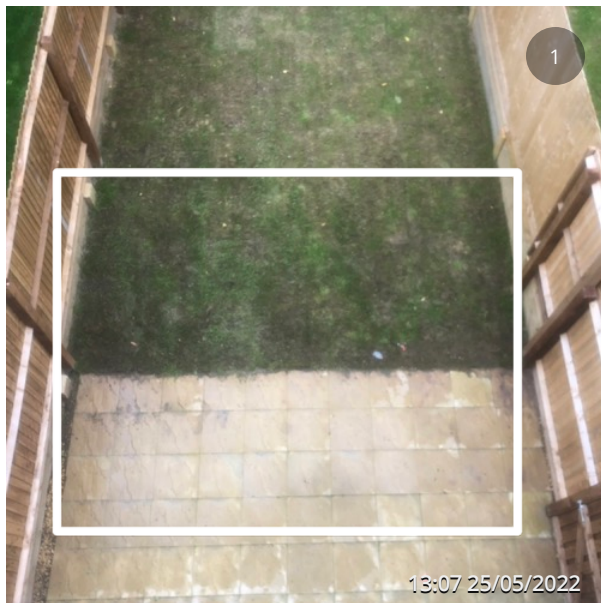
The front elevation brickwork was stained and needs an acid type brickwash.

There was no visible earth bonding on the gas box.

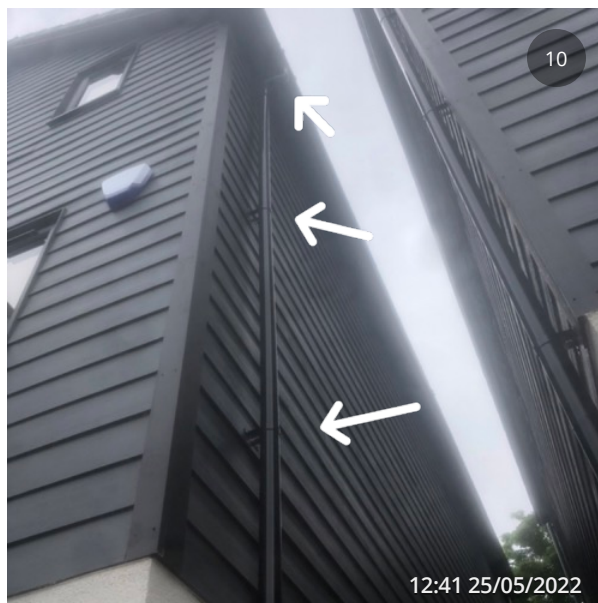
The guttering down pipe clips on the upper cladding parts of the building had excessive centres and would benefit from extra clips to secure the down pipe to the building.

The outside light to the rear of the property has already started to

show signs of rust around the screws (have the right screws been used for this fitting?)







BEDROOM 1

Location: 2nd Floor Bedroom 1

Following inspection of Bedroom 1 - it was noted that the ceiling and walls had an emulsion smooth plaster finish with satinwood painted architraves, skirting, wood panel doors with chrome furniture and low level window sill and a patio door that forms a internal balcony type area, UPVC windows, lights, double sockets, light switches, extractor isolation switch and a wall mounted radiator and carpeted

floor coverings.

The following defects were noted in bedroom 1 :

The main door to the bedroom 1 is a fire door with fitted intumescent smoke seals. They have unacceptable Gaps between the fire door and the door frame. These gaps should never be more than 4mm or less than 2mm. It's recommended to aim for a 3mm gap to ensure adequate room for the intumescent strips to activate in the event of a fire, and for the smoke seal strips to not get damaged by the opening and closing of the door. The bottom of the door had been cut off by an excessive amount (between 10/25mm above the carpet line) this is not acceptable for a fire door. In our opinion it will need replacing with a new fire door that is fitted to the manufactures recommendations. Then re inspected by a professional body after replacement to ensure that the door has been corrected fitted and complies with building regulations.

The door frame was not square at the time of inspection NHBC guidance 9.1.4

The door rattles in the keep once shut.

The top of the door is not painted and may allow moisture ingress into the door.

The door hinges were stained with paint and had rough areas where they had been installed to a poor standard.

At the time of inspection a large 90degree calibrated square was use on all internal and external angles of the walls and it was found the majority of the walls were not square at the time of inspection.

The window sill on the balcony door was not level.

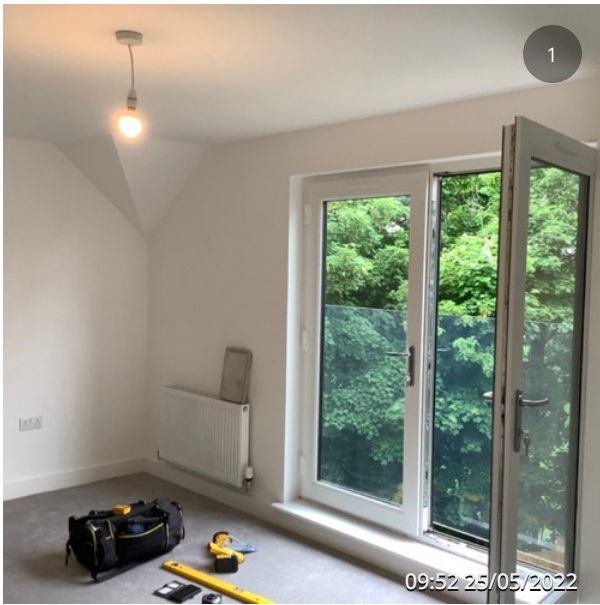
The window revels on the patio door were not plumb.

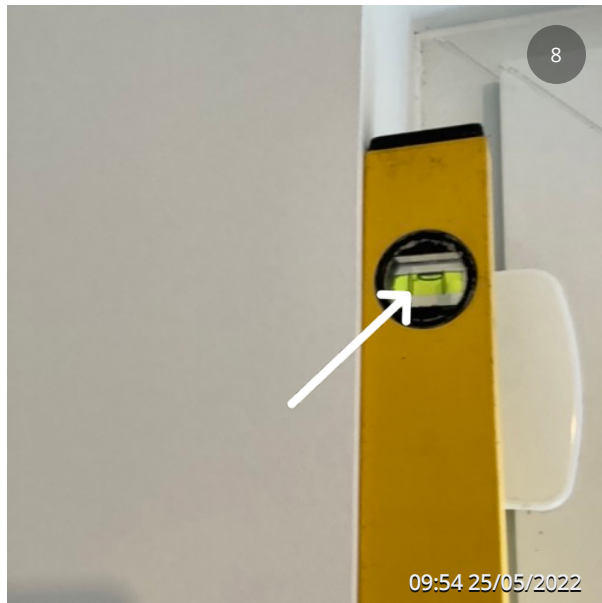
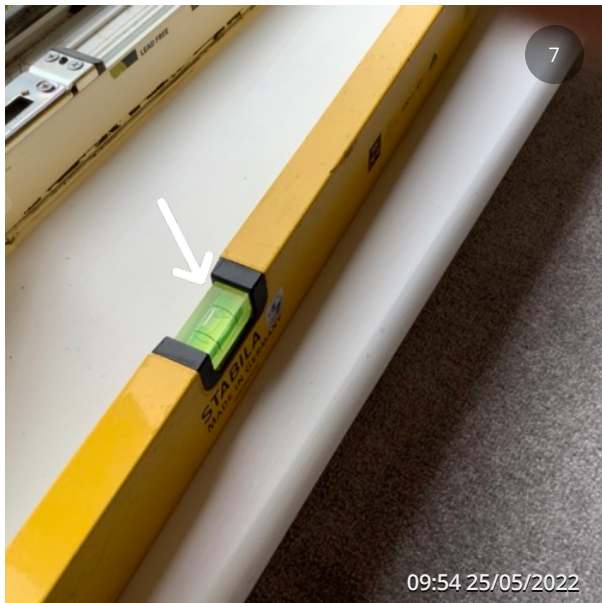
The carpet has been fitted to a poor standard and there were areas around the perimeter of the room that were not fully attached to the carpet gripper.

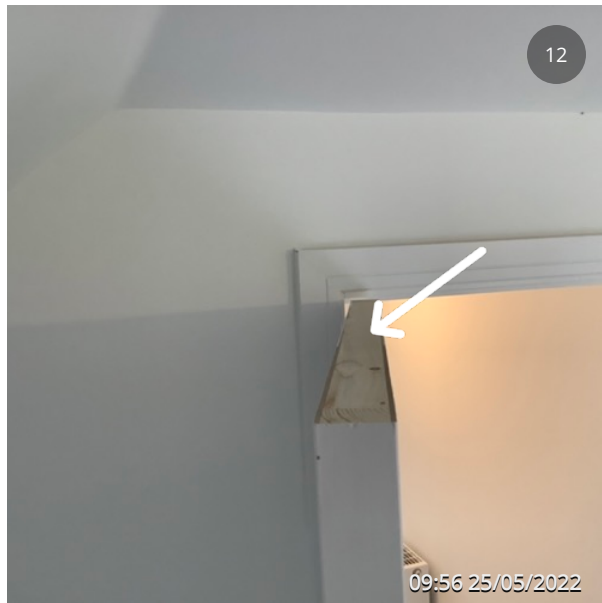
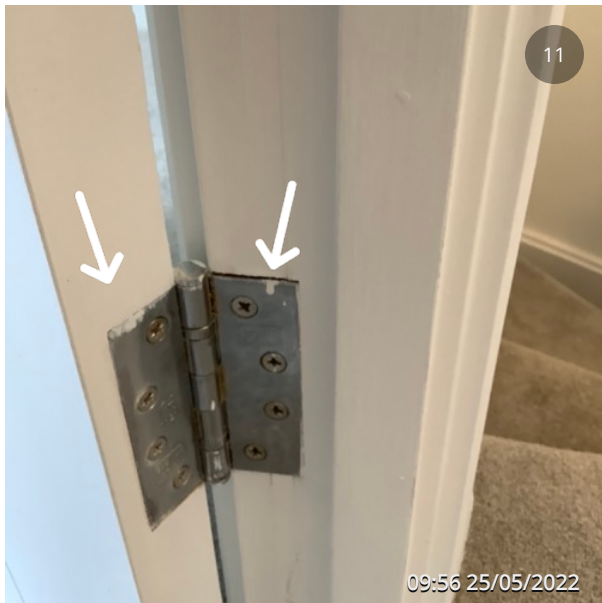
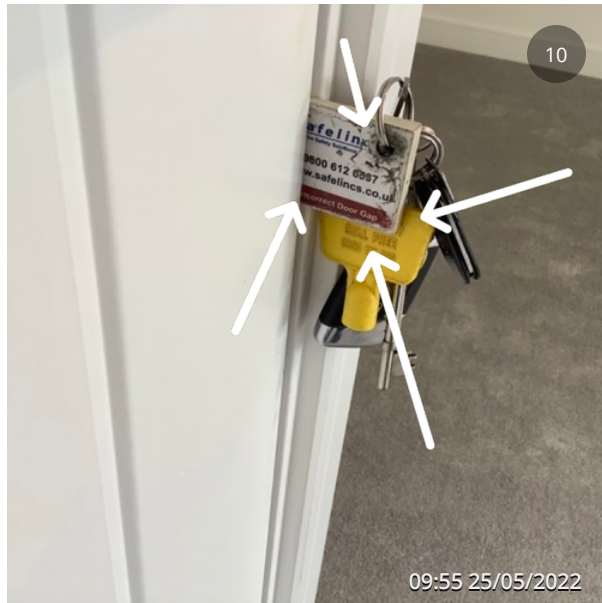
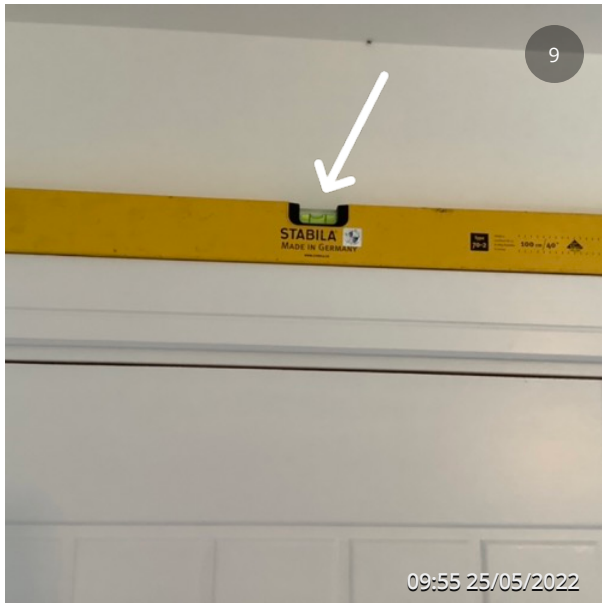
There were numerous Sockets, light switches etc... around the room that were not level at the time of inspection.

The seal between the low level window cill and the balcony door was split and may cause water ingress.

There were general areas of patch painting around the room that would require decorating.









BEDROOM 1 EN-SUITE

Location: En-suite Off Bedroom 1

Following inspection of Bedroom 1 En-suite - it was noted that the ceilings and walls had an emulsion smooth plaster finish with satinwood painted architraves, wood panel door with chrome furniture, Basin, WC, shower with glass enclosure, Ceramic wall tiles, down lights, extractor/vent ,wall mounted heated towel rail.

The following defects were noted in bedroom 1 En-suite

Although the door is not required to be a fire door the door margins had unacceptable gaps between the door and the frame, the bottom of the door had been cut off by an excessive amount and in our opinion needs to be replaced with a new door to be cosmetically correct.

The door rattled in the keep once shut.

The door hinge sets were poorly installed and excessive amounts of the frame had been cut out to fit the hinges.

The cover caps were missing on either side of the WC that fixes the WC to the floor.

There were noticeable marks/scratches at the bottom of the WC.

The shower tray mastic was incomplete and will allow water ingress into the property.

The towel rail was not level.

The mastic seal on the corner of the wall below the sink was not complete.

There is a poor quality finish between the wall and the tile trim at the shower cubicle area.

The skirting boards around the shower tray has mastic that has not fully sealed to the floor and the end of the skirting is not sealed and will become defective with water ingress from the shower area.

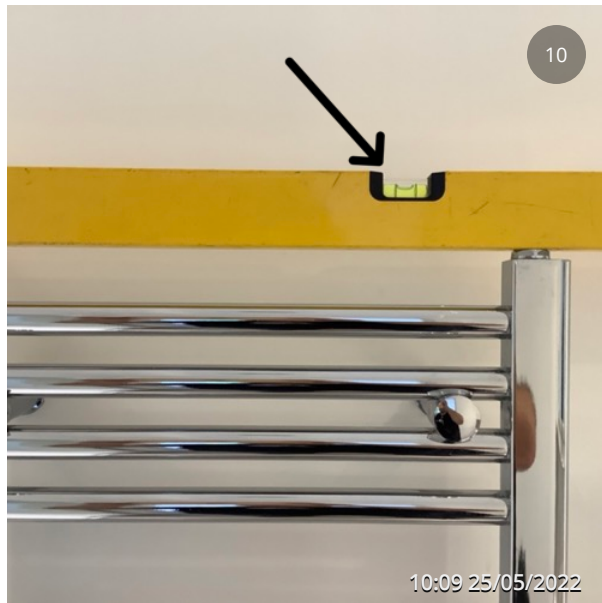
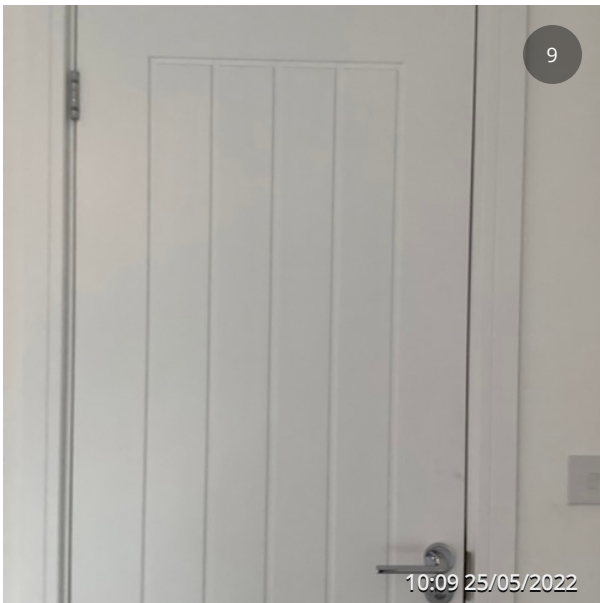
Paint on tiles below the sink area.

Grout missing on tiles on the left hand side of the sink.

Poor quality finish on the decoration around the bathroom shaver socket.









BEDROOM 2

Location: Bedroom 2 Second Floor

Following inspection of Bedroom 2 - it was noted that the ceiling and walls had an emulsion smooth plaster finish with satinwood painted architraves, skirting, wood panel door with chrome furniture, UPVC windows, lights, double sockets, light switches, and a wall mounted radiator and carpeted floor coverings

The following issues were noted in bedroom 2 :

The main door to the bedroom 2 is a fire door with fitted intumescent smoke seals and have unacceptable Gaps between the fire door and the door frame and should never be more than 4mm or less than 2mm. It's recommended to aim for a 3mm gap to ensure adequate room for the intumescent strips to activate in the event of a fire, and for the smoke seal strips to not get damaged by the opening and closing of the door, the bottom of the door had been cut off by an excessive amount (between 10/25mm above the carpet line) this is not acceptable for a fire door and in our opinion will need replacing with a new fire door that is fitted to the manufactures recommendations and re inspected by a professional body after replacement to ensure that the door has been corrected fitted and complies with building regulations.

The door frame was not square at the time of inspection.

The door rattles in the keep once shut.

The top of the door is not painted and may allow moisture ingress into the door.

The door hinges were stained with paint and had rough areas where they had been installed to a poor standard.

The door frame has some damage on the left hand side between the architrave and the frame.

At the time of inspection a large 90degree calibrated square was use on all internal and external angles of the walls and it was found the majority of the walls were not square at the time of inspection.

The carpet has been fitted to a poor standard and there were areas around the perimeter of the room that were not fully attached to the carpet gripper.

There were numerous Sockets, light switches etc... around the room that were not level at the time of inspection.

The window cill was not level.

The window cills were not fully sealed below the window cill and the wall.

The radiator is not level.

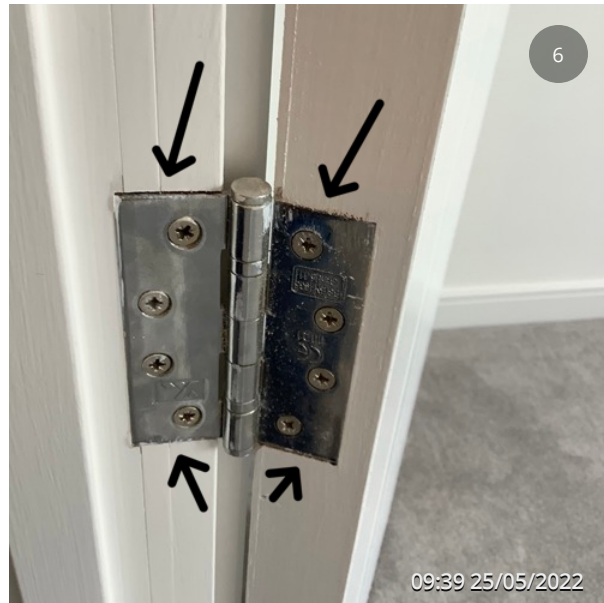
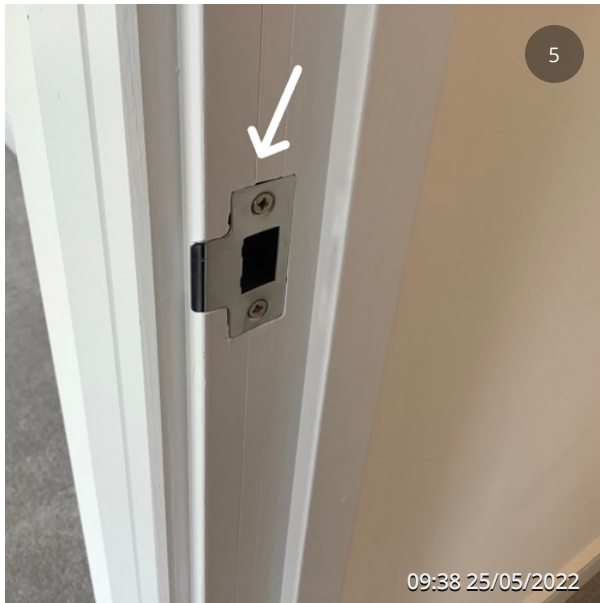
The skirting boards joints were splitting and need filling and re decorating.

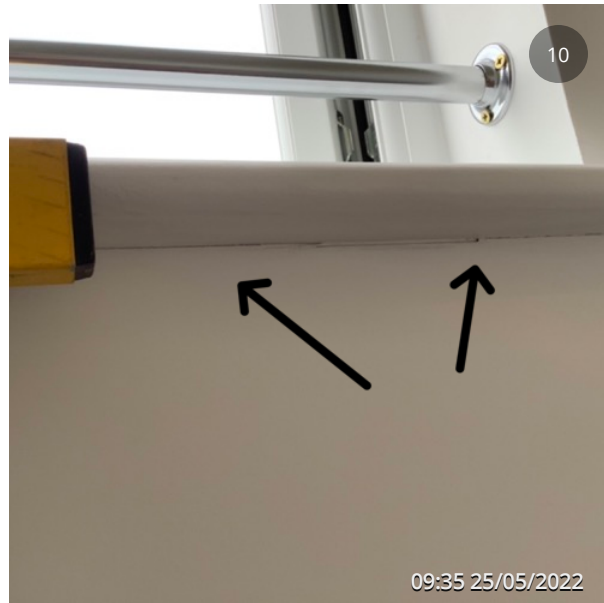
Some areas of general decoration patching our required.

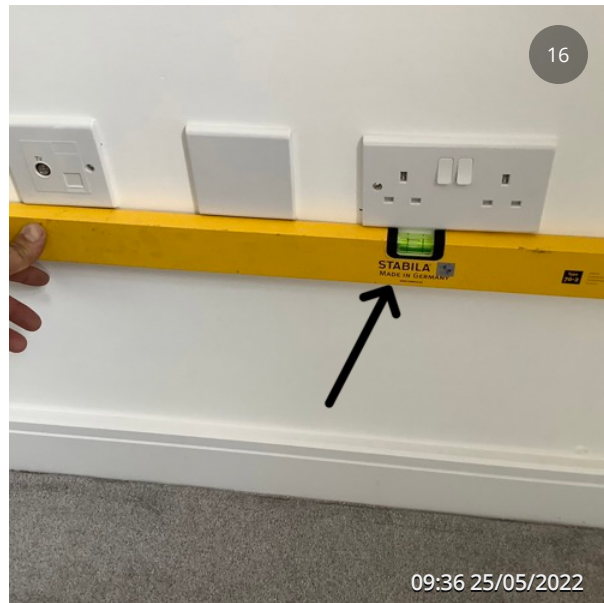
Due to the window height being to low and not meeting building regulations due to a risk of fall a rail has been fitted to try and comply with the regulations and in our opinion is not suitable as it is basically a clothes hanging rail that is not substantial enough and could be easily bent or broken with very little effort and allowing a serious risk of fall from the window.

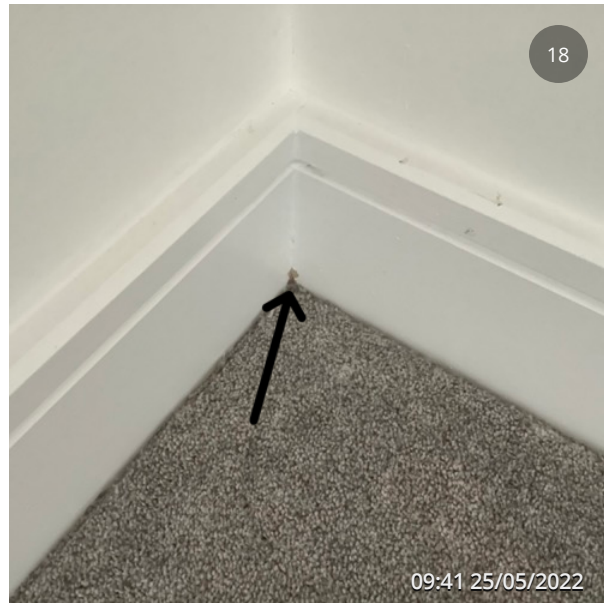
The Approved Document to Part K provides guidance on the height above floor level at which guarding should be provided















BEDROOM 3

Location: Bedroom 3 First Floor

Following inspection of Bedroom 3 - it was noted that the ceiling and walls had an emulsion smooth plaster finish with satinwood painted architraves, skirting, wood panel door with chrome furniture and a low level window sill. UPVC windows, lights, double sockets, light switches, and a fitted radiator.

The following issues were noted in bedroom 3 :

The main door to the bedroom 3 is a fire door with fitted intumescent smoke seals and have unacceptable Gaps between the fire door and the door frame and should never be more than 4mm or less than 2mm. It's recommended to aim for a 3mm gap to ensure adequate room for the intumescent strips to activate in the event of a fire, and for the smoke seal strips to not get damaged by the opening and closing of the door, the bottom of the door had been cut off by an excessive amount (between 10/25mm above the

carpet line) this is not acceptable for a fire door and in our opinion will need replacing with a new fire door that is fitted to the manufactures recommendations and re inspected by a professional body after replacement to ensure that the door has been corrected fitted and complies with building regulations.

The door frame was not square at the time of inspection.

The door rattles in the keep once shut.

The top of the door is not painted and may allow moisture ingress into the door.

The door hinges were stained with paint and had rough areas where they had been installed to a poor standard.

At the time of inspection a large 90degree calibrated square was use on all internal and external angles of the walls and it was found the majority of the walls were not square at the time of inspection.

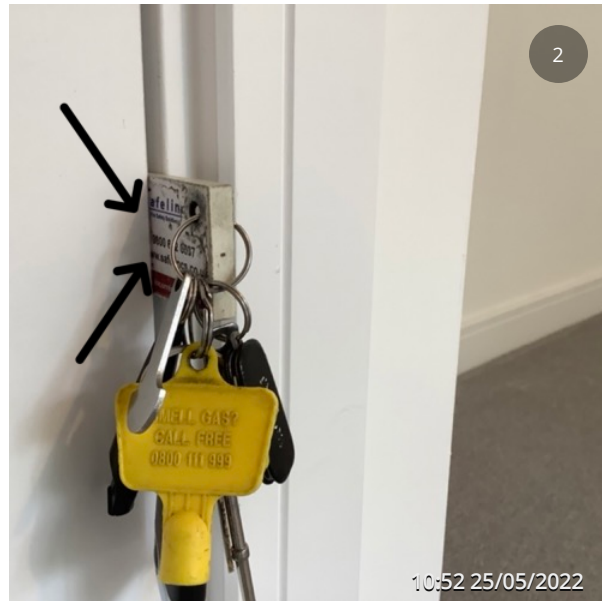
The radiator was not level.

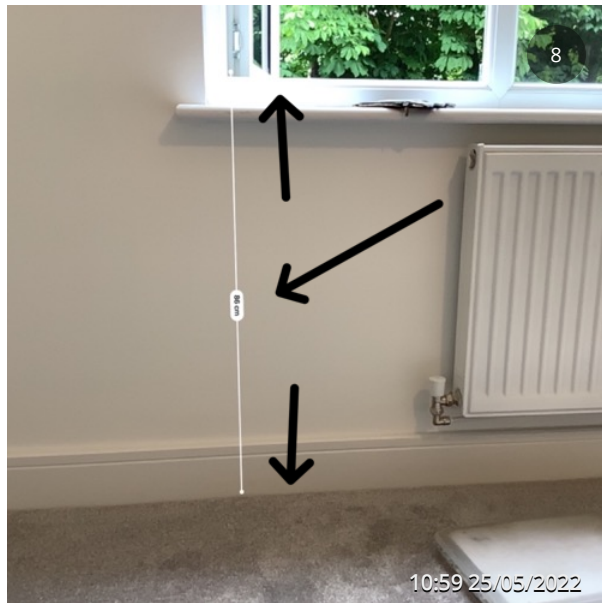
The joints between the skirting boards were cracking and need filling and re decorating.

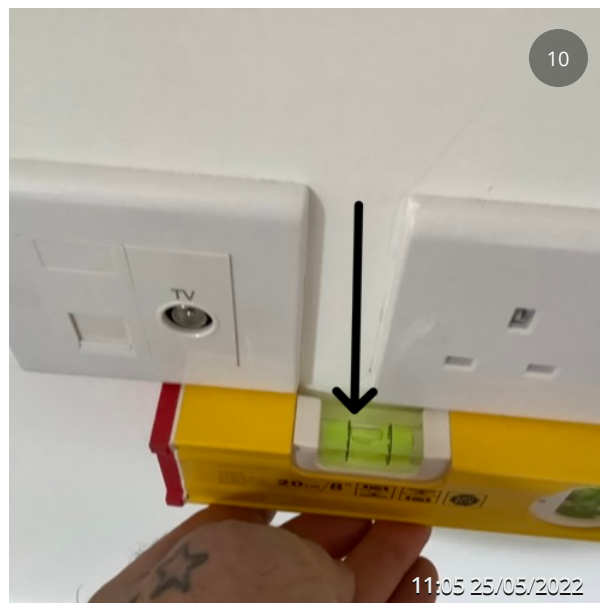
There were numerous Sockets, light switches etc... around the room that were not level at the time of inspection.

The window height is 795mm and does not comply with building

regulations in respect of the risk of falls, the Approved Document to Part K provides guidance on the height above floor level at which guarding should be provided







BEDROOM 4

Location: Bedroom 4 First Floor

Following inspection of Bedroom 4 - it was noted that the ceiling and walls had an emulsion smooth plaster finish with satinwood painted architraves, skirting, wood panel door with chrome furniture. UPVC windows with timber window cill, lights, double sockets, light switches, and a wall mounted radiator.

The following defects were noted in bedroom 4 :

The main door to the bedroom 4 is a fire door with fitted intumescent smoke seals and have unacceptable Gaps between the fire door and the door frame and should never be more than 4mm or less than 2mm. It's recommended to aim for a 3mm gap to ensure adequate room for the intumescent strips to activate in the event of a fire, and for the smoke seal strips to not get damaged by the opening and closing of the door, the bottom of the door had been cut off by an excessive amount (between 10/25mm above the carpet line) this is not acceptable for a fire door and in our opinion will need replacing with a new fire door that is fitted to the manufactures recommendations and re inspected by a professional body after replacement to ensure that the door has been corrected fitted and complies with building regulations.

There was a section of intumescent smoke seal missing at the top left hand side of the door frame.

The door rattles in the keep once shut.

Poor quality finish on the cutting in of the door hinges.

Paint marks on the door hinges.

The top of the door is not painted and may allow moisture ingress into the door.

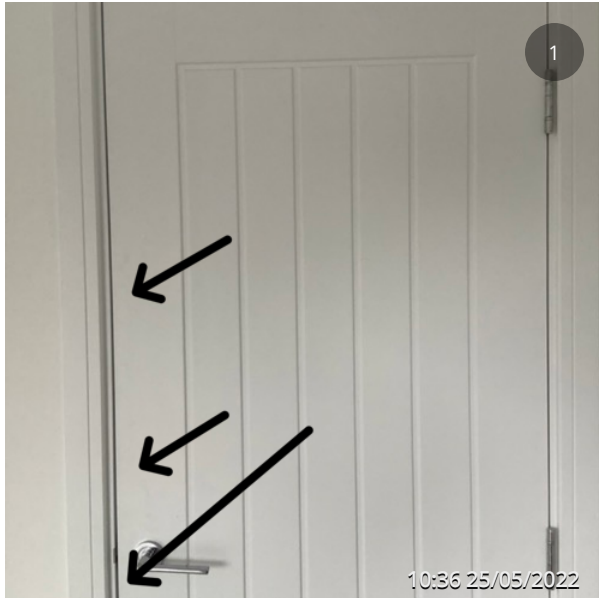
At the time of inspection a large 90degree calibrated square was use

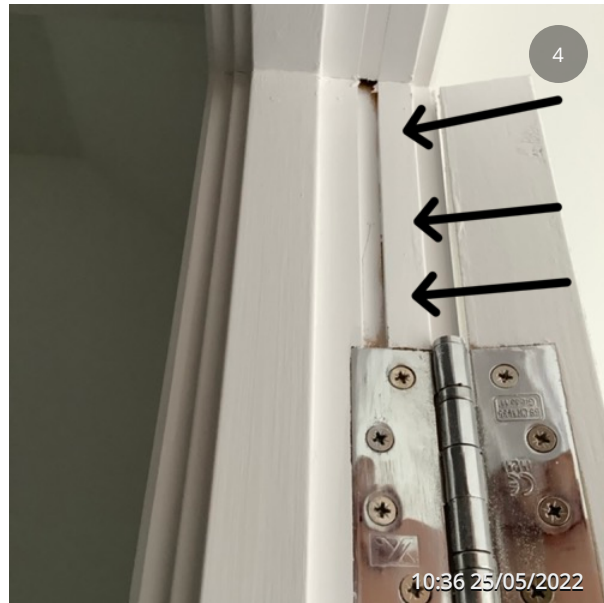
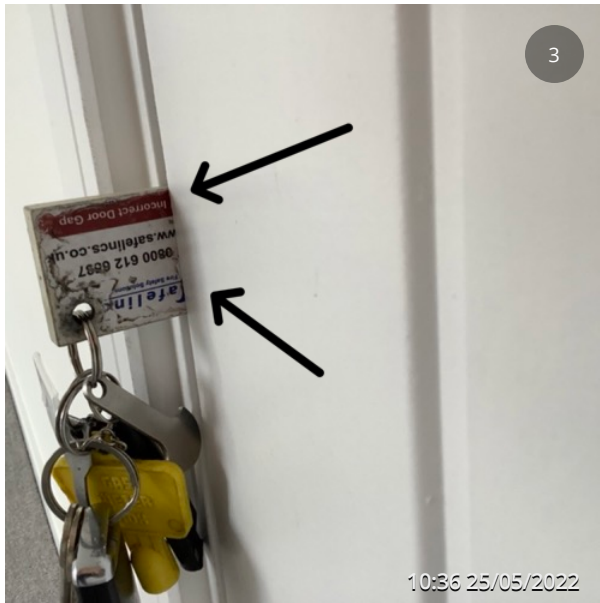
on all internal and external angles of the walls and it was found the majority of the walls were not square at the time of inspection.

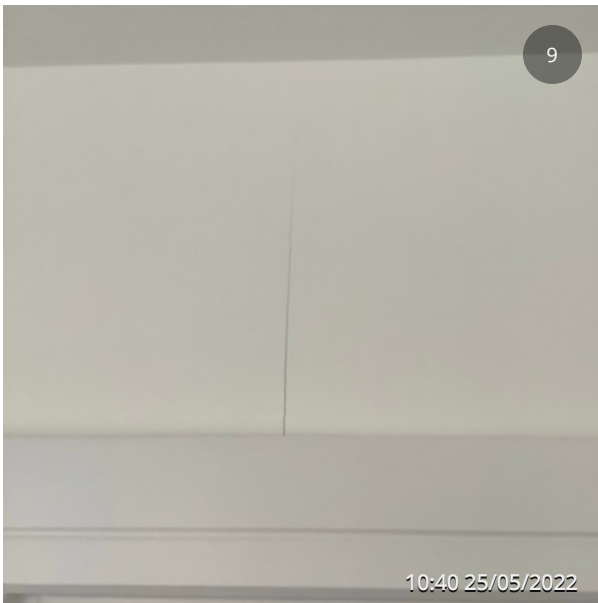
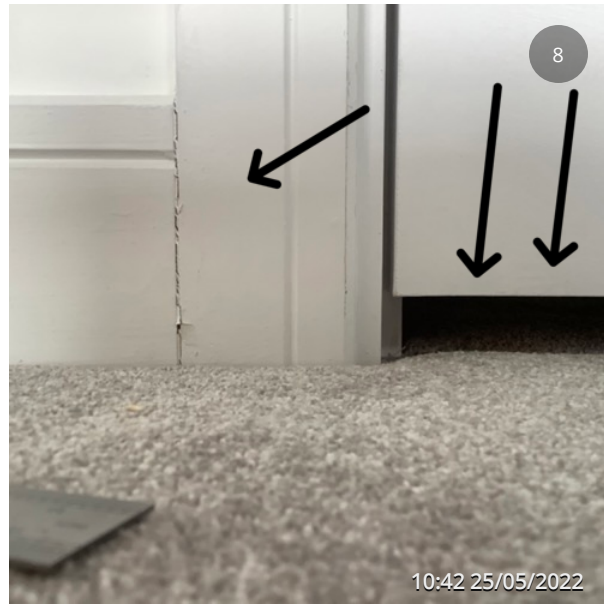
The joints between the skirting boards were cracking and need filling and re decorating.

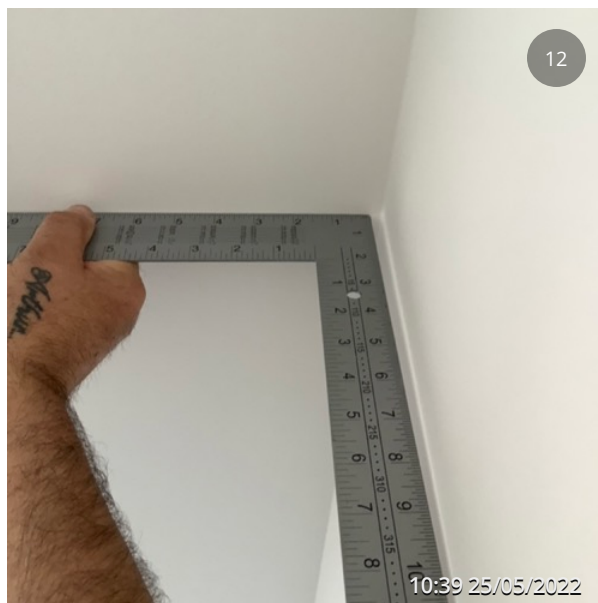
There were numerous Sockets, light switches etc... around the room that were not level at the time of inspection.

Hairline cracking above the door and above the left hand side window lintel was noted that will need repair.









BATHROOM

Location: Bathroom First Floor

Following inspection of the 1st floor Bathroom - it was noted that the bathroom has an emulsion smooth plaster finish to the walls and ceilings, satinwood painted architraves, ceramic wall tiles with wood panel door with chrome furniture, Basin, WC, Bath, separate shower cubical with glass shower screen, lights, extractor/vent wall mounted heated towel radiator.

The following issues were noted to the Bathroom:

Although the door is not required to be a fire door the door margins had unacceptable gaps between the door and the frame, the bottom of the door had been cut off by an excessive amount and in our opinion needs to be replaced with a new door to be cosmetically correct.

The door rattled in the keep once shut.

The top of the door is not painted and may allow moisture ingress into the door.

The cover caps were missing on either side of the WC that fixes the WC to the floor.

There were noticeable marks/scratches at the bottom of the WC.

The shower tray mastic was incomplete/poorly installed and will allow water ingress into the property.

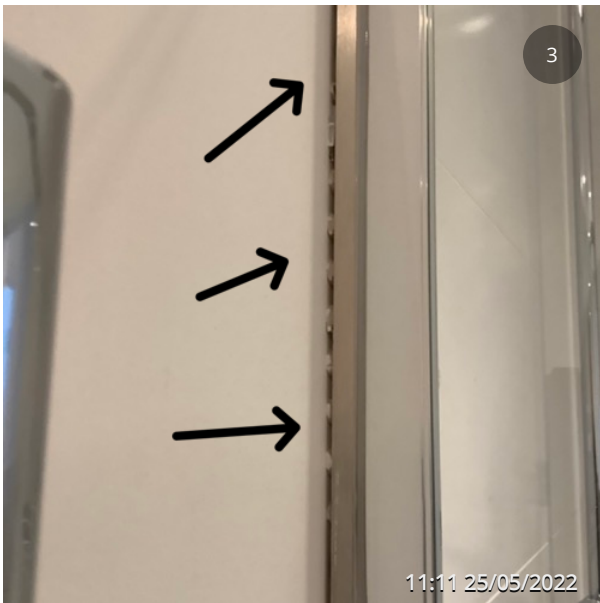
The bath was not level.

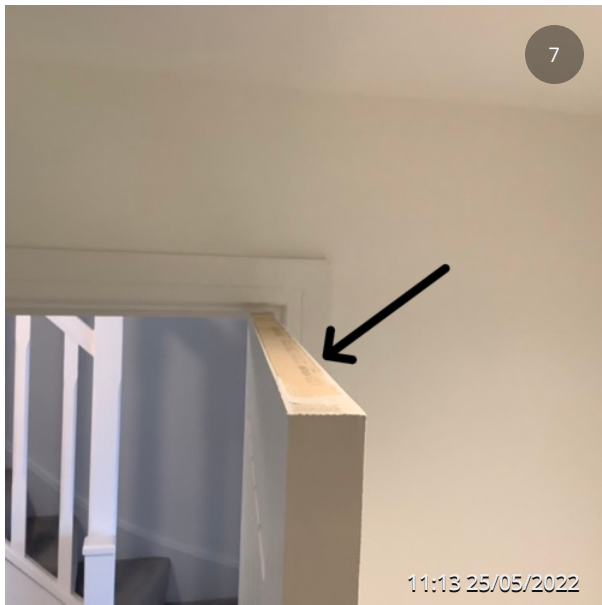
There is a poor quality finish between the wall and the tile trim at the shower cubicle and also at the bath area.

The skirting boards around the shower tray has mastic that has not fully sealed to the floor and the end of the skirting is not sealed and will become defective with water ingress from the shower area.

Paint on tiles below the sink area.

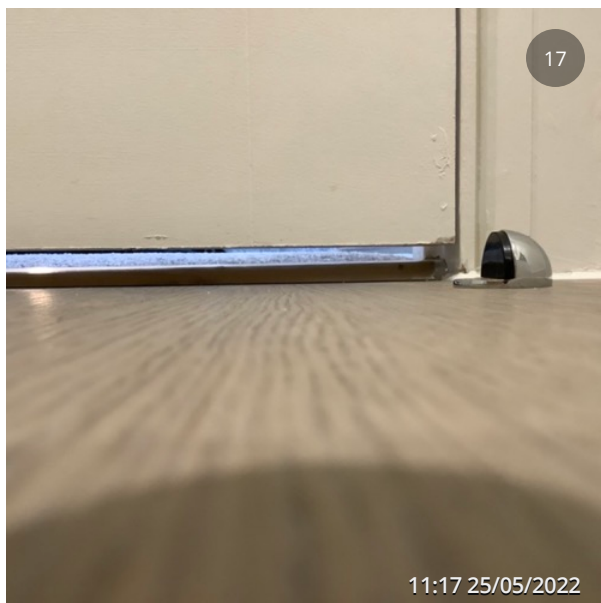
Paint on towel rail valve.











SECOND FLOOR LANDING AND STAIRCASE

Location: Second Floor

Following inspection of the second floor landing and staircase - it was noted that the ceiling and walls have a emulsion smooth plaster finish with satinwood painted architraves and skirting, access to the loft is via an attic hatch, switches, sockets, extractor fan isolation switch, hard wired smoke alarm and a timber landing banister and timber staircase.

The following issues were noted to the second floor landing and staircase area :

Radiator not level.

There were numerous Sockets, light switches etc... around the room that were not level at the time of inspection.

At the time of inspection a large 90degree calibrated square was use

on all internal and external angles of the walls and it was found the majority of the walls were not square at the time of inspection.

The door to the over stairs cupboard has screws missing on the hinges.

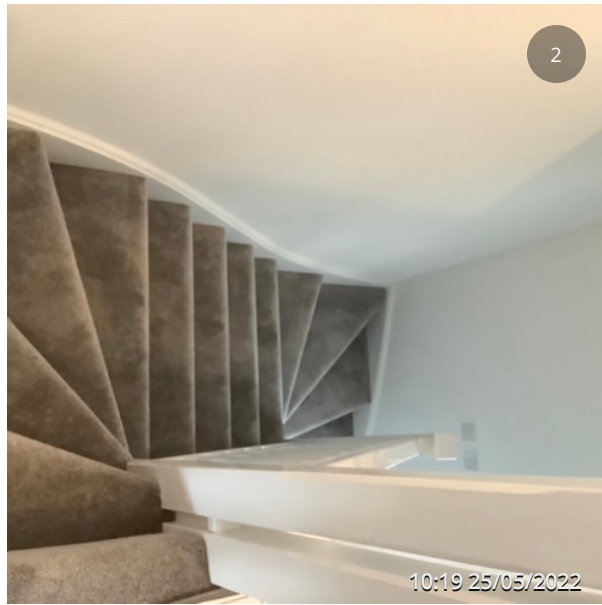
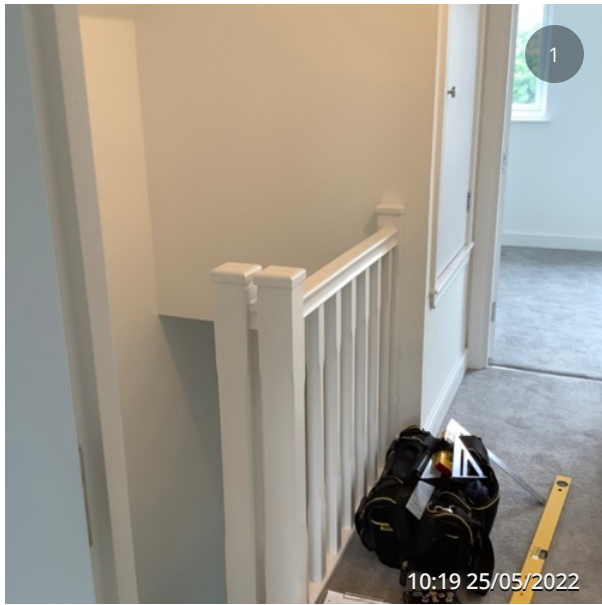
The door margins around the over stairs cupboard were not even and had excessive gaps.

The top of the over stairs cupboard door is not painted and may allow moisture ingress into the door.

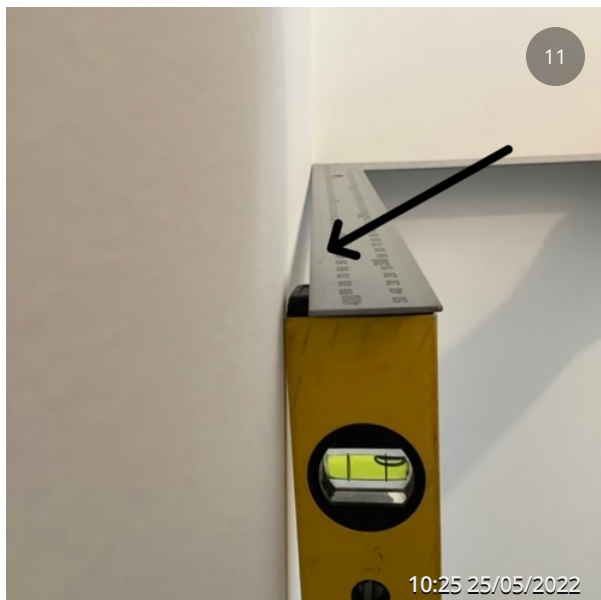
The carpet has been fitted to a poor standard and there were areas around the perimeter of the room that were not fully attached to the carpet gripper.

The newel post was not plumb.

Painting defects were noted especially around the newel posts and around the woodwork of the over stairs cupboard.







FIRST FLOOR STAIRCASE AND LANDING

Location: First Floor

Following inspection of the first floor landing and staircase - it was noted that the ceiling and walls have a emulsion smooth plaster finish with satinwood painted architraves and skirting, switches, sockets hard wired smoke alarm and a timber banister and timber staircase with a timber handrail.

The following issues were noted to the first floor landing and staircase area :

Radiator not level.

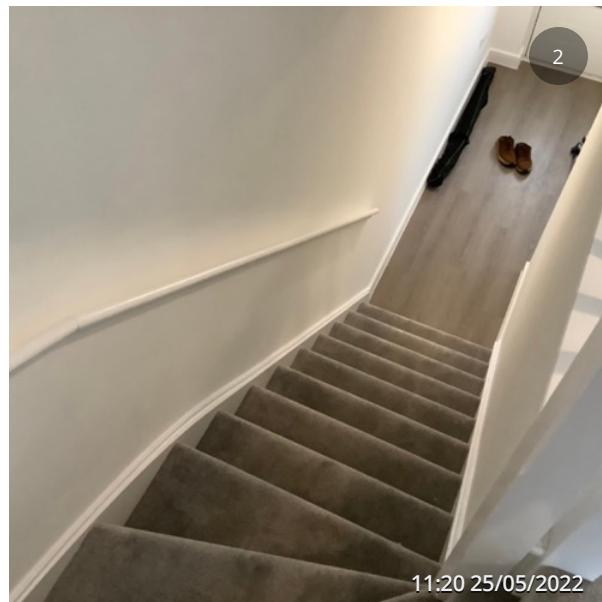
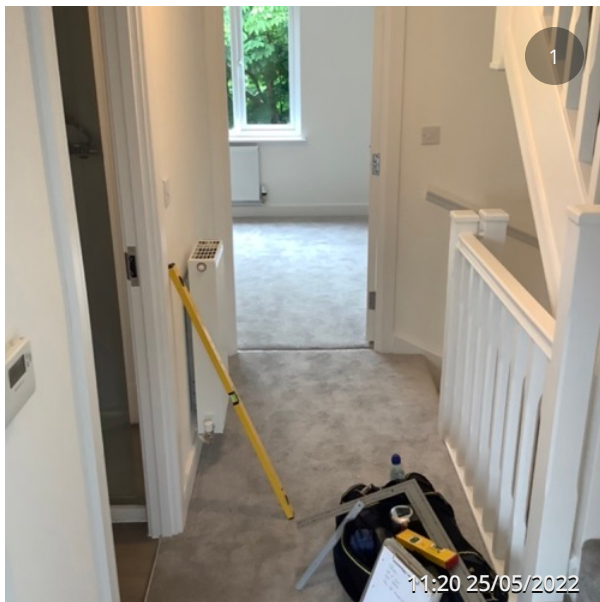
There were numerous Sockets, light switches etc... around the room that were not level at the time of inspection.

A screw cap is missing to the light switch at the top of the staircase.

Newel posts at the top and bottom of the stairs were not plumb.

Painting defects to the newel posts and handrails were noted.

The hand rail does not comply to building regulations and needs to be extended 300mm past the top and bottom steps of the staircase.









HALL GROUND FLOOR

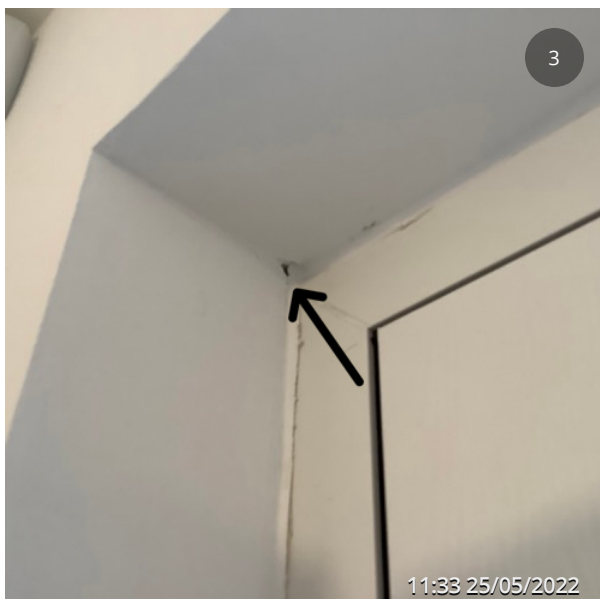
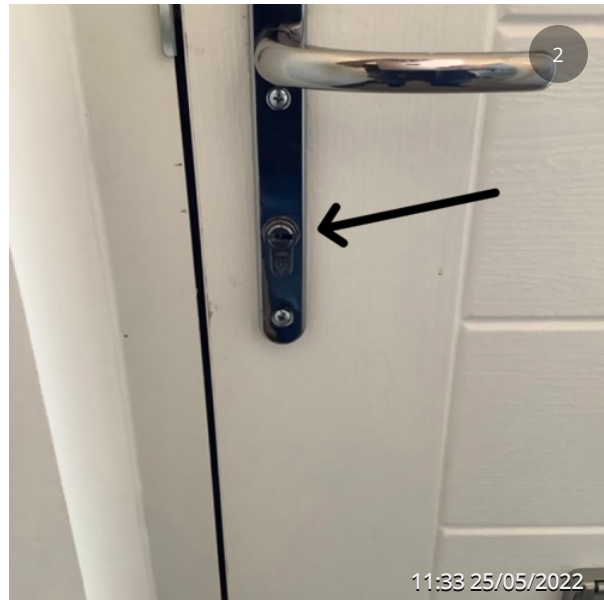
Location: Ground Floor

Following inspection of the ground floor hallway - it was noted that the ceiling and walls have a emulsion smooth plaster finish with emulsion painted architraves and skirting, switches, sockets and the boiler thermostat controls.

Sockets and switches were out of level.

Front door is not square in the frame and is hard to open and shut.

The front door lock (from the inside) does not comply with building regulations and needs to be changed for a thumb turn type lock to allow safe egress from the property in the event of an emergency without the need for keys. (Please see picture for example of building regulations compliant thumb turn lock)





BOILER CUPBOARD

Location: Ground Floor

Following inspection of the ground floor Boiler cupboard - it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves and panel door with chrome furniture, skirting and houses the boiler and associated plumbing and the electrical consumer unit.

The following defects were noted in the Boiler cupboard:

Although the door is not required to be a fire door the door margins had unacceptable gaps between the door and the frame, the bottom of the door had been cut off by an excessive amount and in our opinion needs to be replaced with a new door to be cosmetically correct.

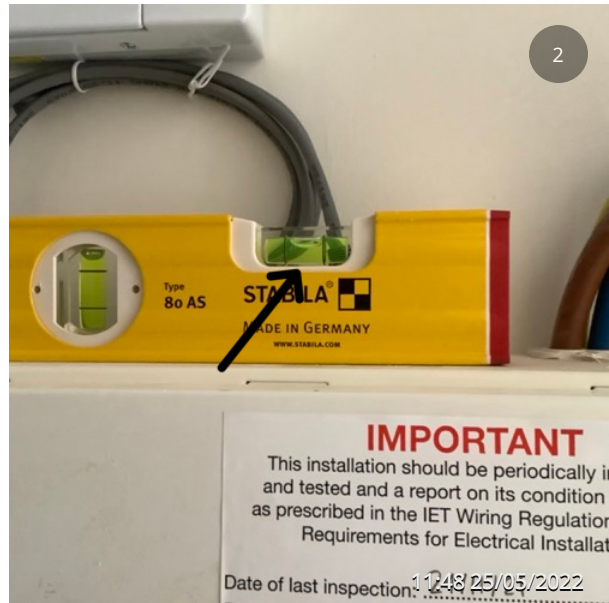
The door rattled in the keep once shut.

The top of the door is not painted and may allow moisture ingress into the door.

The door hinges have been fitted incorrectly and excessive amounts of the door frame have been needlessly cut out.

There were numerous Control units and switches etc... in the cupboard that were not level at the time of inspection.

The Condensing boiler will produce a slightly acidic waste product called condensate which is removed via a white plastic pipe to an external drain the condense pipe has an unacceptable back fall towards the boiler and it can cause of the boiler to shut down, this will need repair or replacement.





KITCHEN/LOUNGE/UTILITY ROOM

Location: First Floor

Following inspection of the kitchen/lounge/utility room it was noted that the ceiling and walls had an emulsion smooth plaster finish with satinwood painted architraves, skirting, PVCu opening patio door modern fitted kitchen base and wall units including integrated appliances, oven, microwave, hob, hood, down lights, double sockets, light switches, extractor isolation switch's, hard wired heat

detector ,wall mounted radiators.

The following issues were noted to the kitchen/Lounge/Utility area :

The main door to the kitchen/lounge/utility is a fire door with fitted intumescent smoke seals and have unacceptable Gaps between the fire door and the door frame and should never be more than 4mm or less than 2mm. It's recommended to aim for a 3mm gap to ensure adequate room for the intumescent strips to activate in the event of a fire, and for the smoke seal strips to not get damaged by the opening and closing of the door, the bottom of the door had been cut off by an excessive amount (between 10/25mm above the flooring line) this is not acceptable for a fire door and in our opinion will need replacing with a new fire door that is fitted to the manufactures recommendations and re inspected by a professional body after replacement to ensure that the door has been corrected fitted and complies with building regulations.

The door frame was not square at the time of inspection.

The door rattles in the keep once shut.

The top of the door is not painted and may allow moisture ingress into the door.

The door hinges were stained with paint and had rough areas where they had been installed to a poor standard.

At the time of inspection a large 90degree calibrated square was use

on all internal and external angles of the walls and it was found the majority of the walls were not square at the time of inspection.

There were numerous Sockets, light switches etc... around the room that were not level at the time of inspection.

There were various painting defects especially around the ceiling area that will need filling and repainting as necessary.

The lights under the kitchen cabinets were loose and not securely fitted.

The small LED wall lights were very loose and not well installed and will need repair or replacement as necessary.

The gas hob was not fixed to the worktop and could be easily moved in all directions, this will need securely fixing due to potential movement of the gas connection that may occur over time.

The built in microwave was not fixed securely into the unit and can be moved on the right hand side of the microwave this will need to be fixed to the manufactures specifications.

The draw directly under the gas hob has not had the soft closer device fitted all the drawls below have had this fitted with the exception of the top draw.

The tall unit that houses the oven and microwave does not sit flush with the wall and has an excessive gap between the wall and the

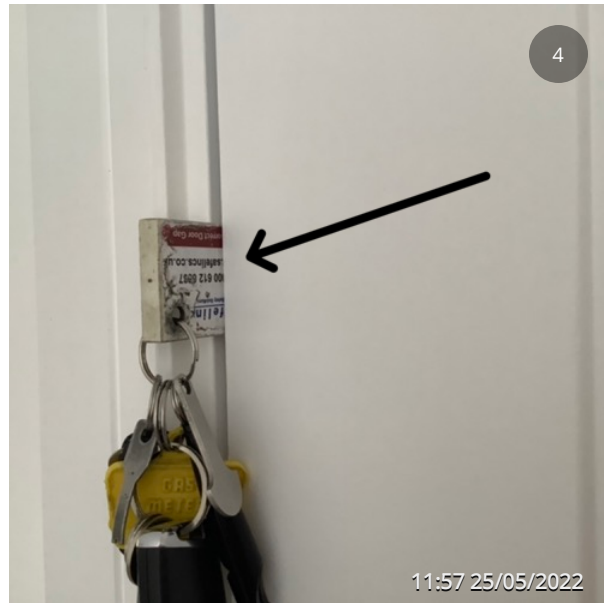
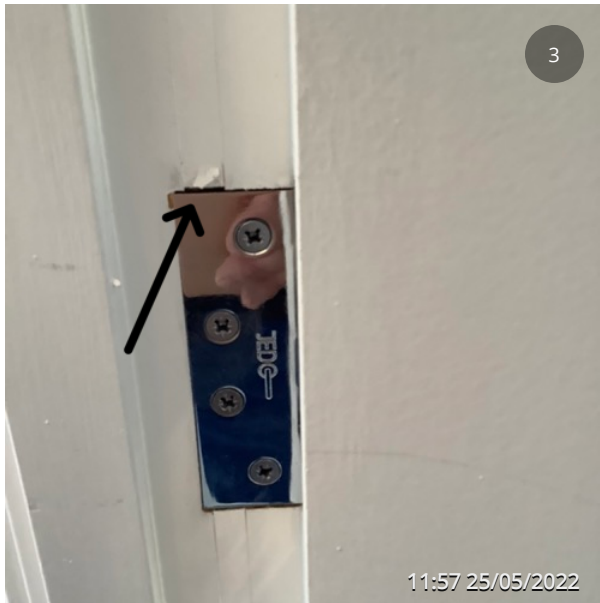
unit.

The cupboard underneath the sink has had excessive holes drilled out to accommodate the services.

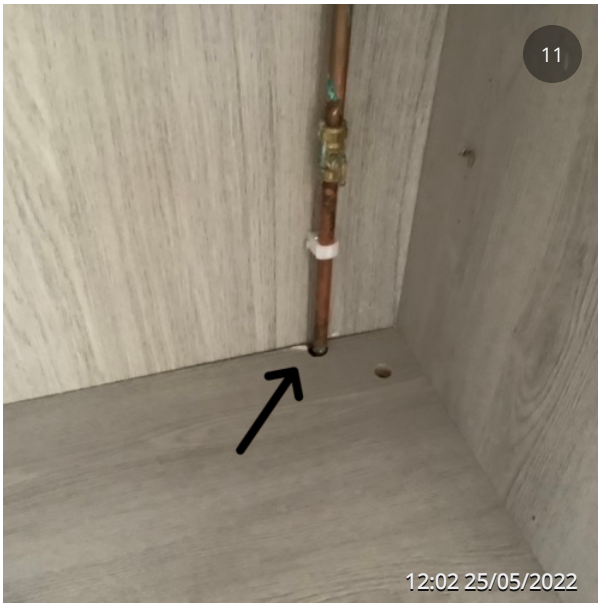
The cupboard to the left hand side of the cooker where the gas pipe enters the cupboard has slightly split the cupboard exposing the chipboard that can become wet and start delaminating over time.

There is a poor quality finish underneath the utility room worktop area.















WC

Location: Downstairs WC

Following inspection of DownstairsWC- it was noted that the ceilings and walls had an emulsion smooth plaster finish with satinwood painted architraves, wood panel door with chrome furniture,WC, and basin in a vanity unit Ceramic tiles splash backs,down lights, extractor/vent ,wall mounted radiator.

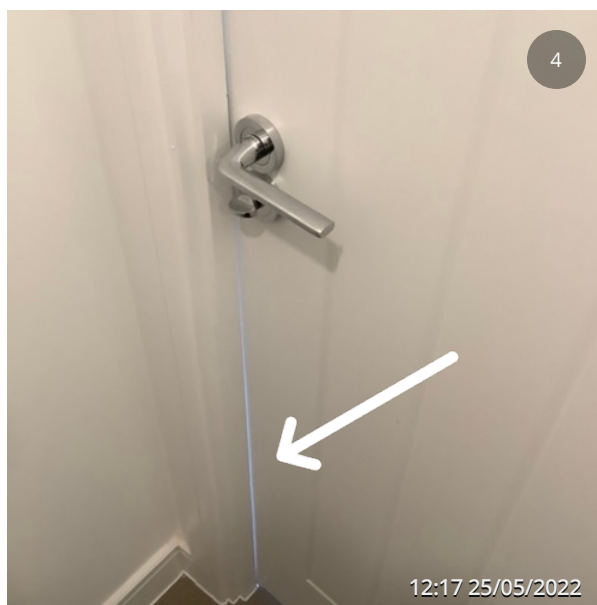
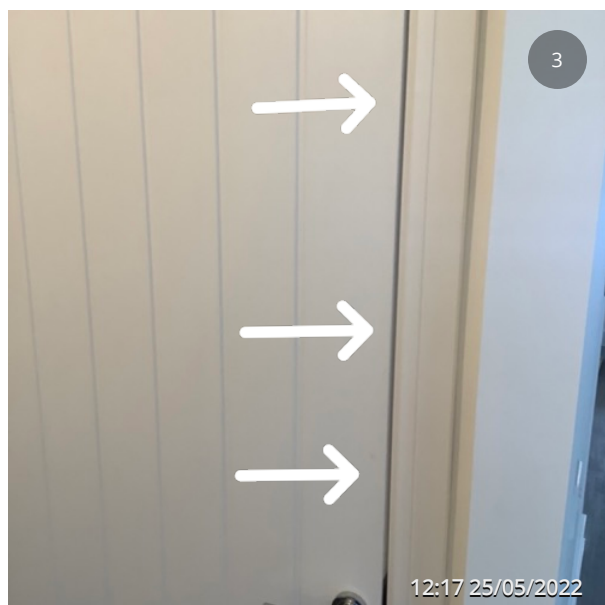
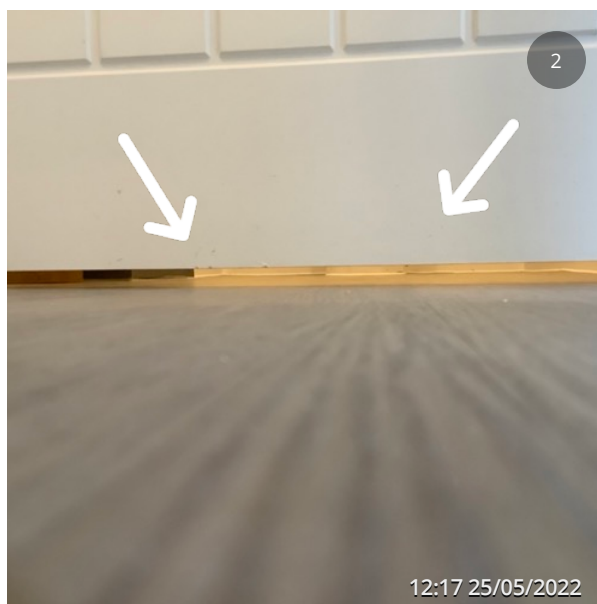
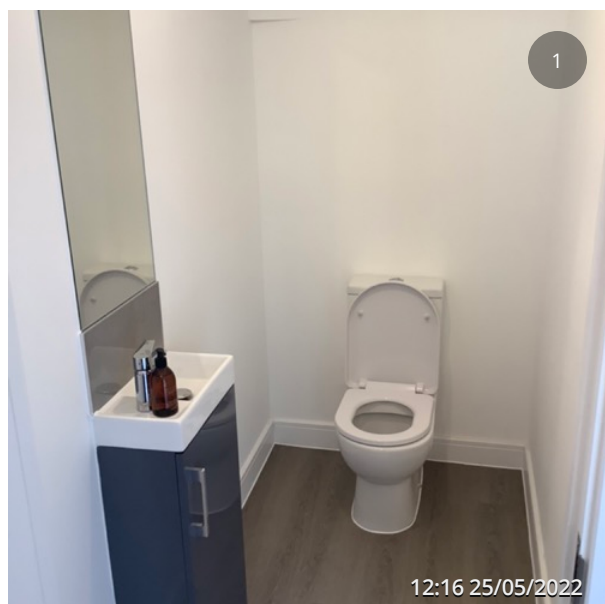
Although the door is not required to be a fire door the door margins had unacceptable gaps between the door and the frame, the bottom of the door had been cut off by an excessive amount and in our opinion needs to be replaced with a new door to be cosmetically correct.

The door rattled in the keep once shut.

The door does not sit square in the frame once shut.

The cover caps were missing on either side of the WC that fixes the WC to the floor.

There were noticeable marks/scratches at the bottom of the WC.





ATTIC

Location: Attic Area

Following inspection of attic it was noted that it was made from an trusted rafter sections and houses the television Ariel and has a covering of rock wool type insulation laid at approx 280mm deep and is accessed by a loft hatch on the landing.

The following issues were noted to the attic area :

The spandrel panel (this is a fire break in between the neighbouring property's that need to provide substantial fire protection from fire spread in the loft space and is typically constructed of timber and then clad in multiple layers of plasterboard to provide a fire stop) was from the limited view from the attic hatch still wrapped in its plastic transportation material that should have be removed as soon as it is installed during the roof construction, this has not been removed and has caused excessive condensation to build up between the plasterboard and the plastic transportation covering

and has caused excessive mould growth and has damaged the plasterboard and is compromising the fire stopping ability of the spandrel panel and is a significant health and safety risk to both property's, a major repair to the panel is needed and must be carried out to the manufactures specifications and in our opinion re inspected by a competent building control professional.

(Due to the numerous different manufacturers of spandrel panels every manufacturer has different specifications and repair details) the builder will need to provide the panel manufactures details and confirm repair details needed.



