

SNAGGING REPORT

on

New House

XXXX

XXXX

XXXX

for

Mr XXXX

**Prepared By:
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Tel: 01590 624880

Date: 18th February 2011

GENERAL

Introduction

We refer to our confirmation of instructions of 4th February 2011 to undertake a Snagging report of items required to finish the property and identify any defects.

Date of Inspection

The property was inspected on 8th February 2011. It was dry at the time of our inspection following a period of changeable weather.

Description

A new build house built by PR Homes, believed to have been completed in May 2009

Accommodation

Ground Floor: Entrance Hall, Study, Kitchen/Diner/Family Room, Sitting Room, Utility, Cloakroom

First Floor: Landing, Master Bedroom, En-suite Bathroom, Bedroom 2, En-suite Shower Room, Bedroom 3, Bedroom 4, Bathroom

Orientation

All directions given in the report assume the reader is facing the front entrance door, which faces approximately South.

Limits to Inspection

The property was unoccupied and partly furnished.

We have not moved fixed units or appliances. We have not excavated trial holes or opened up any portion of the property by removing plaster, boarding, lining, panelling or bath panels. We have not inspected woodwork or other parts of the structure that were covered, unexposed or inaccessible. We are therefore unable to report that any such part of the property is free from rot, beetle, fungal growth or other structural or non-structural defects. For the purpose of this report we have assumed that there is no contamination from or within the ground.

It was not raining at the time of our inspection; therefore we cannot comment upon the adequacy or water tightness of rainwater goods.

Insulation within the roof space prevented safe access into the roof void and only a limited inspection was undertaken from the access hatch.

Our report is mainly concerned with matters which significantly affect the condition of the building. Although the report lists defects generally room by room we have not specifically mentioned every minor blemish, but have written our report in general terms. We must stress that we have not undertaken a Building Survey (Structural Survey) or valuation of the property.

This report is private and confidential and is prepared for your own use. It may be shown to other professional advisers acting on your behalf in connection with the purchase of the property. Its contents may not be disclosed to, nor made use of by, any other third party without our express consent in writing.

EXTERNAL

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Chimney	<p>There is a single chimney stack which is constructed of brickwork and incorporates lead damp proof courses.</p> <p><i>Some staining was noted to the brickwork</i></p>	No repairs are required.
	Roof	<p>The main roof is of hipped design with projecting front gable and projecting dormer windows to the front and rear.</p> <p>The main roof is covered with hand made clay tiles finished with half round ridge tiles and bonnet tiles to the hips.</p> <p><i>A large number of cracked, chipped and missing tiles were noted to the roof slopes, particularly to the roof above the main bathroom. Valley tiles to the rear were also cracked in places. (Photos 1-3)</i></p> <p><i>Leeching (staining) was noted along the hip tiles.</i></p>	All cracked, chipped and slipped tiles should be replaced – there is a significant risk that this may be an ongoing problem and as a minimum guarantees should be obtained that all future defects to the tiling are repaired by the tile manufacturer/builder.

h	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Flashings	<p>Leadwork generally satisfactory.</p> <p><i>In places lead needs to be cleaned and finished with patination oil</i></p>	<p>In places lead needs to be cleaned and finished with patination oil.</p>
	External Walls	<p>The external walls are of cavity construction with facing brickwork and clay tile hanging at first floor level.</p> <p><i>The standard of pointing is poor in places particularly to the brick string course above ground floor windows (especially left side by the kitchen). (Photos 4-5)</i></p> <p><i>A few areas of salt staining (efflorescence) to front elevation. (Photo 6)</i></p> <p><i>The tile hanging has been poorly laid in places with large gaps between adjacent tiles.(Photos 7-8)</i></p> <p><i>Missing cover to kitchen extractor. Paintwork on extractor cover to utility</i></p>	<p>Untidy pointing should be made good removing mortar from brickwork.</p> <p>Dry brushing of areas of salt staining to be carried out.</p> <p>Although untidy no particular repairs are needed to the tile hanging. .</p> <p>Fit missing cover to kitchen extractor. Remove paintwork</p>
	Damp Proof Course	<p>Portions of a reinforced plastic DPC visible to external elevation.</p> <p><i>Paving slabs to rear have been laid too high in</i></p>	<p>Paving slabs to be lowered or a gravel channel cut around wall perimeter to prevent splash back.</p>

		<p><i>relation to the DPC. There should be a minimum gap of 150mm to prevent damp penetration internally. (Photo 9)</i></p>	
	Rainwater Fittings	<p>Black half round PVC gutters connected to PVC downpipes.</p> <p><i>These appeared generally in satisfactory condition. There is no rodding access to the base of the downpipes which will make clearing any blockages difficult. Cages should be fitted to the top of downpipes to prevent blockages.</i></p>	<p>Cages should be fitted to the top of downpipes.</p> <p>NB - The joints in the plastic gutters are prone to failure and these should be checked regularly and the gutters cleared regularly.</p>
	Windows	<p>PVC-u wood grain effect double glazed windows with Velux roof lights to bathrooms.</p> <p><i>Windows are generally in satisfactory condition, although see comments elsewhere in the report recommending cleaning of window frames and windows.</i></p> <p><i>Mastic seals were found to be satisfactory.</i></p>	<p>Refer to comments elsewhere in report regarding cleaning of windows.</p>
	Doors	<p>Timber front entrance door with glazed inset, PVC-u utility door and PVC-u Bi-folding doors to lounge.</p> <p><i>Doors were generally found to be satisfactory. Front door was locked and we have not checked</i></p>	

		<p><i>whether it open and closes satisfactorily.</i></p> <p><i>Loose beading to right hand side of entrance door.</i></p>	Fix loose beading to right side of front door.
	Eaves Joinery	<p>Brown PVC-u fascias and soffits.</p> <p><i>In satisfactory condition.</i></p>	No repairs required.
	Garden	<p>Laid to lawn with planted borders. The Landscaping Plan has not been checked.</p> <p><i>Generally satisfactory, although one of the newly planted trees to rear garden appears dead.</i></p>	<p>Check whether planting has been carried out in accordance with planning consents.</p> <p>Replace dead tree.</p>
	Boundary Walls and Fencing	<p>Ranch style fencing to front and close boarded timber fencing to sides and rear.</p> <p><i>Damaged fence panel to rear and leaning panels to left hand boundary.</i></p>	Repair damaged fencing ensuring posts are upright and secure.
	Drive/Front Gate	<p>Block paviour drive and timber five bar gate.</p> <p><i>Generally satisfactory.</i></p>	No repairs required.
	Paving, patio areas	<p>Generally satisfactory although some areas of loose and cracked mortar, particularly to</p>	Repair loose/cracked areas of mortar. Note earlier comments regarding high ground levels in

		steps/path leading to utility door.	relation to DPC.
	Garage	<p>Walls are of timber frame construction built on top of a low brick wall set beneath a pitched tiled roof.</p> <p><i>Slipped roof tiles to front and side.</i></p> <p><i>Building materials and debris noted in both garages.</i></p> <p><i>Some exudation of resin from knots to garage doors noted.</i></p> <p><i>Some shrinkage cracking to floors. Garage floors are unsealed.</i></p> <p><i>Gutters are blocked and should be cleared. A cage should be fitted to the top of the downpipe.</i></p>	<p>Replace slipped tiles.</p> <p>Excess builders' materials and debris to be removed.</p> <p>Touch up doors with knotting primer.</p> <p>Floors should be given a coat of floor paint.</p> <p>Clear gutter and fit cage to top of downpipe.</p>

GENERAL CONSTRUCTION DETAILS:

ROOF SPACE

There is an access hatch in front of the en-suite bathroom. The roof construction is of timber with a breathable underlining felt to the underside of the tiles. Insulation is of mineral fibre quilt. The general levels of insulation are satisfactory.

FLOORS

The ground floor is of suspended concrete construction, probably a beam and block type with a variety of floor finishes including oak flooring, and fitted carpets to study and sitting room. The floors were found to be firm to the tread with no particular defects found.

The first floor is also of suspended concrete construction, again probably beam and block construction with a variety of floor finishes.

INTERNAL WALLS AND PARTITIONS

These are of solid construction with a plastered finish and are generally in satisfactory order.

DAMPNESS

There is no evidence of dampness.

WOODBORING BEETLE AND ROT

In a property of this age and construction problems of woodboring beetle and rot are unlikely.

INTERNAL FINISHES

Ceilings:

The ceilings are of plasterboard and are in satisfactory condition.

Covings:

The covings are of plaster and are in satisfactory condition.

Wall Plastering:

The plastering onto the solid walls and the lightweight plasterboard claddings to the sides of dormers and timber-framed partitions within the second floor are in satisfactory condition.

INTERNAL JOINERY

Stairs:

The staircase is constructed of oak with a boarded and plastered underside.

Internal doors:

The timber doors are provided with

Cupboards:

The built-in cupboards are in good condition and are good quality fittings.

Skirtings and architraves:

These are of painted timber and MDF. The condition is generally satisfactory although some slight shrinkage has occurred at the joints resulting in some minor hairline cracks. This is normal for a new property.

Kitchen Units:

Good quality fitted kitchen by Searle & Taylor with Neff appliances.

INTERNAL SNAGGING

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
<u>GROUND FLOOR</u>			
Entrance Hall	Ceiling	Plasterboard and skim. Generally satisfactory	No works required
	Walls	Solid walls with plastered finish. Generally satisfactory	No works required.
	Floors	Concrete floor with Coastal Church Oak Karndean flooring. Satisfactory	No action required.
	Joinery	The main stair case is of oak with carpet finish. Timber skirtings and linings generally satisfactory.	No action required.
	Decorations	Emulsion to walls, varnish to staircase. <i>Minor varnish stain to wall.</i>	Touch up as required.

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
Study	Ceiling	Plasterboard and skim. Generally satisfactory.	No works required
	Walls	Solid walls with plastered finish. <i>Minor impact damage from door handle</i>	Make good damage to wall
	Floors	Carpeted finish satisfactory.	No action required.
	Joinery	Timber door.	Door stop should be provided.
	Decorations	<i>Patchy paintwork to window cill</i>	Redecorate as required.
Kitchen/Diner/FamilyRoom	Ceiling	Plasterboard and skim, generally satisfactory.	No works required.
	Walls	Solid walls with plastered finish.	No works required.
	Floors	Concrete floor with Coastal Church Oak Karndean flooring.	No action required.
	Joinery	New fitted kitchen. <i>All generally satisfactory</i>	No action required

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Appliances	Appliances have not been tested. <i>No visual evidence of any damage to appliances.</i> <i>Warranty documents/manuals missing.</i>	Complete and send warranty to manufacturer (2 year warranty will expire shortly)
	Decorations	Generally satisfactory.	No action required.
Sitting Room	Ceiling	Plasterboard and skim	No works required
	Walls	Solid walls with plastered finish.	
	Floors	Concrete floor with fitted carpet. <i>Variation in shading noted to carpet</i>	Check whether shading is permanent.
	Joinery	Slight shrinkage cracking around skirtings	
	Fireplace	Stone fireplace with gas point. The flue has been taped over (not removed).	The fireplace will need to be checked before use and it might be necessary to provide background ventilation by way of

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
		<i>There are natural imperfections in the stonework</i>	an air brick within the wall to prevent the build up of smoke and poisonous fumes within the room.
	Decorations	Generally satisfactory. Some paint overspill on rear window frames and some touching up required.	Remove paint overspill and touch up.
Utility	Ceiling	Plasterboard and skim. Light fitting has not been installed.	Install ceiling light.
	Walls	Solid walls with plastered finish. <i>Minor impact damage from door handle</i>	Door stop should be provided
	Floors	Concrete floor	No action required.
	Joinery	Fitted base units with space for washing machine and tumble dryer. <i>Materials and house hold cleaning products stored under sink.</i>	Cleaning items to be removed.

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Decorations	Generally satisfactory	No works required.
Cloak room	Ceiling	Plasterboard and skim	No action required.
	Walls	Tiled	Remove paintwork from tiling
	Floors	Generally satisfactory	No action required.
	Sanitary fittings	Seat has not been fitted to WC.	Fit toilet seat and lid. Thorough pre occupation clean required.
	Decorations	Generally satisfactory.	No action required.
<u>FIRST FLOOR</u>			
Master Bedroom	Ceiling	Plasterboard and skim. <i>Satisfactory</i>	No action required
	Walls	Solid walls with plastered finish.	No works required
	Floors	Carpeted finish satisfactory.	No works required

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
		<i>Dead flies on floor</i>	
	Joinery	Fitted wardrobe, timber skirtings and linings generally satisfactory. <i>Paint spot on front window and mastic on right hand window</i>	Remove paint and mastic from glass. Door stop should be provided
	Decorations	Generally satisfactory	No works required.
En-suite	Ceiling	Plasterboard and skim <i>Satisfactory</i>	No works required
	Walls	Generally satisfactory	No works required
	Floors	Minor paint splashes.	Thorough pre occupation clean required.
	Sanitary Fittings	Sanitary fittings comprising roll top bath close couple WC, twin basins and steam cabin. No visual damage noted to sanitary fittings. NB – shower cabin has not been tested.	Thorough pre occupation clean required. Guarantees to be obtained for the steam cabin.

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Decorations	Generally satisfactory	No works required.
Bedroom 2	Ceiling	Plasterboard and skim <i>Satisfactory</i>	No repairs required
	Walls	Solid walls with plastered finish. <i>Generally satisfactory</i>	No repairs required.
	Floors	Carpeted finish satisfactory.	No works required
	Joinery	Fitted wardrobe, timber skirtings and linings generally satisfactory.	Door stop should be provided
	Decorations	Generally satisfactory	No works required.
En-suite	Ceiling	Plasterboard and skim <i>Light not working</i>	Fix light

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Walls	Generally satisfactory	No works required
	Floors	Generally satisfactory	No works required
	Sanitary fittings	<i>WC not functioning and seat taped over.</i> <i>Shower door knocks against wash basin</i>	Repair WC Reposition wash basin to prevent risk of future damage to shower door.
	Decorations	<i>Ceiling finish patchy around light</i>	Touch up.
Bedroom 3	Ceiling	Plasterboard and skim <i>Some minor nail popping noted</i>	No works required.
	Walls	Solid walls with plastered finish. Satisfactory	No repairs required.
	Floors	Carpeted finish satisfactory.	No works required.
	Joinery	Timber	Door stop should be provided

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Decorations	Some gaps to door architrave	Fill gaps and redecorate.
Bedroom 4	Ceiling	Plasterboard and skim <i>Minor blemishes to plaster</i>	
	Walls	<i>Rust spots noted to corners of chimney breast and by door.</i> Minor impact damage noted from door.	Redecorate as required.
	Floors	Carpeted finish satisfactory.	No works required.
	Joinery	Slight shrinkage cracking around skirtings Glazing to rear window marked	Windows to be cleaned Door stop should be provided
	Decorations	<i>Rust spots noted to corners of chimney breast and by door.</i>	Redecorate as required.
Bathroom	Ceiling	Plasterboard and skim <i>Satisfactory</i>	No works required

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Walls	Generally satisfactory	No works required
	Floors	Generally satisfactory	No works required
	Sanitary fittings	<i>Bath marked by sealant</i>	Marks to be removed from bath. Sanitary fittings and surfaces to be generally cleaned.
	Joinery	<i>Door not closing properly</i>	Adjustments required to door.
	Decorations	Plaster snot on Velux window	Clean Velux window, remove sticker
Landing	Ceiling	Plasterboard and skim Satisfactory.	No works required.
	Walls	<i>The wall finish to the corridor is patchy</i>	Redecorate as required.
	Floors	Carpeted finish satisfactory.	No works required.
	Joinery	<i>Airing cupboard door rubs heavily on carpet.</i>	
	Airing Cupboard	Airing cupboard enclosing new Ariston	Obtain commissioning certificate and

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
		pressurised hot water cylinder.	guarantee.
	Decorations	<i>The wall finish to the corridor is patchy</i>	Redecorate as required.

SERVICES

Specialist tests and reports can be arranged on these if you require them. The water and heating were not functioning at the time of inspection and consequently the plumbing and heating installations need to be commissioned and certificates provided by a Gas Safe approved installer. They should also certify that the installation has sufficient capacity to provide hot water to all the bathrooms.

LOCATION	ELEMENT	CONSTRUCTION/CONDITION	ACTION
	Electrical Installation	Two new consumer units provided comprising miniature circuit breakers and residual current device.	Obtain a copy of the electrical commissioning certificate. A circuit diagram should be provided by the consumer unit.
	Gas installation	The gas meter is located in an external housing by the utility door.	A certificate of installation should be provided by a Gas Safe registered engineer.
	Water	The incoming main is of polypropylene and there is a large stopcock located in the utility.	
	Central Heating	Central heating is provided by a gas fired Rameha condensing boiler located in the utility. The Boiler is connected to an underfloor heating system.	A certificate of installation should be provided by a Gas Safe registered engineer. NB – all gas fires appliance should be serviced annually by a Gas Safe registered engineer.
	Drainage	There is an inspection chamber to the front drive. The cover was too heavy for us to lift and we therefore cannot comment upon the condition of the drains.	

	Alarm system	There is a burglary system installed at the property this was not tested.	Obtain instruction manual.
	Fire Protection	Mains powered smoke alarms are provided – these comprise two ionisation alarms one on each floor. <i>No heat detector in kitchen.</i>	We generally recommend a heat detector is installed in kitchen areas and optical alarms in areas adjoining kitchens to minimise false alarms. Consideration should be given to upgrading the system. We also recommend the installation of audible carbon monoxide detectors.
	Sound System	A surround sound speaker system has been installed. <i>The installation has not been tested.</i>	The surround system should be checked by a suitable engineer to ensure that it is in satisfactory working order.

Legal Matters

- We understand from the selling agents that a Zurich guarantee will be available for the property. The details of this should be confirmed.
- Planning permission and building regulation consent will have been needed for the construction of the new building. Confirmation that all statutory inspections have been carried out.
- Confirmation regarding rights of access and maintenance liabilities.

- Confirmation that the property is connected to mains drainage.

Conclusion

- No significant structural defects were found. There are a number of items that need to be completed and details of commissioning and certificates are needed in respect of the services.
- Internally, the property has generally been finished to a satisfactory standard with good quality kitchen and bathroom fittings used.
- Externally, the quality of workmanship is below the standard expected in some areas including brick pointing and tile hanging. The most disappointing element of work is the roof and hand made clay roof tiles. These are considerably more expensive than standard machine tiles. The manufacturer (Keemer) are well regarded and their products are often used on historical buildings. Unfortunately it appears that a faulty batch of tiles may have been used, although there is also evidence of poor workmanship with impact damage noted around the velux windows. We are concerned that even if the cracked and missing tiles are replaced there is a risk of further defects with the tiling. In our opinion this is likely to be an ongoing issue. As a very minimum you should seek guarantees from the builder/tile manufacturer that all future defects will be repaired at their expense (to include labour and scaffolding costs). You should discuss this further with your Legal Adviser.

Signature.....

Date.....

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo6