



**OBISS**

**Oxford Building Inspections & Snagging Services**

## **SNAGGING REPORT**

**FOR**

**2 High View, Sample, SA33 2EX**

Job Ref: 0101/5H/S RevA

Client: Mr N Other  
Property: 5 Bed Detached House  
Date: 16/11/2019

website: [www.obiss.uk](http://www.obiss.uk)  
email: [info@obiss.uk](mailto:info@obiss.uk)  
tel: 07726940776

## Report

This report provides details of a visual inspection of the interior and exterior areas of the property detailed on page 1 to check the quality of workmanship against Building Standards, and where appropriate, possible non-compliance with Building Regulations. If we are unable to inspect any areas these will be indicated in the report but they cannot be guaranteed free from defects. Comments on handover documentation are also included in the report.

## Restrictions

The inspection is restricted to those parts of the property which are visible and accessible at the time of inspection. Internally we have not moved furniture or removed panelling or coverings, and externally we have only viewed features from suitable points at ground level. Thus, we are unable to include comments on any unexposed or inaccessible areas of the property. Where we identify the possibility of potential problems with unexposed areas of the property, we may request comments on construction detailing from the Housebuilder.

Where we find evidence of any visual defects to Mechanical & Electrical services we can only provide an informal opinion on possible non-compliance with Building Standards. Only suitably qualified M & E specialists can confirm compliance with regulations, or adequacy of design and efficiency of these services by assessment and testing.

We have indicated which trade we feel should action the defects identified, but it will be for the Housebuilder to decide who carries out the remedial works necessary to rectify these. Defects which are part of the natural drying out or settlement process (eg shrinkage cracks) have generally been included in this report, and should be rectified within the remedial works programme.

## Summary

This property is a 5 bedroom 3 storey detached house comprising a Playroom, Open Plan Lounge/Dining Room/Kitchen, Utility Room, Plantroom, Cloakroom, 2nd Lounge, Hall, Staircase to First Floor landing, 5 Bedrooms (3 Ensuite), UFH Service Cupboard, Family Bathroom, & 2 unfinished Loft Rooms. There is also a detached Garage with Room above. The property was occupied and furnished, and Client-applied floor finishes & Kitchen units were installed at the time of the inspection.

Overall quality of finishes appears to be reasonable. However there are a high number of minor defects needing action, the majority of which identified being cosmetic relating to decorations of surfaces, and minor joinery, plumbing and electrical items. Also there are a few points needing confirmation from the builder as noted in the report, particularly items 98 & 106A regarding glazing, and items 207 to 209 relating to fire protection. Building Regs Approved Document K advises protection is required against impact with glazing. BR Approved Doc B advises requirements for fire safety.

## Home User Guide

There was no HUG issued. Review with the Home Owner indicate there is a Building Control Certificate, and ICW Insurance Services/Canopus Warranty. An EPC Certificate is available from the online EPC Register. No Fire Detection Certificates, Electrical Safety Test Certificates, UFH Test Certificates, or Plumbing Certificates are evident, although they are likely to be available as they are a requirement of Building Control sign-off. An Air Permeability Test Certificate is not evident and is a requirement of BR Approved Document L1A - Conservation of energy. Sketch plan of Plantroom equipment & operation plus locations of water stop valves appear to be missing, as well as instructions for release of window restrictors. Also record of electricity & water meter readings taken at handover are missing although the Home Owner has agreed some of these and for the builder to use some of the service supplies for the adjacent site works.

**Services**

The Home Owner confirmed all services except gas (electricity, water, telephone, plus satellite tv & network ports in most rooms and the home office for the internet) are installed at the time of our inspection.

**(a) Electrical and Fire Detection Installations**




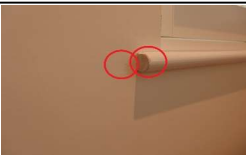


No Fire Detection Certificates & Electrical Safety certs are available. No major defects identified.


**(b) Plumbing & Central Heating Installations**

Location of all water stop valves should be identified & labelled including Mains water isolation valve. Also water meter reading not available, although see comments above.




Operation charts for Air Source Heat Pump and all other equipment should be on wall in Plantroom. No Under Floor Heating (UFH) certs are available. UFH zone drawings are available but should be fitted adjacent to manifolds, and no permanent UFH labels are fitted to manifolds. No major defects identified.

***The following pages list the specific defects found during the survey of the property together with identifying photographs and trades***


Item	Photo	Description	Action by	Complete
<b>Playroom</b>				
1		Rub down & paint top of door	Decorator	
2		Architraves not flush in corners	Carpenter	
3		Fill & redecorate damaged corner of LH architrave	Decorator	
4		Fill & redecorate external corner of skirting and corner of wall	Decorator	
5		Fill & redecorate wall adjacent to LH end of window board	Decorator	
6		Rub down & redecorate both ends of window board	Decorator	
7		Fill & redecorate plaster imperfections high & low level RHS of corner	Decorator	
8		Remove stickers window frames LH & RH windows	Window fixer	
9		Fill & redecorate corner of wall LHS of bay window	Decorator	
10		Reskim plaster imperfections & redecorate whole wall under window	Decorator	
11		Fill & redecorate HL joint LH bay window	Decorator	
12		Redecorate HL corner of wall above shutters LHS	Decorator	
13		Fill & redecorate joints in window boards both corners	Decorator	
14		Fill gap LH architrave/wall	Decorator	










15		Clean marks off door frame & stops open side	Cleaner	
16		Plug missing to frame fixing open side	Carpenter	





**Hall Cupboard**

17		Door handle loose	Carpenter	
18		Rub down & paint top of door	Decorator	
19		Bottom drop bolt keep missing	Carpenter	
20		Top drop bolt keep missing	Carpenter	
21		Clean marks off door stops both sides	Cleaner	
22		Rub down & redeco rough edges & faces of architraves inside cupboard	Decorator	
23		Plugs missing from several shelf support fixings	Carpenter	
24		LHS shelves poor laminate finishes on edges	Carpenter	

**Lounge/Dining Room**

25		Rub down & paint top of door	Decorator	
26		Clean marks off door frame & stops	Cleaner	
27		Fill & redeco damage to LH architrave at lock height	Decorator	
28		Redeco corner edges of 1st pier	Decorator	
29		Decorate wall under socket	Decorator	
30		Reskim & redeco plaster imperfections both bay window reveals & under bay window LL. Rub down blemishes & redeco LH reveal.	Decorator	


31		Improve plaster in RH corner of bay window LL & rub down RH reveal 120cm above floor	Decorator Screeder	
32		Fill joints both corners of bay window	Decorator	
33		Fill joints both corners of window boards	Decorator	
34		Improve fit of socket to wall below LHS of patio doors A	Electrician	
35		Plug frame fixing holes patio doors A & B	Carpenter	
36		Clean RH architrave patio door A	Decorator	
37		Fill screw holes patio door A both sides	Window fixer	
38		Fill & redeco chipped corner of pier LHS of patio door B & fill & redeco imperfections in plaster to areas to LHS of door	Decorator	
39		Clean marks of architraves patio door B	Cleaner	
40		Clean marks off top transome of sliding patio door B & remove scratches	Cleaner Window Fixer	
41		Decorate skirting & corner of wall RHS of patio door B	Decorator	

42		Lower air vent to RHS of patio door B not working	Window fixer	
43		Fill cracks in plaster above RH corner of patio door B	Cleaner	
44		Clean paint off HL HW cover strip corner of pier	Decorator	
45		Clean paint off bottom of all 3 atrium Newell posts	Decorator	
46		Fill joints Newell posts/wall at all 3 Newell posts	Carpenter	
47		Plaster at floor level both sides of atrium is not plumb - rebead, replaster & redece	Plasterer	
48		Clean glue off wall & redece at LL Newell posts both sides of atrium	Decorator	

**Kitchen (units fitted by Home Owner)**

49		Mastic all joints around window frame	Decorator	
50		Ensure tight fit elec socket/wall LHS of Utility Room door	Electrician	
51		Rub down rough grainy surface & redece architraves Utility Room door Kitchen side	Decorator	


**Utility Room**

52		Rub down & paint top of door	Decorator	
53		Top corners of architraves not flush	Carpenter	
54		Fill & redece chipped corner of RH architrave	Decorator	
55		Fill damaged skirting & redece LHS of external door	Decorator	
56		Decorate & mastic skirting RHS of dryer	Decorator	
57		Reskim imperfections in plaster & redece RHS of Dryer LL approx 90cm above floor	Mastic	



**Plantroom**

58		Rub down & paint top of door	Decorator	
59		Clean marks off door frame & stops	Cleaner	
60		Plug fixing holes in door frame	Decorator	
61		Door handle missing	Carpenter	
62		Fit permanent labels to UFH manifolds	Plumber	
63		Fit permanent labels to all water valves	Plumber	






**Cloakroom**

64		Rub down & paint top of door	Decorator	
65		Fill joints corners of architraves	Decorator	
66		Rub down rough grainy surface & redecorate architraves in cloakroom	Decorator	
67		Wall tiles alignment very poor, not flush	Tiler	
68		Mastic top edge of wall tiling	Mastic	
69		Rub down & redecorate blemish RHS of light switch	Decorator	

**Lounge 2**

70		Rub down & paint top of door	Decorator	
71		Fill joint RH architrave/wall & redecorate adj wall full height where marked	Decorator	
72		Rub down rough grainy surface & redecorate RH architrave at LL	Decorator	
73		Fill gap RH edge of LH socket under LH window & redecorate patchy wall above socket	Decorator	
74		Redecorate wall & LH edge of window board RH window	Decorator	
75		Plug fixing hole bottom frame RH window	Decorator	
76		Redecorate patch HL corner RH window reveal	Decorator	
77		HL tv socket not level	Electrician	
<b>Hall</b>				
78		Redecorate corner Main Entrance door frame LHS approx 90cm above floor	Decorator	
79		Redecorate HL corner of wall directly above Main door	Decorator	
80		Redecorate corners of wall either side of Main door	Decorator	






81		Fill & redecorate corners of skirting & wall RHS of Main door	Decorator	
82		Ensure skirtings are not proud of architraves all doors	Carpenter	
83		Rub down rough grainy surfaces & redecorate all architraves where necessary	Decorator	
84		Ensure architraves top corners are flush all doors	Decorator	
85		Fill & redecorate wall crack above Playroom LH architrave	Decorator	
86		Reskin imperfections in plaster & redecorate wall between Playroom & Cupboard doors	Decorator	
87		Fill gaps Dining Room door architraves/wall	Decorator	
88		Fill & redecorate damage to door frame RHS Dining Room door	Decorator	
89		Clean marks off Dining Room door frame	Cleaner	
90		Fill nail holes HW cover strips u/s of stairs adj to Newell posts & HW panels u/s of stairs	Decorator	
91		Fill joints internal corners of HW side panels & to Newell posts	Decorator	
92		Fill nail holes balustrade bottom cover strips	Carpenter	
93		Fill joint improve wall finish & redecorate corner FF landing HW side panel/wall	Decorator	
94		Clean paint off edge 2nd HW step LHS	Decorator	
95		Clean marks off floor where not protected during construction	Cleaner	

**Staircase GF-FF**




96		Fill joint stair stringer/wall	Decorator	
97		Fill all joints where handrails meet top & bottom of Newell posts	Carpenter	
98		Balustrade glass should have Safety Markings advising glass type (similar to external balconies)	Glazier	
99		Rub down & redecorate blemishes on wall up to FF	Decorator	

**FF Landing**

100		Fill joints FF-SF HW soffit panels at Newell posts	Carpenter	
101		Fill nail holes u/s SF HW panel jointing strips	Carpenter	
102		Fill joints u/s SF HW panel joints & panels/wall	Carpenter Mastic	
103		Fill all joints where handrails meet top & bottom of Newell posts at landing	Carpenter	
104		Clean RH Newell post leading up to Loft	Cleaner	
105		Fill joint window board/wall LHS	Decorator	
106		Mastic joint window board/front curtain walling	Mastic	
106A		Building Regs Approved Document K advises protection is required against impact with glazing. Builder should confirm if glazing to curtain walling is suitable in critical locations (eg 800mm above FFL) to comply with requirements of Class 3 of BS EN 12600, and if not then protection with a guardrail is required.	Builder	
107		Reskim patchy imperfections in areas of wall & redecorate RHS landing balustrade	Decorator	
108		Reskim patchy imperfections in areas of wall & redecorate between curtain walling & Bed 3	Decorator	
109		Rub down rough grainy surfaces & redecorate architraves to Bed 3	Decorator	
110		Ensure architraves top corners are flush all doors	Decorator	
111		Redecorate corners of wall to Landing/Beds 1 & 2 corridor	Decorator	

112		Ensure smoke detector is flush to ceiling in Beds 1 & 2 corridor	Electrician	
113		Redec marks on wall LHS of door to Bed 2	Decorator	
114		Improve finishes to wall LL between Bed 1 & elec socket	Decorator	
115		Rub down & redece wall LHS of light switch Beds 1 & 2 corridor	Decorator	
116		Decorate patch & fill crack in ceiling RHS of stair soffit FF-SF	Decorator	




**Bedroom 3 (front elevation)**

117		Rub down & paint top of door	Decorator	
118		Fill gaps RH architrave/wall & architrave/skirting	Decorator	
119		Rub down & redece bulge in RH architrave approx 30cm above floor	Decorator	
120		Decorate patches on wall LHS of corner approx 40cm above floor and RHS of corner approx 90cm above floor	Decorator	
121		Fill joints internal corners of skirtings	Decorator	
122		Rub down rough grainy surfaces & redece LH architrave to Ensuite door	Decorator	
123		Redec over mark on wall RHS of balcony door	Decorator	
124		Redec over mark on wall RHS of entrance door	Decorator	



**Bedroom 3 Ensuite**

125		Rub down & paint top of door	Decorator	
126		Rub down & redece lump in RH architrave approx 100cm above floor	Decorator	
127		Fill & redece chipped corners at both ends of top architrave where not aligned with side architraves	Carpenter/ Decorator	


**Bedroom 3 Balcony**



128		Clean external frame & repair scratches RH frame	Window fixer	
129		Clean paint off balustrade wall fixings both sides of door	Decorator	
130		Balustrade glass has Safety Marks BS EN 12150 - check type	Glazier	
131		Roof soffit & fascias not decorated. Confirm timber type - Cedar?	Builder	
132		Confirm/prove insect mesh in place between back of fascia & soffit to prevent pests	Builder	
133		RWP fixings missing LHS of balcony	Plumber	
134		No protection flashings over undecorated fascia to balcony gutters. Water penetration to fascia & rear of fascia could lead to rotten timber & water ingress to room below.  Photo taken from Bed 1 Balcony	Roofer	

**Landing Cupboard**


135		Rub down & paint top of door	Decorator	
136		Fit permanent labels to UFH manifolds	Plumber	
137		Fill hole above manifold elec socket	Decorator	
138		Fill hole in floor where UFH pipes pass through	Builder	
139		Check for possible evidence of water leak & redecorate corner of ceiling RHS	Builder Decorator	

**Bedroom 5 (side elevation)**


140		Remove spacer behind top of LH architrave	Carpenter	
141		Fill joint RH architrave/wall	Decorator	

142		Fill & redecorate damage at bottom of LH architrave	Decorator	
143		Fill joints all internal corners of skirtings	Decorator	
144		Remove stickers from LH & RH windows	Cleaner	
145		Plug fixing hole bottom of main window frame	Carpenter	
<b>Bedroom 4 (rear elevation)</b>				
146		Rub down & paint top of door	Decorator	
147		Clean marks off door frame	Cleaner	
148		Fill & redecorate pinhole in wall approx 60cm above 2nd elec socket	Decorator	
149		Fill joints internal corners of skirtings	Decorator	
150		HL tv socket/adj double socket out of level RHS of bunk bed	Electrician	
151		Fill crack adj to RHS of window	Decorator	
<b>Bathroom</b>				
152		Rub down & paint top of door	Decorator	
<b>Bedroom 2 (rear elevation)</b>				
153		Rub down & paint top of door	Decorator	
154		Fill & redecorate wall LHS of LL elec socket	Decorator	
155		Fill & redecorate wall RHS of Ensuite light switch elec socket	Decorator	
156		Rub down & redecorate rough top corner of RH architrave	Decorator	
157		Plug fixing hole bottom of window frame	Carpenter	
158		Mastic joint RHS window board	Mastic	
159		Fill joint & redecorate skirting RHS of window	Decorator	
160		Mastic joint wall/LHS of wardrobe	Mastic	
<b>Bedroom 2 Ensuite</b>				
161		Rub down & paint top of door	Decorator	
162		Fill damage in door stop, hinge side approx 90cm above floor	Decorator	
163		Fill top corner RH architrave & rub down rough grainy surfaces & redecorate just below top corner	Decorator	
164		Fill & redecorate knot hole RH architrave approx 50cm above floor	Decorator	
165		Rub down & redecorate rough edge to RH architrave	Decorator	
166		Fit toilet roll holder	Carpenter	


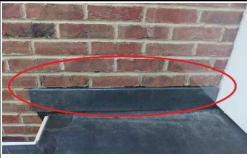
**Bedroom 1 (front elevation)**

167		Rub down & paint top of door	Decorator	
168		Decorate corner of RH architrave below top hinge	Decorator	
169		Redec marked wall LHS of Ensuite door	Decorator	
170		Fill & redeco joints top corners both architraves into Ensuite	Decorator	
171		Fill & redeco damage to corner LH architrave approx 20cm above floor	Decorator	
172		Fill & redeco damage to RH architrave approx 90cm & 180cm above floor	Decorator	
173		Mastic joint frame/architrave RHS	Mastic	
174		Clean marks off Ensuite door frame approx 50cm above floor	Cleaner	
175		Mastic joint wall/wardrobe both sides	Mastic	
176		Redeco marks on wall above balcony door	Decorator	
177		Redeco HL mark on wall LHS window reveal RH window	Decorator	
178		Clean paint off RH window RH frame mid height	Decorator	

**Bedroom 1 Ensuite**

179		Rub down & paint top of door	Decorator	
180		Fill chipped door bottom panel in Ensuite	Carpenter/Decorator	
181		Mastic joints vanity unit/wall	Mastic	
182		Mastic around shower controls	Mastic	
183		Fill hole in wall around power supply cable to radiator	Decorator	

**Bedroom 1 Balcony**

184		Roof soffit & fascias not decorated. Confirm timber type - Cedar?	Builder	
185		No protection flashings over undecorated fascia to balcony gutters. Water penetration to fascia & rear of fascia could lead to rotten timber & water ingress to room below.	Roofer	
186		Mortar missing to lead flashing LH wall & no weep vents fitted above lead flashing	Bricklayer	
187		Balustrade glass has Safety Marks BS EN 12150 - check type	Glazier	



**Staircase FF-Loft**

188		Fill joints balustrades/Newell posts top & bottom	Carpenter	
189		Half landing glass has Safety Marks BS EN 12150 - check type	Glazier	

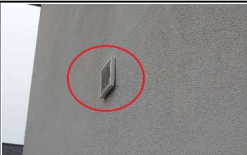

**Lofts**

		Undeveloped - no comments		
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**External North Elevation (rear)**

190		Clean FF curtain walling cill soffit	Cleaner	
191		Remove rust marks in render LHS LH window	Renderer	
192		Improve day joint in render above LHS patio door frame	Renderer	
193		Improve horizontal joint in render above RH patio doors	Renderer	


**External East Elevation**

194		Ensure air vents are flush with rendered wall	Builder	
195		Locking cylinder missing Utility external door may affect security	Carpenter	
196		Fill gaps around RWP in floor RHS of Utility external door	Groundworks	

**External South Elevation (front)**

197		LL weep vents missing LH bay window & most of main entrance porch (only 1 evident)	Bricklayer	
198		HL weep vents missing to lintel over main entrance porch	Bricklayer	

**External West Elevation**

199		LL weep vents missing to bay window	Bricklayer	
200		Ensure air vents are flush with rendered wall HL RHS of bay window	Builder	


**External Decking North Elevation**

201		North retaining wall is wet both sides of steps - confirm how water is drained from under the timber decking to prevent water/frost damage to face brickwork	Builder	
202		Redec balustrades/Newell posts where fixings filled & all areas where grinning	Decorator	
203		Drive home protruding fixings	Carpenter	
204		Are rebar balusters treated against rust?	Builder	
205		Recess & fill fixings East side middle Newell post & redec	Carpenter Decorator	

**Garage FF Room**

206		Mastic joints skirting/floor	Mastic	
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**Garage**

207		Fill gap ceiling/roller shutter box & drilled hole RHS of roller shutter door for fire protection in compliance with BR Approved Doc B	Plasterer	
208		Fill hole in plasterboard ceiling LHS of roller shutter door for fire protection in compliance with BR Approved Doc B	Plasterer	
209		Confirm make up & Fire Rating (30mins) of ceiling garage/room above in compliance with BR Approved Doc B	Builder	