



11 EXAMPLE WAY, SCOTLAND, ML2 2IT

4 Bed Detached

Example Homes

Mr and Mrs Example

Chartered Building Surveyor

Best Snag Scotland

14 Jun 2023

Project Details

Name:	11 Example Way, Scotland, ML2 2IT	Client Name:	Mr and Mrs Example
Summary:	4 Bed Detached	Client Telephone:	07722113344
Reference:	Example Homes	Client Email:	example@gmail.com
Description:	Weather - Generally dry and overcast with intermittent light rain.	Auditor Company:	Best Snag Scotland
Status:	New (20 May 2023)	Auditor Name:	Chartered Building Surveyor
Total Issues:	147		

Filters Applied:

Issues: 1 to 146

Issue 1



Location: Hall

Description: Front door - hinge cover caps missing

Issue 2



Location: Hall

Description: Front door frame - protection not removed behind hinges

Issue 3



Location: Hall

Description: Front door - poor decorative finish to low level

Issue 4



Location: Hall

Description: Front door - left hand side glazing bead- poor decorative finish to head

Issue 5



Location: Hall

Description: Front door spyhole - glass scratched, evident when looking through.

Issue 6



Location: Hall

Description: Door - not sitting flush in head of frame.

Adjustment required

Issue 7



Location: Hall

Description: Front door threshold - chipped



Location: Hall

Description: Front door handle - paint overspilled

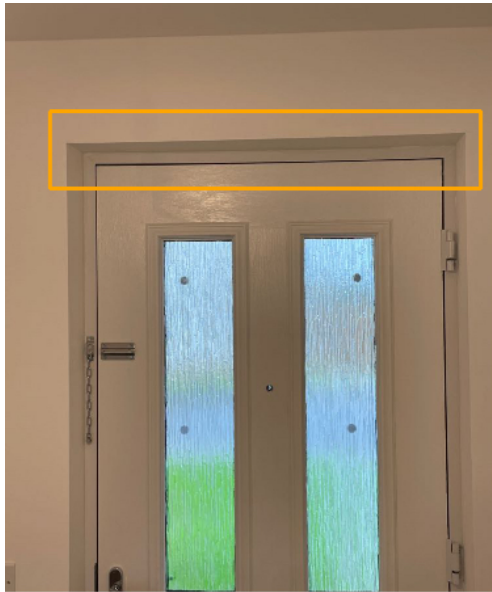
Issue 9



Location: Hall

Description: Waste water stack - access hatch missing . Required for maintenance.

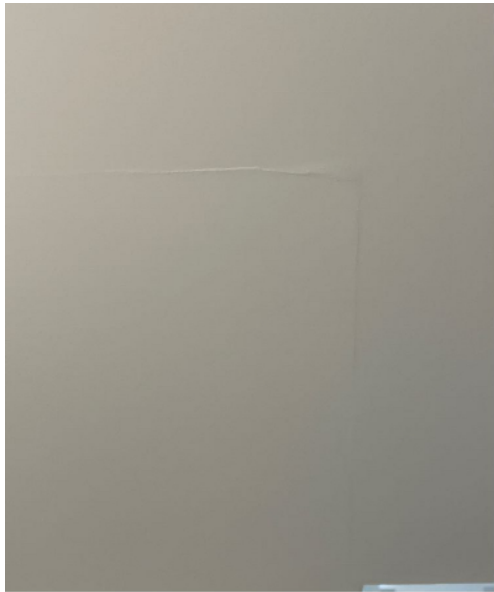
Issue 10



Location: Hall

Description: Front door - reveal to head of door - not level

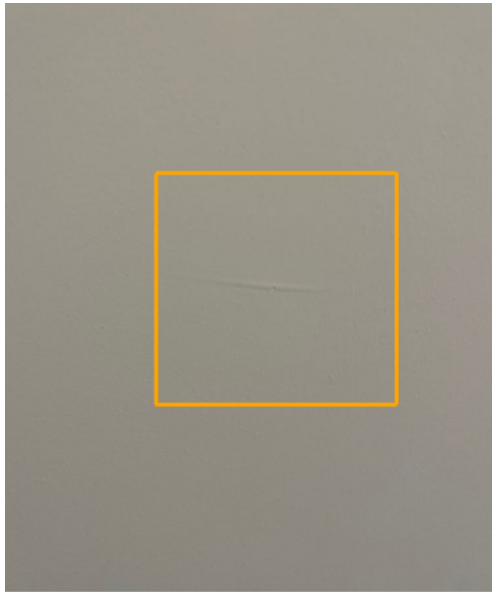
Issue 11



Location: Hall

Description: Ceiling - adjacent stair opening - plasterboard joints evident.

Issue 12



Location: Hall

Description: Wall - backing onto garage, approx 0.5m from front elevation - poor decorative finish

Issue 13

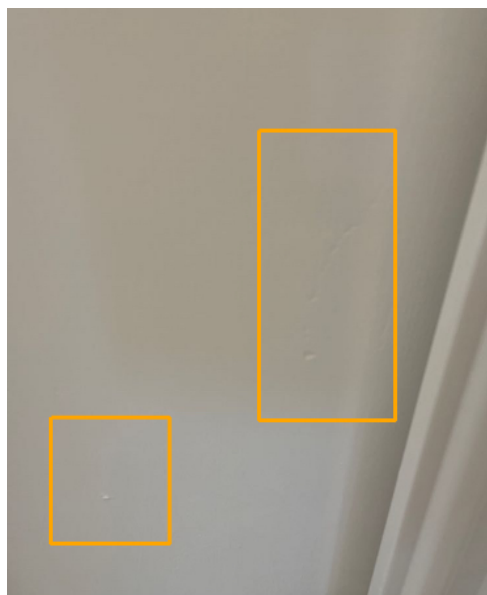


Location: Hall

Description: Kitchen door frame - left hand side, not caulked

Wall - left hand side of kitchen door frame - poor decorative finish

Issue 14



Location: Hall

Description: Walls - right hand side of kitchen door frame, low level - poor decorative finish

Issue 15



Location: Hall

Description: Wall - around light switch - poor decorative finish



Location: General

Description: General - radiators not level - review all and make good

- hall
- utility
- en-suite
- bed 3

Issue 17



Location: Hall

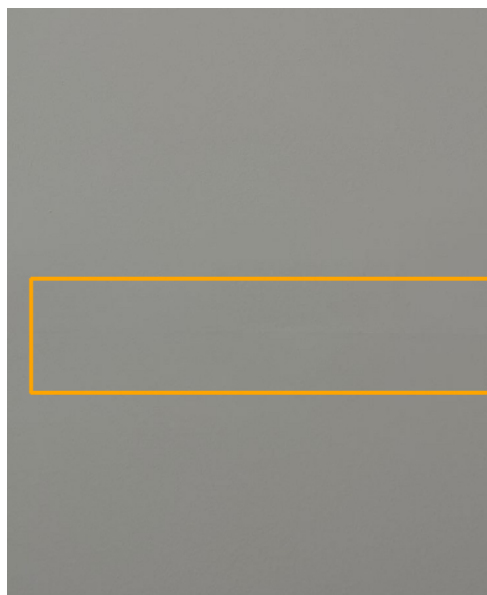
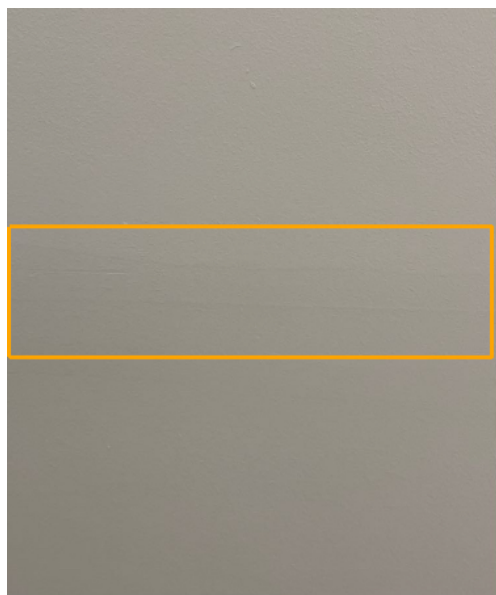
Description: Wall - left hand side of newel post - poor decorative finish

Issue 18



Location: Hall

Description: Wall - below door bell chime- poor decorative finish



Location: Hall

Description: Wall - right hand side of staircase - plasterboard joints and poor taping evident in 2no. Locations.



Location: Hall

Description: Both stair stringers - scored and chipped in a number of locations.
Review and make good decorative finish.

Issue 21



Location: Hall

Description: Stairs - movement underfoot when transversing stair and loud creaking noise evident.

Issue 22



Location: Hall 1st Floor

Description: Wall - above stair opening - plasterboard joint evident

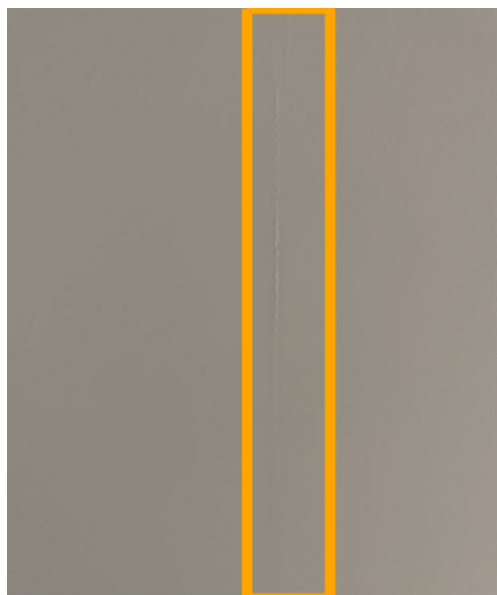
Issue 23



Location: Hall 1st Floor

Description: Loft hatch - clean required

Issue 24



Location: Hall 1st Floor

Description: Ceiling - in front of bathroom door - plasterboard joint and exposed tape evident.



Location: Hall 1st Floor

Description: Window - glass outer pane - scratched as annotated



Location: Hall 1st Floor

Description: Window - external pvc frame - dirty and scratched in areas.

Clean and thereafter make good any damage.

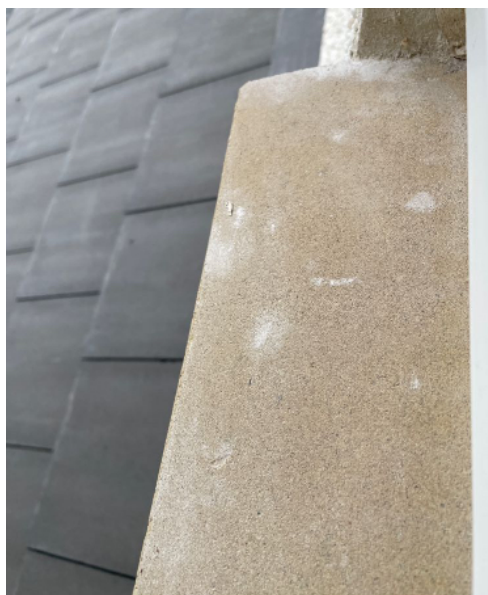




Location: General

Description: General - pvc window cills - tape not fully removed, dirty and numerous areas scratched.

Clean and thereafter make good any damage.



Location: General

Description: Precast window cills - render stained and overspilled.
Professionally clean to remove stains.



Location: Hall 1st Floor

Description: Window - left hand side - silicone de-bonding to cill



Location: Hall 1st Floor

Description: Wall - right hand side of bed 2 door - poor decorative finish



Location: Hall 1st Floor

Description: Cylinder cupboard vent - not level





Location: General

Description: Skirtings - review decoration throughout and make good as required.

There are areas where there are a number of paint runs evident, areas that require filling and areas that have been marked by floor fitters/hovers.

Issue 33



Location: Lounge

Description: Doorstop - missing

Issue 34



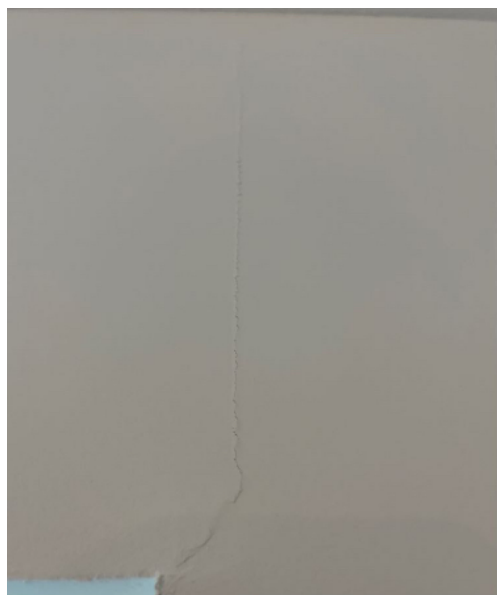
Location: General

Description: General - timber cills - dust entrapped in paint finish. Review all, sand as required and make good.



Location: Lounge

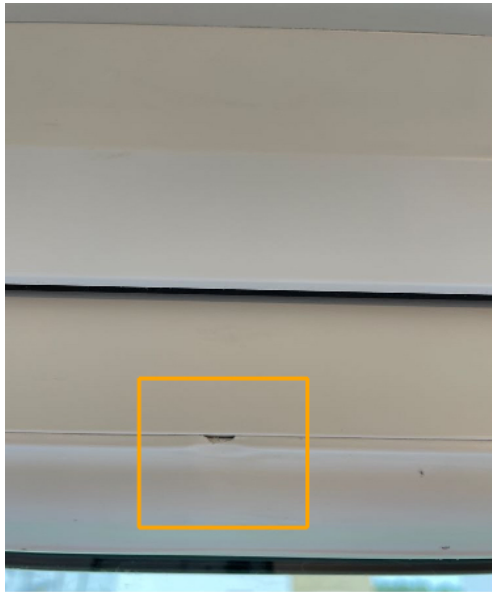
Description: Wall - left hand side of front elevation - poor decorative finish



Location: Lounge

Description: Wall - right hand side of front elevation window - plasterboard joint evident

Issue 37



Location: Lounge

Description: Front elevation, left hand side window - top bead damaged



Location: Lounge

Description: Lounge - window lintel - remove paint



Location: Lounge

Description: Front elevation window - right hand side outer pane- appears to be scratched however it may be a tough stain. Clean and thereafter make good any scratches.

Issue 40



Location: General

Description: General - radiators - tail sagging

- Lounge
- Kitchen

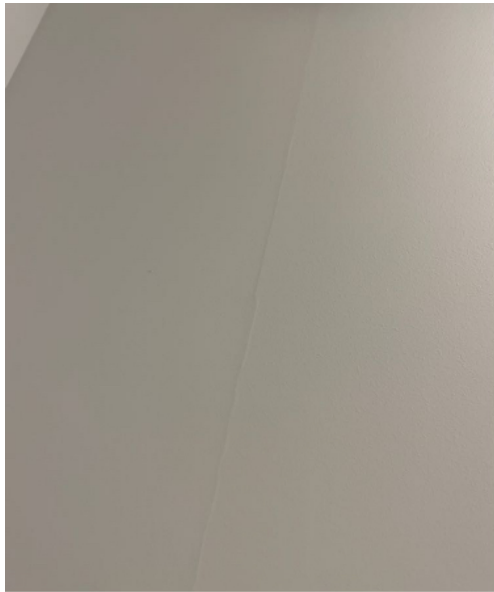
Issue 41



Location: Lounge

Description: Door - poor decorative finish to low level

Issue 42



Location: Lounge

Description: Ceiling - plasterboard joint evident

Issue 43



Location: Ground floor w.c

Description: Tap - not centred on basin

Issue 44



Location: Ground floor w.c

Description: Basin pedestal - not straight



Location: Ground floor w.c

Description: Wall - right hand side of basin and around radiator - poor decorative finish. Paint flashing evident.

Issue 46



Location: Ground floor w.c

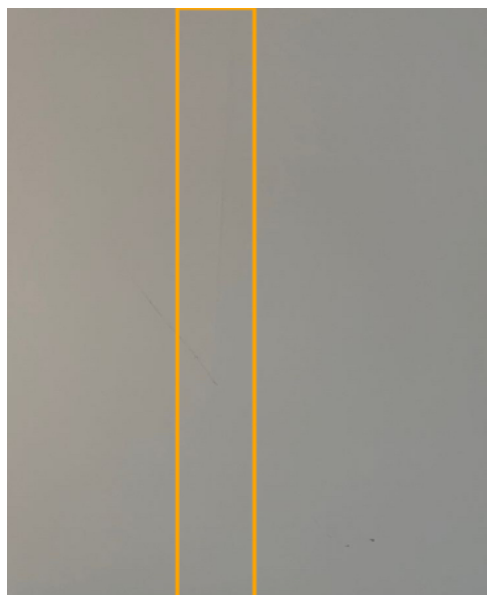
Description: Wall - backing onto staircase - poor decorative finish

Issue 47



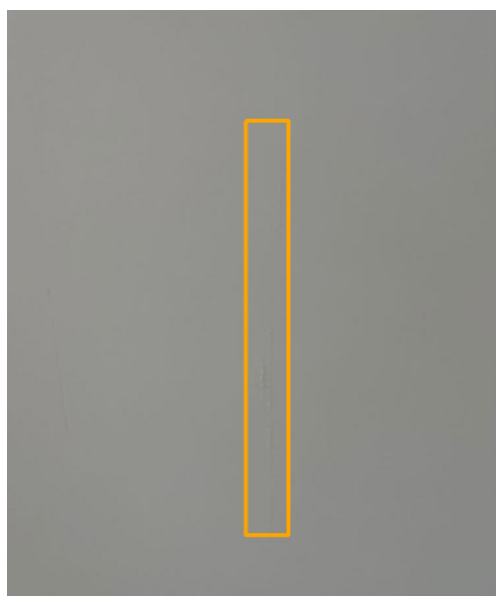
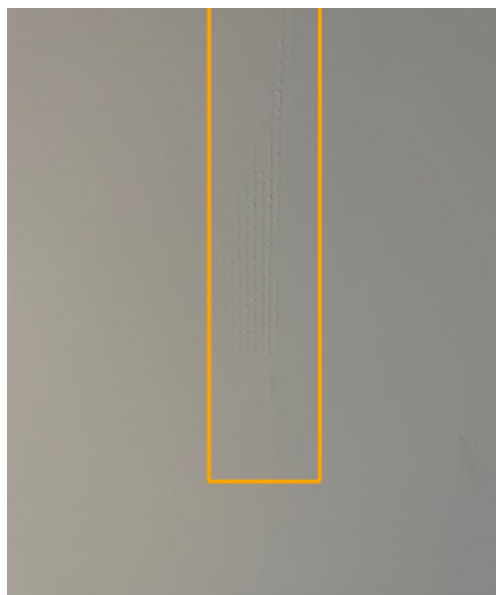
Location: Ground floor w.c

Description: Cistern lid - marked



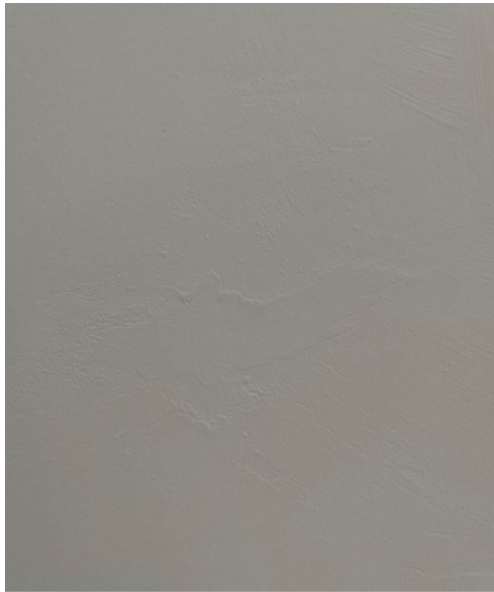
Location: Kitchen/Dining Room

Description: Ceiling - near dining room light pendant - dirty marks adjacent in a number of places.



Location: Kitchen/Dining Room

Description: Ceiling - above breakfast bar - number of exposed tapes



Location: Kitchen/Dining Room

Description: Wall - left hand side of dining window - poor decorative finish



Location: Kitchen/Dining Room

Description: Double socket - left hand side of patio doors - not level

Issue 52



Location: Kitchen/Dining Room

Description: Pvc plate to base of patio doors - cut short on one side.



Location: Kitchen/Dining Room

Description: Left hand side patio door handle - finish chipped



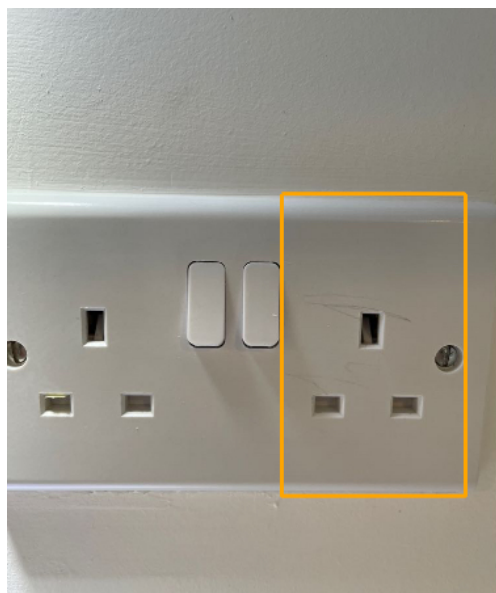
Location: Kitchen/Dining Room

Description: Left hand side patio door - clean roughcast aggregate out head of door. This is affecting the operation of the restrictor.



Location: Kitchen/Dining Room

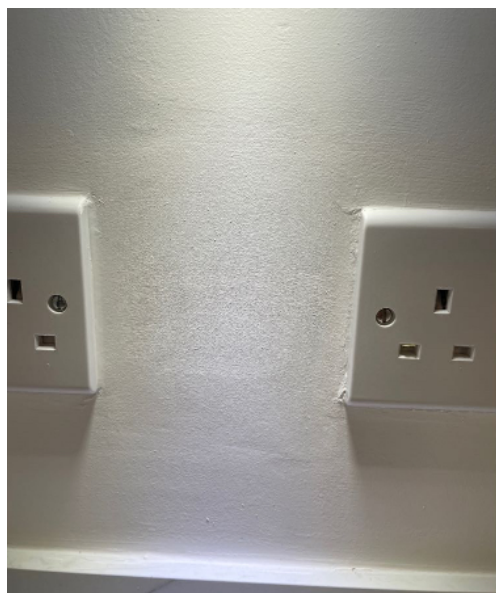
Description: Wall units - left hand side of window - paint overspilled



Location: Kitchen/Dining Room

Description: Double socket - left hand side of sink - scratched

Issue 57



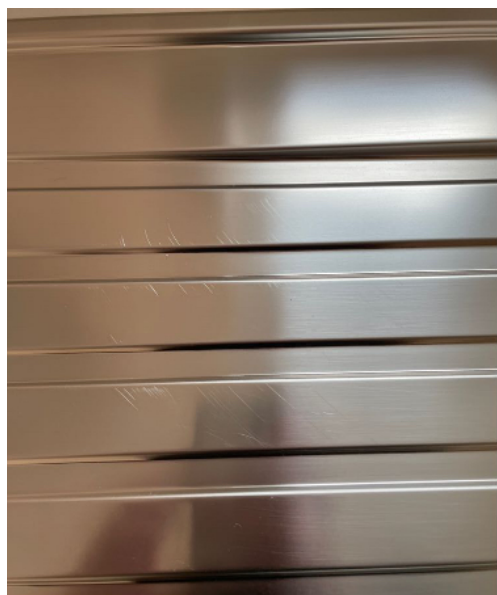
Location: Kitchen/Dining Room

Description: Plasterboard - below wall units, left hand side of window - poor decorative finish



Location: Kitchen/Dining Room

Description: Worktop - front edge - paint overspilled



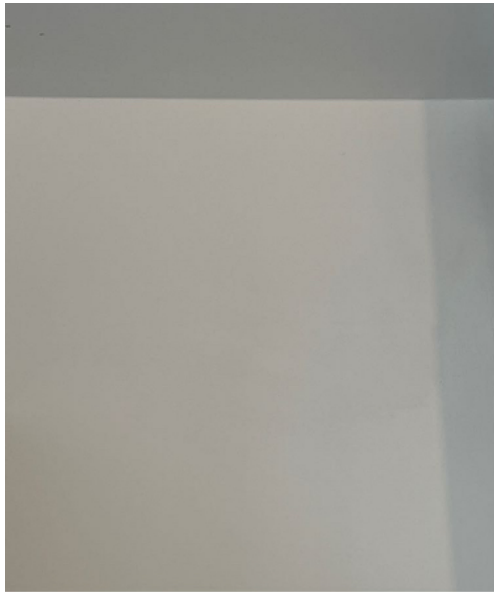
Location: Kitchen/Dining Room

Description: Sink and draining board - finish scratched



Location: Kitchen/Dining Room

Description: Wall unit door - left hand side of extract fan - catching infill when opening and closing



Location: Kitchen/Dining Room

Description: Wall - left hand side of extract fan - poor decorative finish

Issue 62



Location: Kitchen/Dining Room

Description: Door left hand side of breakfast bar - left hand side, low level - defect in finish

Issue 63



Location: Kitchen/Dining Room

Description: Breakfast bar doors - align

Issue 64



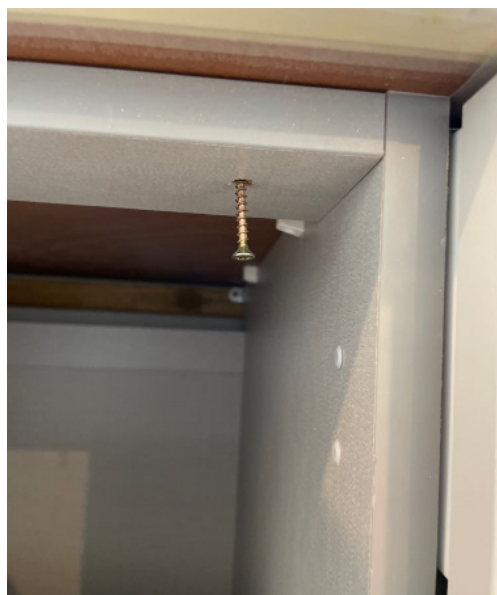
Location: Kitchen/Dining Room

Description: Worktop - kitchen side of breakfast bar - damaged



Location: Kitchen/Dining Room

Description: Base unit - left hand side of dishwasher - shelve not fitted



Location: Kitchen/Dining Room

Description: Carcass - left hand side of dishwasher - screw not fixed.



Location: Kitchen/Dining Room

Description: Dishwasher waste connection - No jubilee clip fitted

Issue 68



Location: Kitchen/Dining Room

Description: Sink base unit shelf - doesn't sit on back right hand side bracket. Can't sit any further back due to position of brackets in relation to sink waste pipework. When weight is applied to the shelf this will fall.

Issue 69



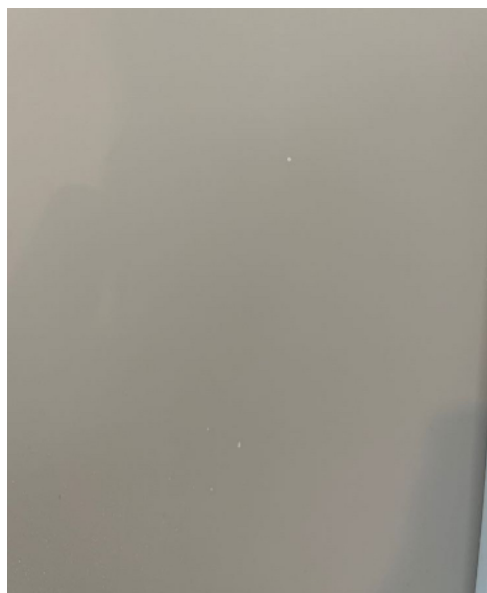
Location: Kitchen/Dining Room

Description: Door above oven - finish chipped



Location: Kitchen/Dining Room

Description: Freezer door - catching infill when opening and closing



Location: Kitchen/Dining Room

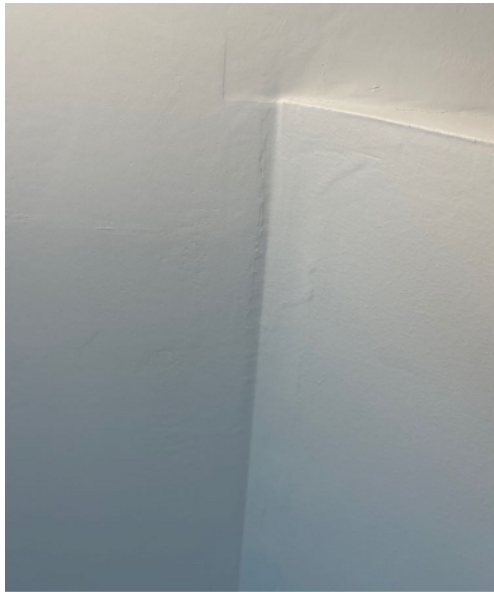
Description: Fridge door and infill panel to right hand side - paint overspilled.



Location: Kitchen/Dining Room

Description: Wall - above utility door - poor decorative finish

Issue 73



Location: Utility

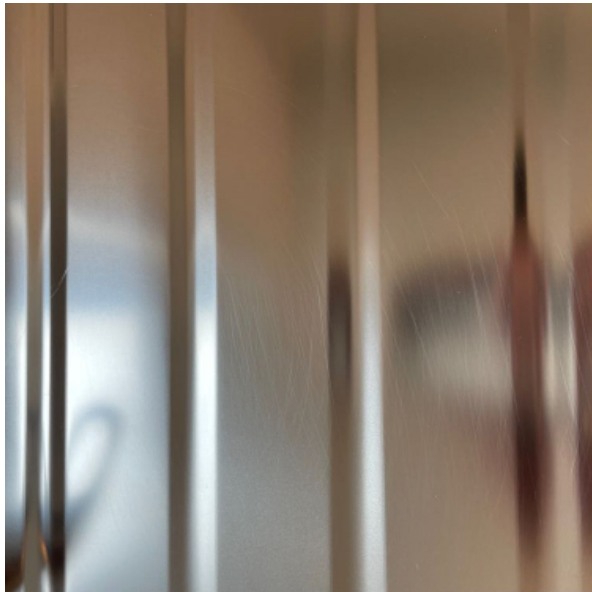
Description: Coomb below stair - poor decorative finish

Issue 74



Location: Utility

Description: Window - external glass pane - number of large scratches evident



Location: Utility

Description: Draining board - scratched



Location: Utility

Description: Left hand side infill panel - chipped along base.

Issue 77



Location: Utility

Description: Base unit shelf - finish to underside damaged



Location: Utility

Description: Sink tap - water pressure poor

Issue 79



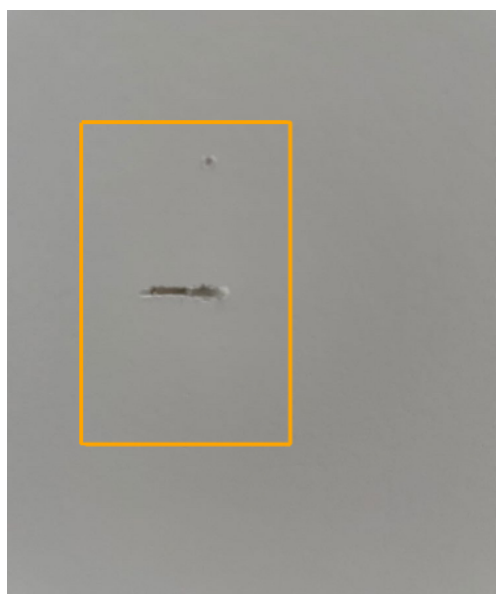
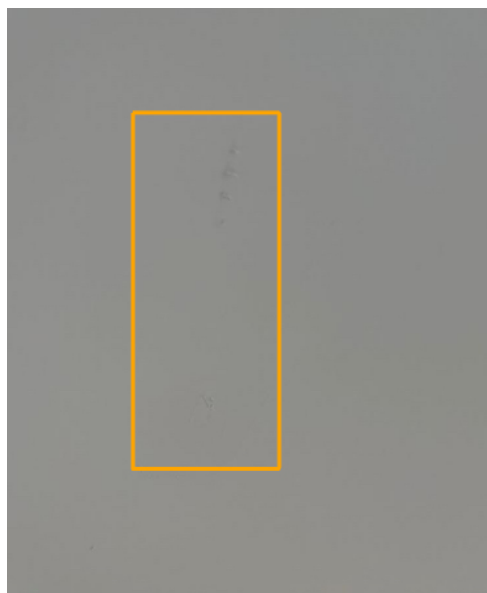
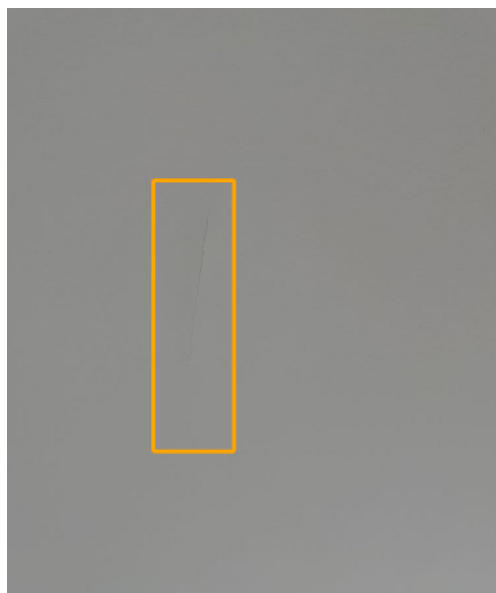
Location: Utility

Description: Larder unit - shelves missing



Location: Bed 1

Description: Door - hall side - top left hand corner - poor decorative finish



Location: Bed 1

Description: Ceiling - poor decorative finishes in a number of localised areas

Issue 82



Location: Bed 1

Description: Window - dirty and paint overspilled



Location: Bed 1

Description: Precast window cill - remove excess mortar

Issue 84



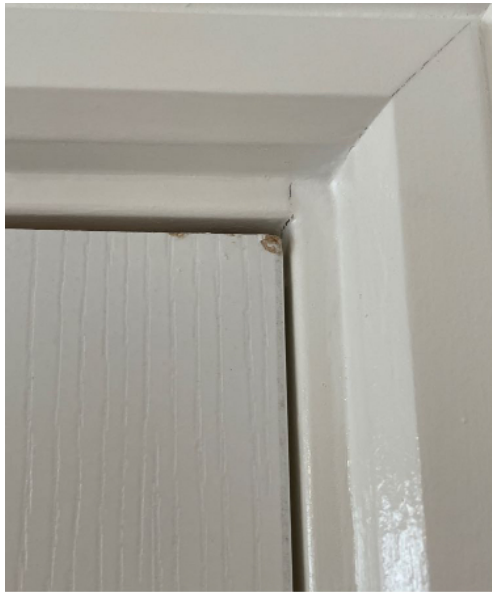
Location: Bed 1

Description: Wall - left hand side of tv point - screw head visible



Location: Bed 1

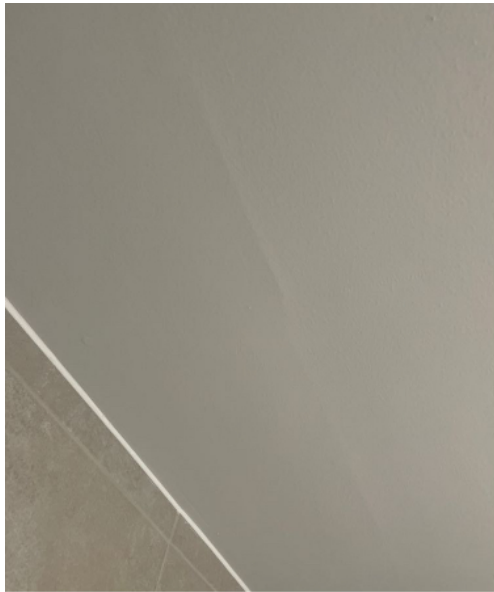
Description: Thermostat - frost risk warning present. Heating engineer to investigate and rectify .



Location: En-suite

Description: Door - bed side - top right hand side - poor decorative finish

Issue 87



Location: En-suite

Description: Ceiling - above shower enclosure - plasterboard joint evident

Issue 88



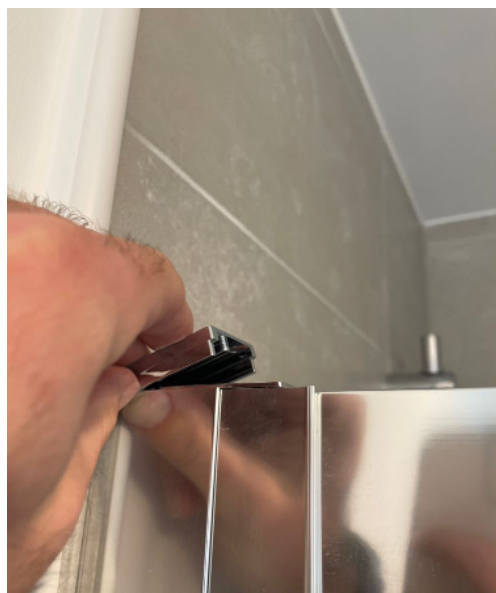
Location: En-suite

Description: Wall - right hand side of door - poor decorative finish



Location: En-suite

Description: Basin/splashback junction - poor silicone finish



Location: En-suite

Description: Shower screen - cover caps not secured

Shower screen - excess silicone

Issue 91



Location: En-suite

Description: Radiator - TRV - not fitted correct way round

Issue 92



Location: En-suite

Description: Shower waste cap - scratched



Location: En-suite

Description: Shower valves - not level

Issue 94



Location: Bed 4

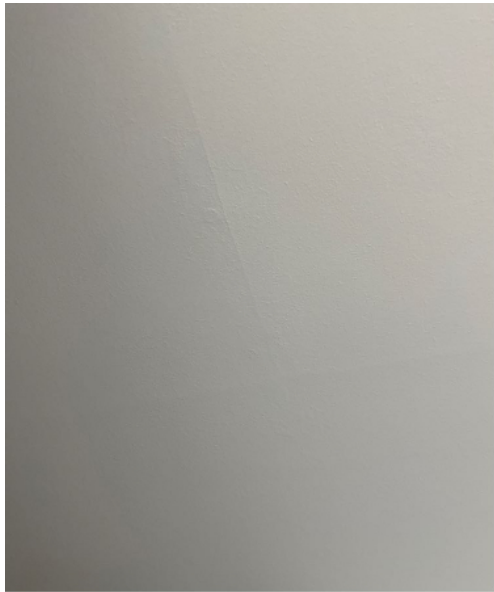
Description: Window - protection and stickers not fully removed



Location: Bed 4

Description: Light switch - not level

Issue 96



Location: Bathroom

Description: Ceiling - above shower enclosure - plasterboard joints evident

Issue 97



Location: Bathroom

Description: External corner tape - left hand side of radiator - poor decorative finish

Issue 98



Location: Bathroom

Description: W.C. - finish scratched at base

Issue 99



Location: Bathroom

Description: Window - pvc left hand side of handle - chipped



Location: Bathroom

Description: Window - both sides of frame - silicone de-bonding

Issue 101



Location: Bathroom

Description: Basin - dirty

Issue 102



Location: Bathroom

Description: Bath - marked along front edge

Issue 103



Location: Bathroom

Description: Skirting - left hand side of shower tray - poorly fitted

Issue 104



Location: Bathroom

Description: Shower screen cover caps - not secure



Location: Bathroom

Description: Shower waste cover cap - scratched



Location: Bathroom

Description: Shower valves - not level

Issue 107



Location: Bed 3

Description: Floor - ridge evident underfoot when walking on carpet. Potentially no underlay below flooring in localised area or floor below isn't level. Housebuilder to pull back carpets, investigate and rectify



Location: Bed 2

Description: Left hand side window - bottom bead - chipped



Location: Bed 2

Description: Carpet - appears flawed, 2no. seams evident. Carpet supplier to inspect and rectify or replace if required.

Issue 110



Location: Loft

Description: Roof - no chevron bracing fitted. Housebuilder to check their design drawings and confirm whether their should be chevron bracing fitted. If required, rectify thereafter.

Issue 111



Location: Garage

Description: Boiler flue penetration - not sealed

Issue 112



Location: Garage

Description: Frost stat wiring penetration - not sealed

Issue 113



Location: Garage

Description: Floor slab - excess mortar and plaster on floor .



Location: Front elevation

Description: Letterbox - scratched



Location: Front elevation

Description: Front door weather bar - excess mortar and labels not fully removed



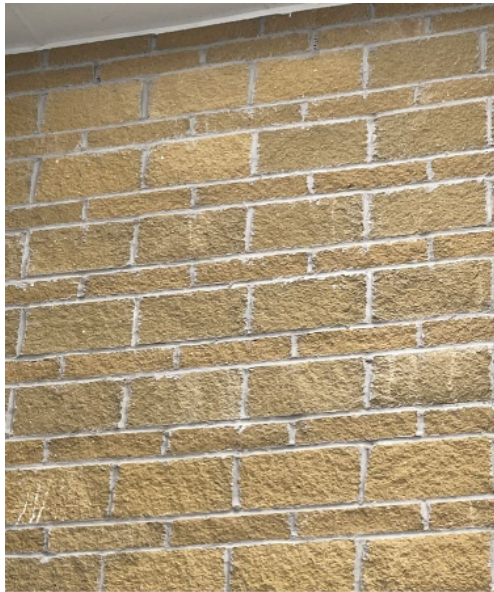
Location: General

Description: General - fascia's and soffits - dirty and stained in a number of areas.



Location: Front elevation

Description: Soffit - left hand side of elevation - scratched



Location: General

Description: Masonry pointing- pointing from 1st floor level to pine level is poor. There is excess mortar on masonry and numerous snots. The pointing is to be rectified to match the quality of the pointing at ground floor level.



Location: Front elevation

Description: Lounge window frames - dirty, marked and scratched in areas. Clean and thereafter make good any damage.



Location: Front elevation

Description: Masonry - excess mortar below lounge precast cill



Location: Front elevation

Description: Masonry pointing - right hand side of elevation - localised holes



Location: Front elevation

Description: Render - below bed 2 precast cill - poorly finished



Location: Front elevation

Description: Excess protection to be removed below belcast bead



Location: Front elevation

Description: Weep vents at base of render missing to lead cavity tray



Location: Front elevation

Description: Low level roof - gutter - falls away from outlet instead of towards outlet.



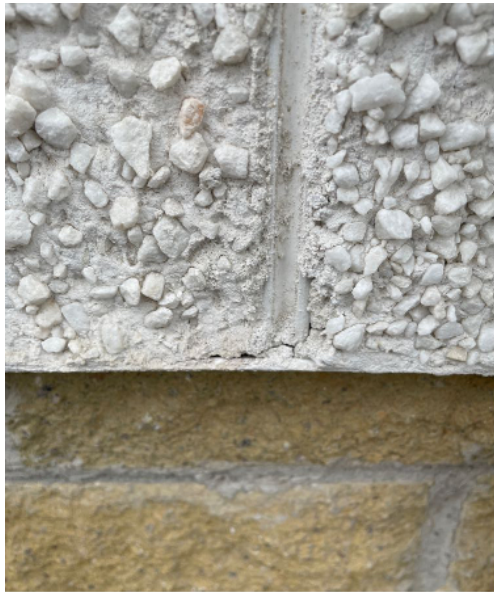
Location: Front elevation

Description: Masonry - left hand side of garage door - dpc exposed



Location: Side elevation facing no.3

Description: Leadwork - stained



Location: Side elevation facing no.3

Description: Render - belcast bead runs continuous through movement joint



Location: Side elevation facing no.3

Description: Boiler flue - cover cap missing



Location: Side elevation facing no.3

Description: Electric box - damaged



Location: Side elevation facing no.3

Description: Render - obvious patch repairs to roughcast



Location: Side elevation facing
footpath

Description: Render - stained at pine - remnants of a bird nest.



Location: Side elevation facing
footpath

Description: Weep vent - right hand side of utility window cill - blocked with render



Location: General

Description: General - external windows and frames - pvc is marked, dirty and scratched in areas. Clean all and thereafter make good any damage.



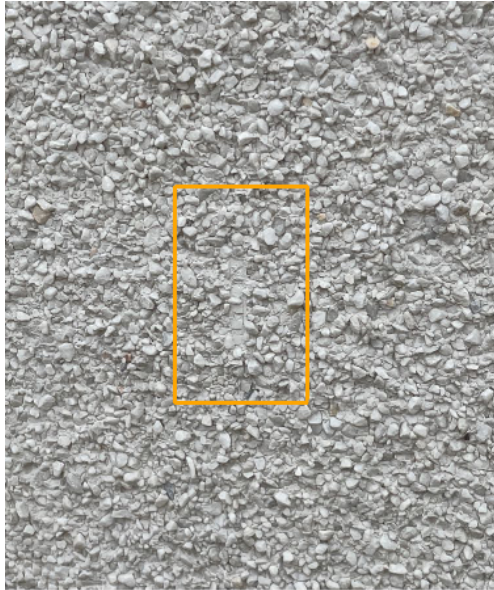
Location: Side elevation facing
footpath

Description: Lounge precast window cill - left hand side chipped



Location: Rear elevation

Description: Roof tiles- bottom course - local tile damaged left hand side of waste stack



Location: Rear elevation

Description: Weep vents - number are blocked with render

- left hand side of dining window cill
- right hand side of bed 3 window cill
- right hand side of bathroom window cill
- both below kitchen window



Location: Rear elevation

Description: Patio door hinges - mortar overspilled

Patio door hinge - top right hand side - finish chipped



Location: Rear elevation

Description: Masonry band course - dirt stained



Location: Rear elevation

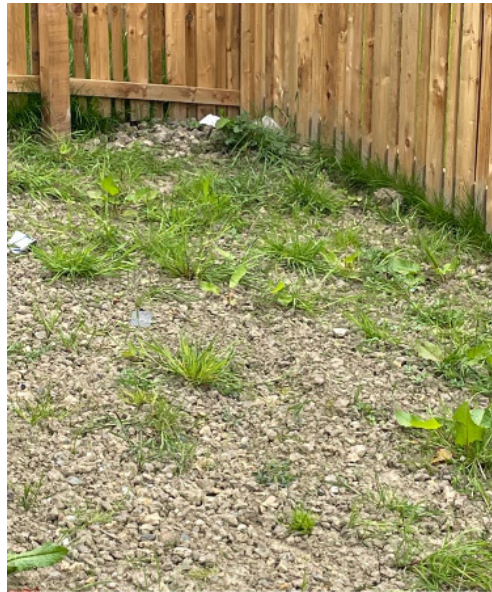
Description: Downpipe - not plumb

Issue 141



Location: Rear grounds

Description: Rodding point - not level with ground



Location: Rear grounds

Description: Soil - weeds evident. Weed and rotivate garden.



Location: Rear grounds

Description: Soil - remove rod



Location: Decking

Description: Decking handrail - localised section has split



Location: Side grounds

Description: Patch - excessive gaps between paving slabs

Issue 146



Location: Front grounds

Description: Landscaping - perimeter hedge still to be planted