

PRE-COMPLETION INSPECTION

EXAMPLE HOMES

22 EXAMPLE STREET

SCOTLAND

ML1 1IT



ON BEHALF OF:

MR AND MRS EXAMPLE

REPORT DATED:

11th June 2023

AUTHORISATION



Document Status: ISSUED

Document Reference: Pre-22 Example Street, Scotland, ML1 1IT

Project Surveyor: Ian Thomson 11/06/23

Reviewed By: Ian Thomson 11/06/23

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Ian Thomson is the Chartered Building Surveyor accepting technical responsibility for this Report.

INTRODUCTION



The pre-completion inspection is a non-invasive assessment of fixtures, fittings and services. Our surveyor carries out checks comparable with normal daily use to provide a checklist that has been determined by the NHQB (New Homes Quality Board).

The Format of the pre-completion inspection has been specifically designed by the NHQB. It is split into internal and external requirements, its purpose is to provide the homeowner with a “finishing checklist” prior to handover.

The survey has to be carried out by a suitably qualified surveyor that is a member of a professional association. Best Snag Scotland is owned and operated by Chartered Building Surveyors regulated by the Royal Institute of Chartered Surveyors (RICS). The RICS is recognised as the leading qualification for surveyors worldwide.

Unlike a traditional snagging survey when undertaking a pre-completion inspection our surveyors are forbidden from using specialist equipment such as thermal imaging cameras, and drones to identify issues.

SITE INSPECTION



Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Ian Thomson	11/06/23	Dry and Overcast	N/A

We recommend inspecting your property in varying environmental conditions such as heavy rainfall and alternative lighting as this may highlight issues that may otherwise not be evident on the day of the report such as roof leaks, scratched glass or poor taping and decoration.

LIMITATIONS



Best Snag Scotland can't take responsibility for any snags that occur after our inspection occurring from works that have taken place to rectify the issues within our report or from works that were ongoing at the time of our inspection. In our experience it is common for some additional issues (usually cosmetic) to arise when housebuilders endeavour to repair snags. For example, a plumber may damage a kitchen door when trying to repair a leaking sink.

As such please check your fixtures and fittings for any damage at handover including but not limited to: kitchen, sanitaryware, windows, glass as well as decoration.

As part of the survey we will endeavour to inspect all accessible parts of the property but we don't move furniture, tradesmans tools, floor coverings, site protection to inspect any areas of the property.

The survey is not a structural building survey and we are not to be held liable for any issues that may occur after our inspection.

Please also refer to the terms and conditions that were accepted at the time of purchase.

Specific Limitations:

- Floor coverings fitted throughout.



This guidance is intended to inform a suitably qualified inspector in the execution of a Pre-Completion Inspection for the purpose of providing a new home customer with a finishing checklist (“the service”).

An inspection of a property by a suitably qualified inspector should be non-disruptive and non-invasive and should assess fixtures, fittings and services by way of checks comparable with normal daily use.

It has been approved by an industry-wide technical working group in collaboration with the New Homes Quality Board (NHQB) and its availability is a requirement of the New Homes Quality Code.

Any suitably qualified inspector must comply with the following:

- Be a member of a recognised professional association experienced in surveying residential properties (e.g., RICS, RPSA, etc.) and which provides guidance on conducting Pre-Completion Inspections to its members.
- Hold relevant and adequate Professional Indemnity Insurance.
- Only work within their competency.
- Use this agreed checklist for the inspection.

The Pre-Completion Inspection Checklist must include the following:

- Contact details of the suitably qualified inspector carrying out the inspection.
- A description of the property being inspected, including a means for the identification of the location of individual rooms referred to.
- A description of the service.
- Recording of any limitations to the inspection (e.g., weather conditions).
- Photographs and explanatory notes of all matters identified.
- An indication of the nature of any remedial works required.

It is permissible for this Checklist to be reproduced in an electronic or digital format; however, any such versions must not deviate from the checks specified.

This Checklist is split into internal and external requirements. The first pages confirm the required standards for each internal element of the new home. This is followed by a section for each room to be reviewed and any comments noted. The second section covers the requirements for external elements, along with space for comments to be noted.

The completed Checklist should be provided to the customer and also to the developer either electronically or in paper-based format as required.



The purpose of this Checklist is to assist the home building industry show a commitment to cooperation and transparency in delivering a high-quality standard to every new home. The customer can and should expect their home to be constructed to a high specification and that the approach to the home and surrounding area is safe on the day they move in. The home should be clean and ready for the customer to enjoy and live in safely from day one.

Inspectors should follow the guidance below when completing the inspection and where it isn't possible to comply with the guidance make reference to this limitation in the inspection notes:

- External walls should be inspected in daylight from a minimum distance of 10m.
- Internal ceiling, wall, paintwork finishes, mastic and sealing should be inspected in daylight from a minimum distance of 2m and not shining a light on the surface. Where no natural daylight is available, inspection should be carried out with a single light source.

Cupboards, wardrobes, surfaces and fitted furniture (including kitchens and bathrooms) should be inspected in daylight from a distance of 0.5m.

- Glazing should be inspected in daylight from a minimum distance of 2m (laminated or toughened glass from 3m) and not shining a light on the surface, with fine scratches less than 25mm and bubbles or blisters if they are neither obtrusive or bunched, being acceptable.
- All checks on the property unless otherwise stated will be visual from the ground [in the case of exterior] or from internal floors [in the case of the interior].
- Loft spaces and eaves should only be checked where safely accessible to do so.

External common parts (where relevant). The Inspector should assume that the common parts include all areas beyond the confines of the subject property where there is no evidence to suggest the area is demised to a different property, and which are commonly included within a maintenance/repair agreement associated with properties of a similar type.

INTERNAL REQUIREMENTS



WALLS & CEILINGS

Plastering & Dry Lining

Joints not visible, reasonably uniform, and free from, shrinkage, popped screws, imperfections, visibly flat and plumb. Jointing tape fully covered. Minor imperfections and textural differences may be present, especially around lights and other fittings.

Finishes

Paint evenly applied and free from runs or prominent brush marks.
Paint splashes not visible on switches sockets etc.

FLOORS

Reasonably level and free from excessive noise / creaks when traversed.
Patterns and joints reasonably square with the walls.
Tiled/timber/laminate finishes square to walls, except by design, with consistent spacing. Carpets free from defects, fault lines, ripples, lumps and bumps, and neatly fitted with door threshold bars installed where required.

LOFT

Hatch

Operating freely, undamaged, securely fixed

Ladder

If fitted, stable and properly fixed

Felt

Even and free from damage. Overlapped and fixed around junctions and valleys

Ducting

Complete runs fixed at both ends. Free from excessive loops and folds.

Insulation

Evenly laid.

Cable & Wires

Properly secured.

Timbers

Evenly spaced and securely fixed. Undamaged and free from cracks, twisting or distortion with visible bracing and strapping in place.

WINDOWS

Handles, stays and catches operating and fitted square.
Opens/closes without fouling.
Undamaged and with consistent, even finish.
Free from obtrusive or bunched bubbles, particles, blisters, and other optical defects.
Reveals square with even heads and sills.
Frames undistorted and plumb.
Suitable seal around perimeter.
Keys present.

INTERNAL REQUIREMENTS



JOINERY

Skirting

Uniform finish with consistent gap to floors, max 5mm. Joints to present a continuous surface allowing for normal shrinkage.

Stairs

Strings to have consistent fit and finish, free from protrusions.

Quadrant (if fitted) secure and consistent.

Treads and risers to be even, securely fixed with no movement or excessive noise / creaks, free from nails.

Newels and handrails to have min 25mm between handrail and wall, secure and plumb, smooth finish without unusual projections.

DOORS

Locks, handles, door furniture and catches operating, undamaged and fitted square.

Opens/closes without fouling. Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Draft excluders fitted as required and keys present.

FITTED JOINERY

Cupboards

Securely fixed, visually aligned and level with uniform gaps which allow for floor covering.

Opens/closes without fouling.

Locks, handles, door furniture and catches operating, undamaged and fitted square.

Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].

Shelves (where applicable) fitted and secure.

Wardrobes

Securely fixed, visually aligned and level with uniform gaps which allow for floor covering.

Opens/closes without fouling.

Locks, handles, door furniture and catches operating, undamaged and fitted square.

Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].

Shelves (where applicable) fitted and secure.

Drawers

Securely fixed, visually aligned and level with uniform gaps. Opens/closes without fouling and self closes (where applicable).

Locks, handles and draw furniture operating, undamaged and fitted square.

Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].

Dividers/liners (where applicable) fitted and secure.

Plinths

Securely fixed, visually aligned and level with uniform gaps.

Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].

Illuminations working where applicable.

Kitchen Fittings

Securely fixed, visually aligned and level with uniform gaps which allow for floor covering where applicable. Opens/closes without fouling.

Locks, handles, door furniture and catches operating, undamaged and fitted square.

Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].

Shelves (where applicable) fitted, secure and operating where articulated.

Drawer dividers/liners (where applicable) fitted and secure.

Illuminations working where applicable.

INTERNAL REQUIREMENTS



GLAZING

Free from obtrusive bubbles, blisters, hairlines, blobs, fine scratches, particles.
Safety glazing mark if in critical location i.e., low level and next to doors.

TILES

Complete and free from cracks and scratches. Joints consistent, straight and in alignment unless by design. Joints and patterns square to walls, floors, and ceilings, unless by design. Grout lines well filled with no voids and mastic seals to wet areas neat, tidy and consistent.

SANITARY WARE

Baths

Except by design, all fittings securely fixed with pipes hidden and free from obvious damage.
All checked for normal operation, adequate water flow, availability of hot/cold.
Free from any unusual noise.
Visibly aligned and level / plumb.
Wet junctions, where accessible by design, with complete seals, having a consistent, compact, neat and tidy finish. All wet joints visibly free from leaks.
Over bath shower screens to be clean, and securely fixed with neat silicone sealant in place.
Bath filled to overflow, free from movement and unusual noises.
Drainage effective and free from gurgling or back-up.
Fittings free from conspicuous abrasions, scratches, and chips.
Plugs and chains operating correctly.

Shower Trays

Free from conspicuous abrasions, scratches, and chips.
Securely fixed with neat silicone sealant in place.
Shower run to check overflow, free from movement and unusual noises.
Drainage effective and free from gurgling or back-up.

Cubicles / Wet Rooms

Screens to be clean, and securely fixed with neat silicone sealant in place.
Drainage effective and free from gurgling or back-up.
Fittings free from conspicuous abrasions, scratches, and chips.

Basins

Except by design, all fittings securely fixed with pipes hidden and free from obvious damage.
All checked for normal operation, adequate water flow, availability of hot/cold.
Note any pipe noise.
Visibly aligned, level and plumb.
Wet junctions, where accessible by design, with complete seals, having a consistent, compact, neat and tidy finish. All wet joints visibly free from leaks.
Shower screens to be clean, and securely fixed with neat silicone sealant in place.
Basin filled to overflow, free from movement and unusual noises.
Drainage effective and free from gurgling or back-up.
Fittings free from conspicuous abrasions, scratches, and chips.
Plugs and chains operating correctly.

Taps & Controls

Except by design, all fittings securely fixed with pipes hidden and free from obvious damage.
All checked for normal operation, adequate water flow, availability of hot/cold.
Note any pipe noise.
Visibly aligned.
Wet junctions, where accessible by design, with complete seals, having a consistent, compact, neat and tidy finish. All wet joints visibly free from leaks.
Securely fixed with neat seals in place.
Fittings free from conspicuous abrasions, scratches, and chips.
Plugs and chains operating correctly.

INTERNAL REQUIREMENTS



SANITARY WARE (CONT.)

Toilets & Seats

Securely fixed with pipes hidden and free from obvious damage.
Visibly aligned, level and plumb.
Neat seals/sealant in place.
Fittings free from conspicuous abrasions, scratches, and chips.
Securely fitted toilet seat with functioning soft close where appropriate.

Shaving Points

Securely fixed and free from conspicuous abrasions, scratches, and chips.
Visibly aligned, level and square.
Neat seals/sealant in place.
Evidence of power supply.

Towel Rail

Wet junctions, where accessible by design, with complete seals, having a consistent, compact, neat and tidy finish and free from obvious damage. All wet joints visibly free from leaks.
Securely fixed and free from conspicuous abrasions, scratches, and chips.
Visibly aligned, level and square.
Finished decorations behind.

Pedestals

Securely fixed with pipes hidden and free from obvious damage.
Visibly aligned, level and plumb.
Neat seals/sealant in place.
Fittings free from conspicuous abrasions, scratches, and chips.

SERVICES

Lights

Bulbs present and working. Lamps and switches flush, securely fixed, clean and level unless by design.

Sockets

Level and flush with wall and all sockets tested with plug tester.

Wiring

Neat and secure, where visible.

Consumer Unit

Level, clean and labelled with blanks in place with no obvious gaps.

Extractors

Operating when light switched on and ensure switched on at spur. Grilles flush and secure.

Taps

Operating, free from leaks, correctly installed, secure and hot & cold operation the right way round.

Heating

Operating and free from undue noise.

INTERNAL REQUIREMENTS



SERVICES (CONT.)

Boiler	Working, casing undamaged, pipework tidy and concealed, free from unusual noise, flue sealed and labelled with signature confirmation of correct installation.
Radiators	Operational, undamaged, level, finished decorations behind, free from leaks.
Hot Water Tank	Free from leaks, installer signed label, working.
Cold Water Tank	Free from leaks, lid present, insulation present.
Smoke / Heat / CO₂ Detectors	Present, power light on, check operation.
Entryphone	Present where specified, power light on, check operation where possible
Security Alarm	Present where specified, check operation
Doorbell	Present where specified, check operation

APPLIANCES

Hob / Cooker	Check operation. Isolation switches correctly labelled where applicable.
Fridge / Freezer	Check operation. Isolation switches correctly labelled where applicable.
Dishwasher	Check operation and drains correctly. Isolation switches correctly labelled where applicable.
Washing Machine	Check operation, travel bar removed and drains correctly. Isolation switches correctly labelled where applicable.
Other Please list	Check operation.

INTERNAL REQUIREMENTS



ROOM	COMMENTS / ACTIONS REQUIRED TO MEET STANDARD	STANDARD ACHIEVED
	Refers to itemised photographic report in Appendix A	
Hall	Items 1-9 & 11-18	☒
Lounge	Items 19-24	☒
Kitchen & Dining Room	Items 25-43	☒
Utility	Items 43-45	☒
Ground Floor W.C.	Items 46-48	☒
Bedroom 1	Items 50-54	☒
En-Suite	Items 55-59	☒
Bedroom 2	Items 60 -63	☒
Bedroom 3	Items 64-68	☒
Bathroom	Items 69-70	☒
Bedroom 4	Items 72 & 74	☒
Garage	Items 75 & 76	☒

EXTERIOR REQUIREMENTS



COMMENTS / ACTIONS REQUIRED TO MEET STANDARD

Refers to itemised photographic
report in Appendix A

EXTERNAL ELEMENT

GENERAL		
Health & Safety	No open excavations, potholes, discarded materials or trip hazards on plot.	Yes
Scaffolding	Removed from plot.	Yes
Roads & Footpaths	Base layer installed (minimum). Lit. No trip hazards.	Yes
Tidiness	Review of general environment.	No - Items 89 & 90. Tidy however final clean still to be undertaken. Fascia and soffits still to be cleaned.
WALLS		
Bricks & Mortar	Consistent in texture, finish, colour and excessive colour banding. Free from chips and marks greater than 15mm in diameter except by design. Plumb, and straight on plan and in section. Bed joints straight horizontally and vertically, except by design.	No - Items 73 & 89.
Render	Consistent texture, finish and colour, flat and free from crazing Maximum 0.2 mm width cracking permitted.	No – Item 78.
Cladding	Consistent in finish and colour.	Yes
Tile Hanging	Consistent in finish and colour.	Yes
Expansion Joints	Filled, tidy and clean, full height.	Yes
Weeps	Consistently installed, clean.	No – Item 77.
Air Bricks	Correctly installed, clean and undamaged.	Yes

EXTERIOR REQUIREMENTS



EXTERNAL ELEMENT		COMMENTS / ACTIONS REQUIRED TO MEET STANDARD
Refers to itemised photographic report in Appendix A		
WALLS (CONT.)		
DPC	Level. Min 150mm above finished ground level where visible and applicable.	Yes
Flashings	Properly sealed and tidy finish	Yes
CHIMNEYS		
Bricks & Mortar	Consistent in texture, finish, colour and excessive colour banding. Free from chips and marks greater than 15mm in diameter except by design. Plumb, and straight on plan and in section. Bed joints straight horizontally and vertically, except by design. Free from mortar splashes and spread. Free from cracks.	N/A
Render	Consistent texture, finish and colour, flat and free from crazing	N/A
Post / Terminals	Straight and secure	N/A
Flashings	Properly sealed and tidy finish	N/A

EXTERIOR REQUIREMENTS



EXTERNAL ELEMENT		COMMENTS / ACTIONS REQUIRED TO MEET STANDARD
Refers to itemised photographic report in Appendix A		
ROOF		
Tiles / Ridges	Uniform in texture, finish, colour and free from excessive colour banding, except by design. Free from cracked or slipped tiles/slates.	Yes
Flat	Smooth and uniform in colour, texture and finish. Joints sealed. A ladder may be used to view surfaces less than 3 metres above ground level.	N/A
Leadwork	Properly sealed and tidy finish.	Yes
JOINERY		
	Facias, soffits and bargeboards uniform in texture, finish, colour and excessive colour banding, except by design and in place with clips.	Yes
GUTTER		
Gutters	Securely fixed and free from kinks, dips, gaps, and leaks. [Note: Leaks cannot be checked in dry weather]	Yes
Downpipes	Securely fixed and free from damage, kinks, dips, gaps, and leaks. [Note: Leaks cannot be checked in dry weather]	No - Items 81 & 84.
Butts	Securely fixed and free from kinks, dips, gaps, and leaks. [Note: Leaks cannot be checked in dry weather]	Yes

EXTERIOR REQUIREMENTS



EXTERNAL ELEMENT		COMMENTS / ACTIONS REQUIRED TO MEET STANDARD
		Refers to itemised photographic report in Appendix A
BALCONIES		
Clean. Railings securely fitted and with consistent finish.		N/A
PORCHES		
Correctly tied/sealed to main walls. Doors and windows operating lockable & scratch free with ironmongery intact. Assess as for other internal and external elements.		N/A
CONSERVATORIES		
Correctly tied/sealed to main walls. Doors and windows operating lockable & scratch free with ironmongery intact. Assess as for other internal and external elements.		N/A
GARAGES		
Walls	Consistent in texture, finish, colour and excessive colour banding. Free from chips and marks greater than 15mm in diameter except by design. Plumb, and straight on plan and in section. Bed joints straight horizontally and vertically, except by design.	No – Item 84
Floors	Reasonably level except by design.	No – Items 75 & 76
Roofs	Uniform in texture, finish, colour, except by design.	N/A
Doors	Operating, lockable, dent & scratch free with ironmongery / security chain intact. Frame secure and undamaged. Prevents water ingress at base & not fouling floor. Threshold seal on personnel doors.	No – Item 80

EXTERIOR REQUIREMENTS



EXTERNAL ELEMENT	COMMENTS / ACTIONS REQUIRED TO MEET STANDARD
	Refers to itemised photographic report in Appendix A

GARAGES (CONT.)

Windows	Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Sill end caps present. Stone sills free from chips, abrasions, and stains.	Yes
Services	Where applicable, light fittings, switches and sockets should be clean, level and in working order. Any conduit should be level and clean. Exposed cables are to be clipped and level, giving a tidy finish.	Yes

SURFACES

Paths & Driveways	Reasonably level and stable except by design. Complete, even surface finish for texture and colour except by design, appropriate drainage (away from property).	Yes
Edgings & Kerbs	Free from tip hazards. Securely fixed and level according to design.	No – Item 87
Lawns	Free from dead areas and visible flooding. Free from rubbish and debris.	No – Items 85 & 86
Steps	Rises even and as design.	Yes

DRAINS

Inspection chambers level, fixings in place, free from mortar or other surface coating debris. Lift and inspect internally for spoil, damage, flush water through.	Yes
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EXTERIOR REQUIREMENTS



EXTERNAL ELEMENT		COMMENTS / ACTIONS REQUIRED TO MEET STANDARD
Refers to itemised photographic report in Appendix A		
VENTS		
Extractors	Securely fixed, tidy and sealed.	Yes
Flues	Securely fixed, tidy and sealed.	Yes
WINDOWS		
Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Sill end caps present. Stone sills free from chips, abrasions, and stains.		No – Items 20,38,40,58,68 & 71
DOORS		
Door furniture operating and fitted square. Opens/closes without fouling. Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Keys present.		Yes
SERVICES		
Taps	Securely fixed, Operating and with acceptable flow.	No
Lights	Bulbs present and working. Lamps and switches flush, securely fixed, clean and level unless by design.	Yes
Meter Boxes	Securely fixed, level, clean, pipework sealed at entry points.	Yes
Pipes	Securely fixed.	Yes

EXTERIOR REQUIREMENTS



EXTERNAL ELEMENT		COMMENTS / ACTIONS REQUIRED TO MEET STANDARD
Refers to itemised photographic report in Appendix A		
SERVICES (CONT.)		
Sheds	Consistent and even finish. Doors and windows open/close without fouling. Roof coverings complete and with a consistent finish free from holes and leaks.	N/A
Greenhouses	Consistent and even finish. Doors and windows open/close without fouling. Roof coverings complete and with a consistent finish free from holes and leaks.	N/A
Bin Stores	Consistent and even finish. Doors and windows open/ close without fouling. Roof coverings complete and with a consistent finish free from holes and leaks.	N/A
Bike Stores	Consistent and even finish. Doors and windows open/ close without fouling. Roof coverings complete and with a consistent finish free from holes and leaks.	N/A
BOUNDARIES		
Fences	Consistent and even finish, free from damage, with timbers treated where applicable. Gates square and aligned, open and close freely. Hinges, catches and locks operate smoothly.	No – Item 88
Walls	Consistent and even finish, free from damage, with timbers treated where applicable. Gates square and aligned, open and close freely. Hinges, catches and locks operate smoothly.	N/A
Gates	Consistent and even finish, free from damage, with timbers treated where applicable. Gates square and aligned, open and close freely. Hinges, catches and locks operate smoothly.	Yes

EXTERIOR REQUIREMENTS



EXTERNAL ELEMENT		COMMENTS / ACTIONS REQUIRED TO MEET STANDARD
		Refers to itemised photographic report in Appendix A
OTHER		
Air Source Heat Pumps	Where included within the sale check that have been installed.	N/A
PV Panels	Where included within the sale check that have been installed.	Yes
OTHER NOTES		



APPENDIX A

PHOTOGRAPHIC REPORT INCLUDING COMMENTS AND ACTIONS
REQUIRED TO MEET STANDARD



22 EXAMPLE STREET, SCOTLAND, ML1 11T

4 Bed Detached

Example Homes

Mr and Mrs Example

Chartered Building Surveyors

Best Snag Scotland

04 Jul 2023

Project Details

Name: 22 Example Street, Scotland, ML1 1IT

Client Name: Mr and Mrs Example

Summary: 4 Bed Detached

Client Telephone: 07722113344

Reference: Example Homes

Client Email: example@gmail.com

Description: Weather - Dry and Overcast

Auditor Company: Best Snag Scotland

Status: New (18 May 2023)

Auditor Name: Chartered Building Surveyors

Total Issues: 89

Issue 1



Location: Hall

Description: Front door - paint overspill on hinges.
Clean.

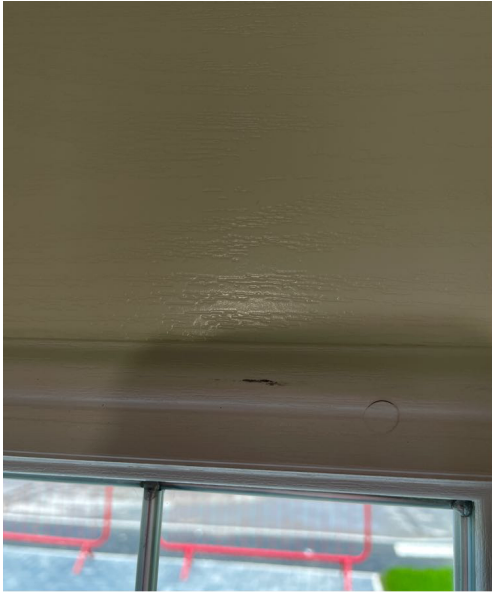
Issue 2



Location: Hall

Description: Front door - not sitting flush in head of frame.
Adjust.

Issue 3



Location: Hall

Description: Front door - right hand side vision panel - top bead scuffed.

Front door - bottom 1/3 dirty.

Clean and remove scuff marks

Issue 4



Location: Hall

Description: Front door - spyhole - glass scratched - bottom right hand side.
Replace.

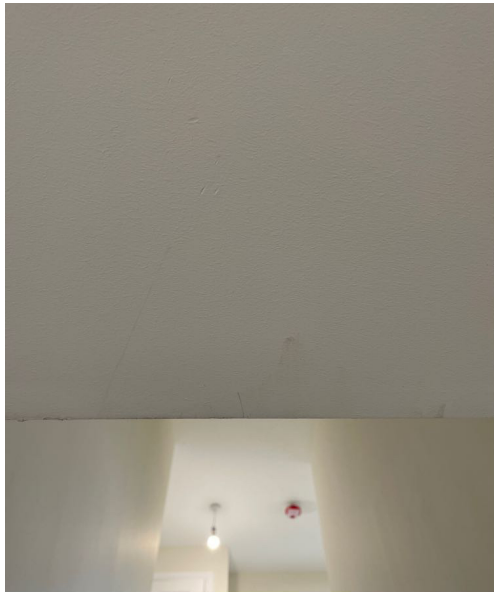
Issue 5



Location: Hall

Description: Front door - threshold - paint overspilled

Issue 6



Location: Hall

Description: Ceiling - at stair opening - poor decorative finish.
Make good.

Issue 7



Location: Hall

Description: Ceiling - paint run evident, next to waste stack.

Sand and make good.

Issue 8



Location: Hall

Description: Light switch - not level

Issue 9



Location: Hall

Description: Light switch - not level





Location: General

Description: Skirtings - black lines evident throughout around skirtings. This has likely been caused by the floor fitters or cleaners hoovering.

Decorators to review all and make good finish.



Location: Hall

Description: Carpet - localised stains near lounge door.

Professional clean required.

Issue 12



Location: Hall 1st floor

Description: Ceiling - paint finish a coat shy at loft hatch.

Make good



Location: Hall 1st floor

Description: Ceiling - finish pitted in areas, near loft hatch.

Fill and make good.



Location: Hall 1st floor

Description: Ceiling - red scuff marks near smoke detector
Make good.

Issue 15



Location: Hall 1st floor

Description: Light switch - not level



Location: Hall 1st floor

Description: Half newel post - screw hole infilled with caulk.

Make good with appropriate filler or screw cover cap.

Issue 17



Location: Hall 1st floor

Description: Handrail - pencil and paint overspilled.

Remove pencil and paint.



Location: Hall 1st floor

Description: Walls - plasterboard joints evident both sides of staircase.

Rake out, re-do tapes and make good decoration .



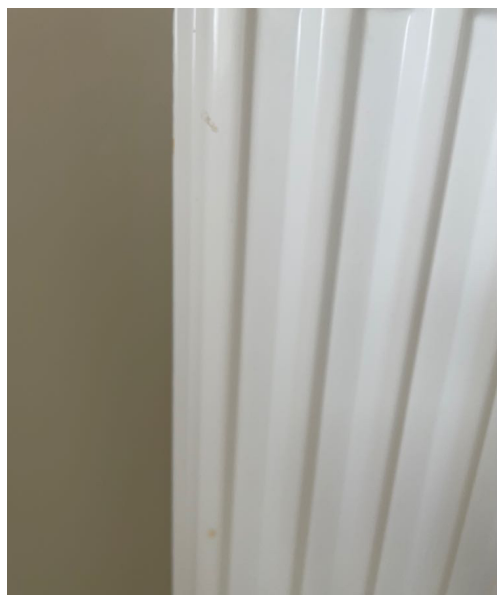
Location: Lounge

Description: Door - dusty and minor scuff marks evident



Location: Lounge

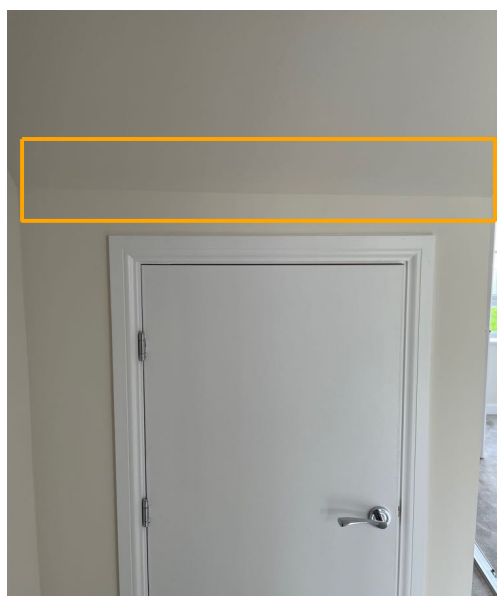
Description: Left hand side window - outer pane, glass scratched.
Professional repair or replacement required.



Location: Lounge

Description: Radiator - left hand side - localised stain

Clean



Location: Lounge

Description: Coomb ceiling and junction with wall - 15mm off level



Location: Lounge

Description: Light switch - not level

Issue 24



Location: Lounge

Description: Carpet - localised stains near hall door.

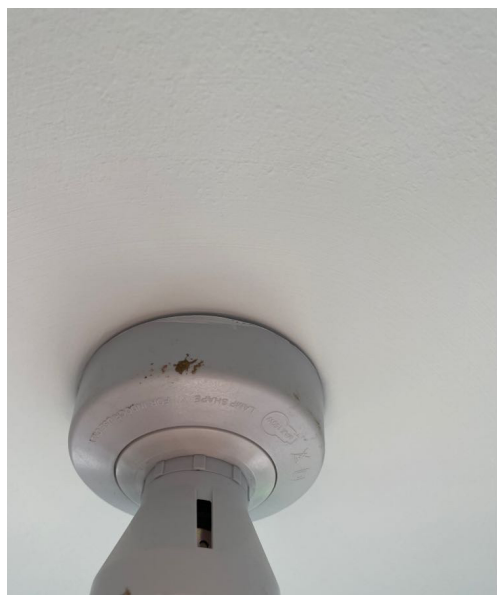
Professional clean required.



Location: Kitchen/Dining

Description: Lounge Door - minor scuff marks to finish.

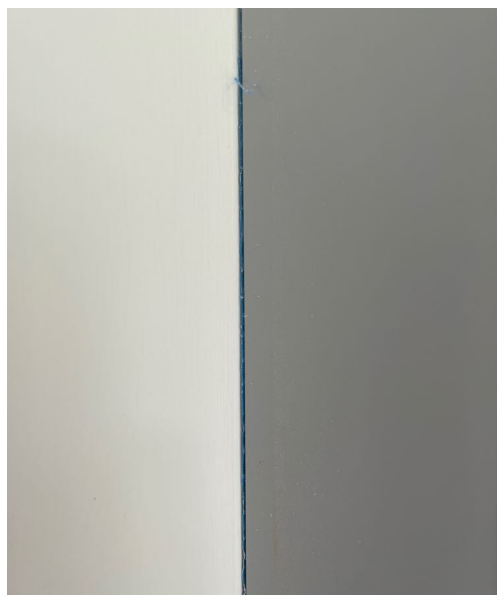
Make good.



Location: Kitchen/Dining

Description: Light fitting - dirty

Clean



Location: Kitchen/Dining

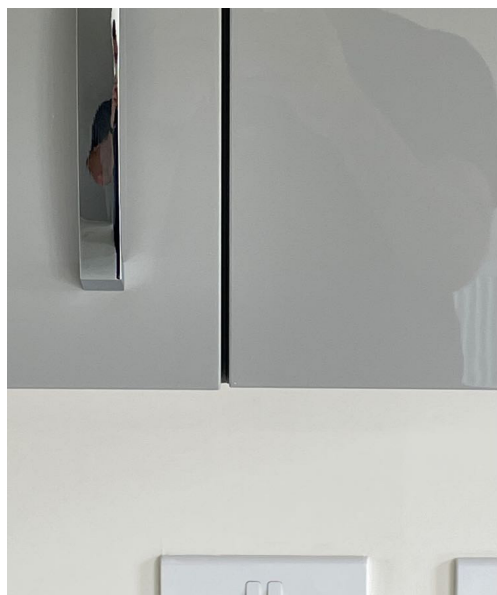
Description: Fridge/freezer end panel - remove exposed protection to back edge.



Location: Kitchen/Dining

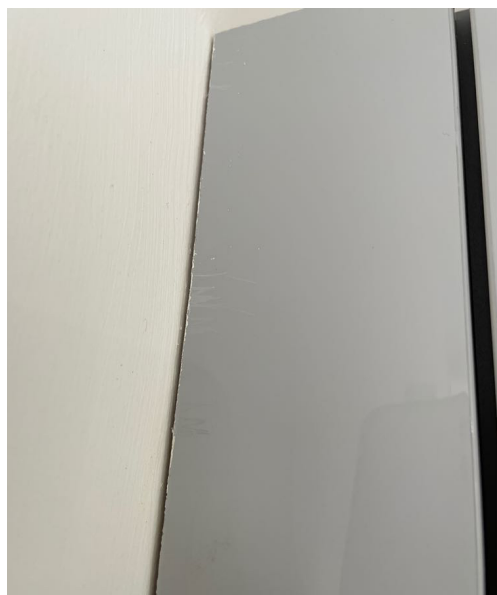
Description: Walls - poor decorative finish above upstands

Make good



Location: Kitchen/Dining

Description: Wall units left hand side of extract fan - align doors



Location: Kitchen/Dining

Description: Infill panel, left hand side of wall units - scratched

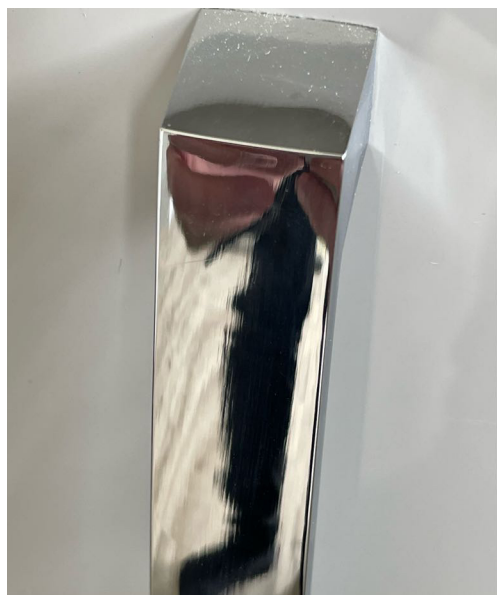
Professional repair or replacement required



Location: Kitchen/Dining

Description: Wall units, right hand side infill panel - scratched

Professional repair or replacement required.



Location: Kitchen/Dining

Description: Door right hand side of oven - handle scratched

Replace



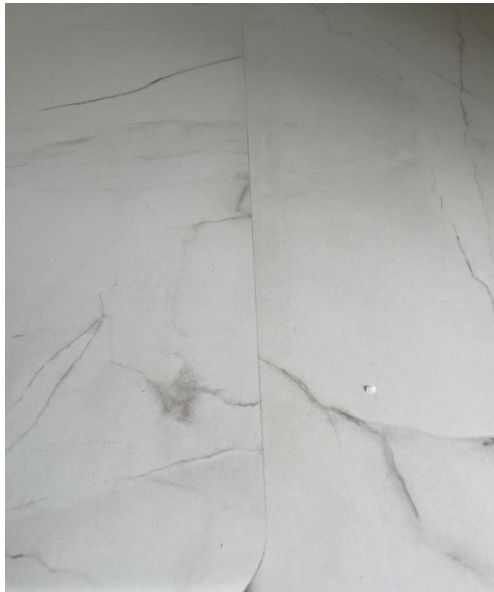
Location: Kitchen/Dining

Description: Window - right hand side Ingoe - 9mm out of plumb



Location: Kitchen/Dining

Description: Wall - underside of window cill - not caulked or decorated



Location: Kitchen/Dining

Description: Worktop joints - dirty

Clean



Location: Kitchen/Dining

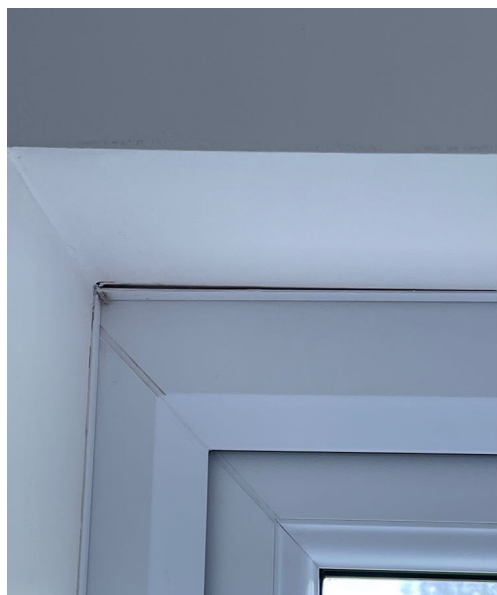
Description: Sink - dirty.

Clean and thereafter check for any scratches.



Location: Kitchen/Dining

Description: Dishwasher waste connection - no jubilee clip fitted to secure.
Fit.



Location: Kitchen/Dining

Description: Patio door - gap between trim at head of frame and plasterboard.
Secure.



Location: Kitchen/Dining

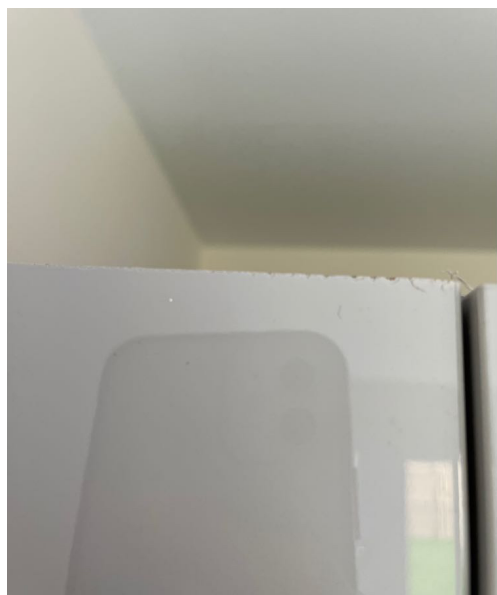
Description: Base of patio doors - dirty and scuffed

Clean and remove scuff marks



Location: Kitchen/Dining

Description: Top left hand side, sidelight - inner pane, chipped
Professional repair or replacement required.



Location: Kitchen/Dining

Description: Infill panel, left hand side of larder unit - top edge, chipped



Location: Kitchen/Dining

Description: Top handle to larder unit - chipped
Replace.



Location: Kitchen/Dining

Description: End panel, left hand side of lounge door - blue stains evident.

Clean



Location: Utility

Description: Diffuser - not flush with ceiling.

Make good.



Location: Utility

Description: Back door - poor decorative finish at hinge.
Make good.



Location: Ground floor w.c

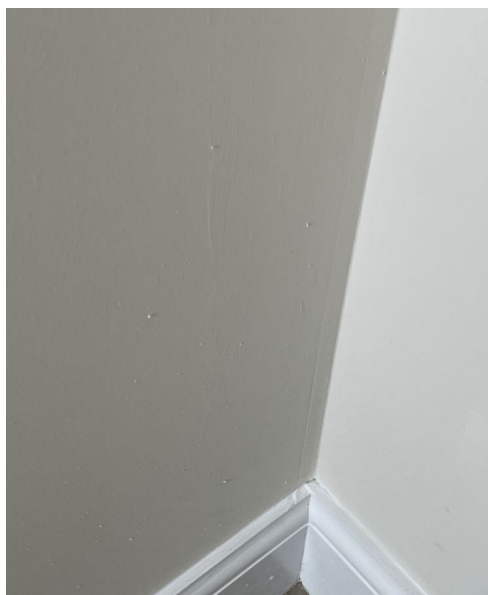
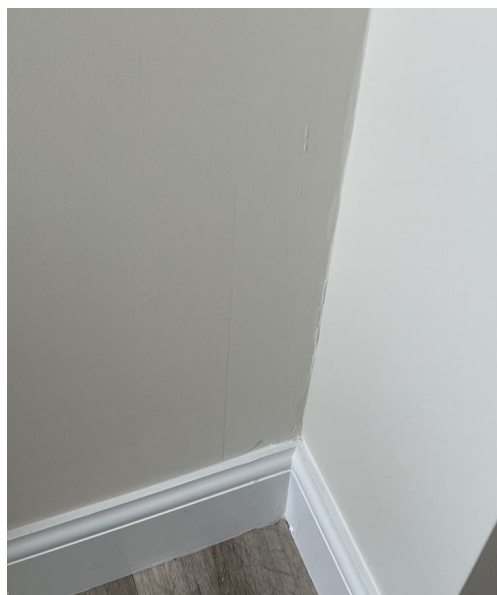
Description: Right hand side window Ingoe - poor decorative finish.
Make good.

Issue 47



Location: Ground floor w.c

Description: Wall and skirting behind basin pedestal- poor decorative finish.
Make good.



Location: Ground floor w.c

Description: Walls - both sides of waste stack - poor decorative finish.
Make good.



Location: Bed 1

Description: Light switch - not level



Location: Bed 1

Description: Radiator - straighten TRV.



Location: Bed 1

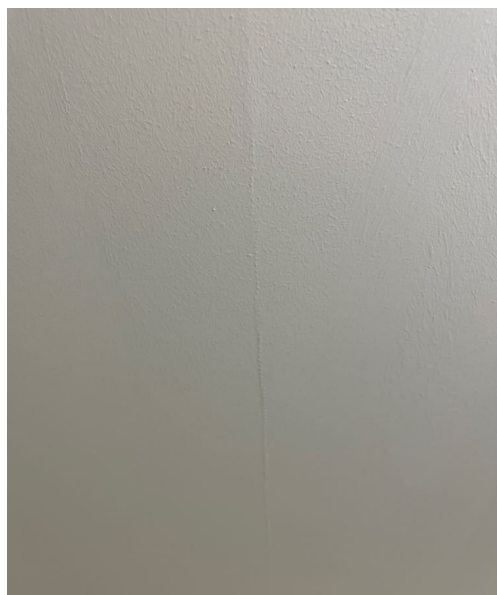
Description: Light switch - not level

Issue 53



Location: Bed 1

Description: Blank plate - not level



Location: Bed 1 walk in wardrobe

Description: Ceiling - plasterboard joint evident.

Rake out/fill as required and make good decoration.



Location: En-suite

Description: Radiator - not level and tails sagging below.

Level and make good tails.



Location: En-suite

Description: Walls - right hand side of sink - poor decorative finish.
Fill and make good.

Issue 57



Location: En-suite

Description: Skirting - along front elevation - finish marked.

Make good decoration.



Location: En-suite

Description: Windows- base of frame and bottom bead - chipped.

Professional repair required.



Location: En-suite

Description: Tap - not centred on basin
Adjust.



Location: Bed 2

Description: Door - minor scuffs evident.

Make good.



Location: Bed 2

Description: Wardrobes - Top rail - paint overspilled

Clean



Location: Bed 2

Description: Radiator - straighten TRV

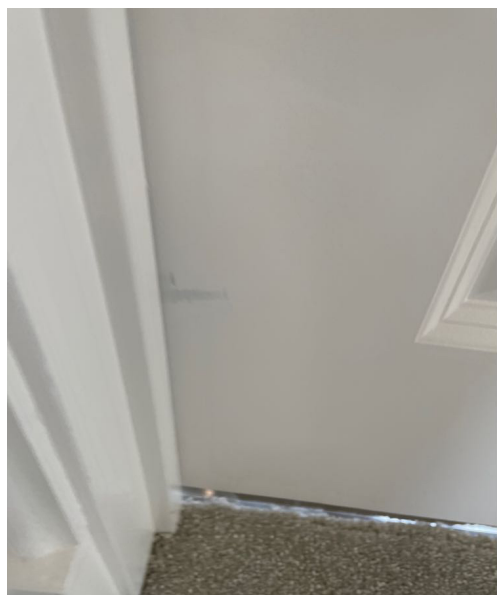
Issue 63



Location: Bed 2

Description: External pvc cill - scratched in numerous areas.

Professional repair required.



Location: Bed 3

Description: Door - minor scuff evident



Location: Bed 3

Description: Left hand side window Ingoe - poor decorative finish along corner tape.
Make good.



Location: Bed 3

Description: Pvc cill - number of scratches evident.

Professional repair required.



Location: Bed 3

Description: Left hand side of window frame - poor silicone finish.
Rake out an re-do.



Location: Bed 3

Description: Right hand side window - noisy in operation.

Adjust



Location: Bathroom

Description: Radiator - straighten TRV



Location: Bathroom

Description: Wall - left hand side of cill - poor decorative finish



Location: General

Description: General - pvc window cills - scratched in numerous areas.

Review all and carry out professional repairs to make good.



Location: Bed 4

Description: Thermostat - not level



Location: General

Description: General - precast cills - clean to remove render overspill



Location: Bed 4

Description: Carpet - localised stain.
Professional clean required.

Issue 75



Location: Garage

Description: Ceiling - not firestopped around wiring penetrations.

Make good.

Issue 76



Location: Garage

Description: Floor slab - paint and plaster overspilled.
Clean.



Location: Front elevation

Description: Weep vent - left hand side of garage - render overspilled.
Clean.



Location: Front elevation

Description: Belcast beads both side of garage - sharp corners exposed.

Make good.



Location: Front elevation

Description: En-suite window - precast cill - chip to underside.
Professional repair required.



Location: Front elevation

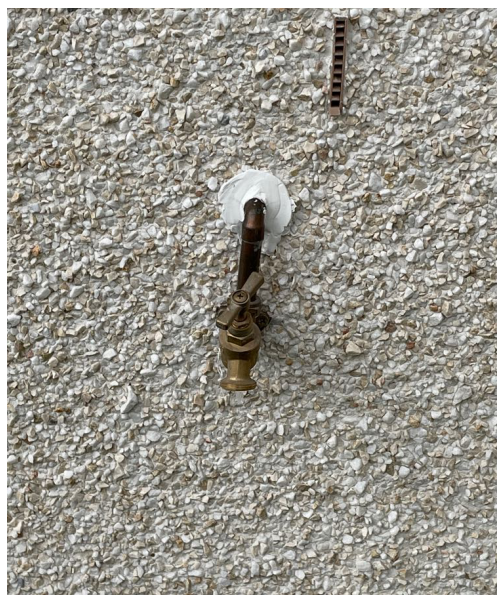
Description: Garage door - scored in 4no. areas.
Professional repair required.



Location: Rear elevation

Description: Downpipe - swan neck should be in alignment with Downpipe.

Align



Location: Rear elevation

Description: Tap and pipework - not plumb
Straighten.



Location: Neighbours garage, backing onto garden

Description: Side elevation facing garden - hole in external wall



Location: Side elevation facing no. 66

Description: Downpipe - bottom bracket damaged
Replace.



Location: Grounds

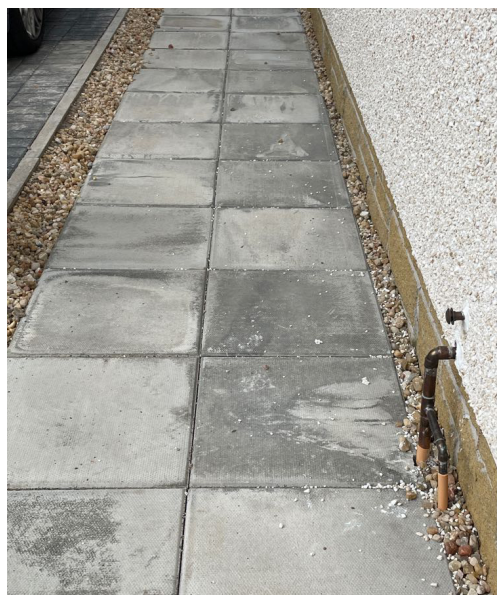
Description: Grass - front - gap at heel kerb.

Repair.



Location: Grounds

Description: Grass - front and rear to receive first cut



Location: Grounds

Description: Paths - dirty

Professional clean required



Location: Grounds

Description: Fence - nails protruding out head of fence.

Remove



Location: General

Description: General - soffits and fascia's require cleaning



Location: General

Description: General - site manager has advised house is still to receive its final clean. We have noted some areas throughout this report where there are tough stains which will require a professional clean at this stage.

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