

Inspection Summary Report

Plot 123 Newbury Drive



RPSA
Residential Property
Surveyors Association

Snapshot Property Inspection Ltd
Registered in Scotland SC673673
272 Bath St Glasgow G2 4JR
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Part I

About The Report

We know that sometimes things are missed or just incorrectly installed during the construction of your home.

That's why our comprehensive snagging and inspection services aim to address that which is often overlooked or incomplete.

Our aim is to help homeowners achieve a positive outcome in collaboration with your developer or housebuilder.



Overview

Inspecting to current standards and best practice, we review your property, taking into account key criteria including internal and external areas.

Part 1 - General summary report

Part 1A - In-depth defects schedule

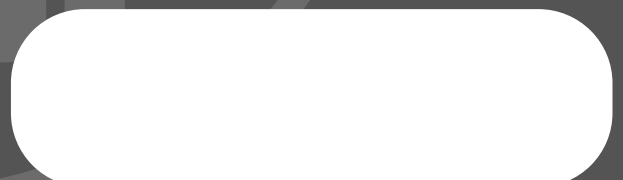
Part 2 - Testing & environmental (where applicable)

Part 3 - Thermal Image Report (where applicable)

Goals

Our report aims to provide peace of mind that your family home is constructed to suitable and current standards.

Highlighting areas of concern, notable exceptions or omissions, together with recommendation of remedial action.





Introduction

Our report is provided in an impartial basis, is a true and accurate reflection of the property at the time of inspection.

The report is supplied in order to assist the property owner to identify defects requiring rectification within the defects schedule.




The report covers the internal and external areas of the property together with perimeter and frontage areas such as garden & driveway.

The report addresses the main concerns of the property and aims to focus and highlight the affected areas for resolution. Providing suitable information to enable your developer to formulate an action plan, assign trades and expediate repair scheduling.

Our easy to read report is forwarded directly to your developer, with all relevant pictures, descriptions and repair recommendations*.

Reporting System

Priority and TAG System : All items are assigned a priority based on our easy traffic light system.

Red		(High Priority)
Amber		(Medium Priority)
Green		(Low Priority)

Red = Based on propensity for the defect to cause damage to your home. Repairs causing significant disruption or either is part of, or is itself a safety critical system. Action is Required.

Amber = Where a defect causes disruption or is a safety concern. Causes aesthetic blight, is likely to cause further damage or reduce performance if left unattended.

Green = Low priority items are those which are unlikely to cause further deterioration and are normally less disruptive and more often than not cosmetic repairs.

Internal Inspection



Internal inspection is carried out to all rooms within the building envelope.

Below represents a summary of areas inspected and tested to relevant standards from NHBC to Scottish Building Standards and BS/EN standards relevant to the particular installation.

AMBIENT OUTDOOR TEMP
INDOOR TEMP

6 Deg C

18 - 22 Deg C

DOWNSTAIRS LIGHTING

Pass

UPSTAIRS LIGHTING

Pass

MECHANICAL EXTRACTORS

Pass

DOORS

Pass

WINDOWS

Pass

STAIRS / HALLWAY

Pass

PATIO DOORS

Pass

FLOORING / TILES

Pass

KITCHEN UNITS & LIGHTING

Fail

BATHROOM / EN SUITE

Fail

WALLS & CEILINGS

Fail

ROOF SPACE (WHERE ACCESSIBLE)

Fail

FLOOR LEVELS

Pass

WALL PLUMB

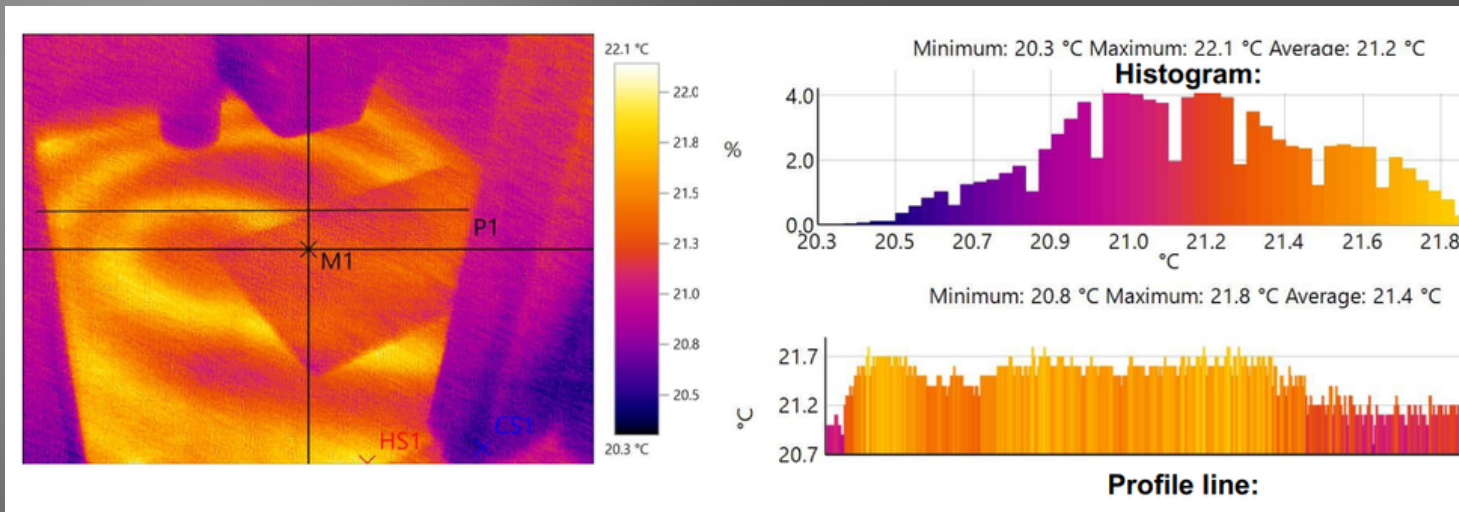
Pass

NOTES

ACTION :- See Report Section 1A for Actions



Thermal Imaging



Thermal imaging of the property may reveal construction abnormalities and defects which are simply unable to be detected by the naked eye or non-intrusive methods of discovery. Imaging covers a wide range of areas from windows and doors to plumbing and heating systems. Test methods that we use comply with detection of irregularities in building envelopes according to EN 13187.

AMBIENT OUTDOOR TEMP
INDOOR TEMP

6 Deg C
18-22 Deg C

MOULD RISK



DOORS



WINDOWS



PERIMETER CEILING INTERFACE



PLUMBING / RADIATOR SYSTEM



NOTES

Doors / Perimeter ceiling interface referenced in Thermal imaging report Part 3

ACTION

Report details contained within Section 3- Thermal report.





External Inspection

External inspection is carried out to all areas externally and as agreed prior to survey. Below represents a summary of areas inspected and tested to relevant standards from NHBC tolerances to Scottish Building Standards and BS/EN standards relevant to the particular installation.

WEATHER DURING INSPECTION
AMBIENT TEMP

Showers / Overcast
6 Deg C

DRIVES	Fail	
PATHS	Fail	
LANDSCAPING	Pass	
EXTERNAL MASONRY	Fail	
RENDER / WALLCOVERINGS	Fail	
ROOF STRUCTURE	Fail	
EXTERNAL SERVICES	Fail	
DRAINAGE	Fail	
NOTES		
ACTION :- See Report Section 1A for Actions		

Inspection & Testing Solutions



Part 1 (Summary report)

Part 1A (Defects schedule)

Part 2 (Environmental Testing)

Part 3 (Thermal Imaging)

*(Where Purchased and applicable subject to weather conditions at time of inspection)

Our Snagging report is collated into easy to read sections tailored to help the homeowner, developer and trades collaborate using an illustrative grading system to highlight the seriousness and nature of the defects identified.

It is then the responsibility of the Builder or Developer to co-ordinate with you and establish suitable timeframes for works to be carried out to agreed standards.

Should repair inspection or additional services be required, we are able to offer a discount for further developer liaison or re-inspection to repair works .



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Inspection & Testing Solutions

Inspection Limitations & Restrictions

Our survey & report is limited to property areas and building fabric that are accessible at the time of inspection, where a staged survey is undertaken, these areas are to be encapsulated within future reports where possible and practicable.

Some access and tests are destructive in nature, meaning that finishes may be damaged in the process of visual confirmation, therefore we do not carry out invasive methods of discovery, ensuring the integrity of your warranty remains intact. We are unable to guarantee that areas not inspected are free from defect.

Please note that roof external areas are surveyed from ground level with binoculars & pole with camera erected if necessary, to inspect area's further on defect identification.

Items omitted from our Survey are listed below, although not exhaustive, not with-standing any omissions resulting from access to survey location, or item being incomplete at the time of survey.

- Fire suppression systems
- Fire alarm system testing
- Alarm Systems
- Intelligent home automation systems
- Roof aerials
- Internal telephone socket
- Tv point
- USB sockets
- Incoming electrical system
- Potable water system integrity and or adherence to standard (Except legionella risk and temperature testing)
- Heating system testing, (with the exception of radiator heat distribution and associated plumbing where included)
- Any installed building, decking, fixture or fitting, including electrical or fixings not installed by your developer
- Minor shrinkage cracks (shrinkage cracks will require re-decoration and are normal)
- Cracks of concern will be identified will be identified within the report

(Your home will dry out in the first two years after construction), which means a certain amount of shrinkage will occur, only small cracks are due to this process, and may occur in any location, we will identify any of concern and raise those as necessary.



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Inspection & Testing Solutions

We do not arrange for the builder's access, or witness the repair being undertaken, (unless agreed upon separately), although we can provide a repairs completion and checking service separately.

We are unable to move furniture and items left in rooms, lift carpets or engage in any moving of boxes or similar of any kind whatsoever, this may affect the completeness of survey in those areas affected, therefore would not feature in the report, details of those areas inaccessible are provided within the report.

The Inspection is undertaken according to the guidance available at the time, which relates to the regulations and standards in force at building warrant stage, and when the foundations of your property are constructed, The developer has an obligation to meet certain technical & guidance standards, it is recommended that the developer satisfies themselves that any works undertaken comply with the specifications and standards applicable.

The inspection is provided as is, and does not constitute a valuation of any kind, nor does it represent a structural survey, where a structural survey is identified, that would be undertaken by a separate independent structural engineer body to ensure impartiality.

Should the developer identify that substitute materials, position or performance alteration has been incorporated within the property area. Written confirmation is requested to confirm acceptability to current design standards and, or performance where an equivalent guarantee is requested for completeness.

Any additional services undertaken have limitations applied, we are unable to access or survey areas outwith your property, although are happy to discuss with your developer any particular concerns, or findings within the property and land area that relate to those areas of concern.

Common areas outwith Inspection remit, that may be in close proximity

- Disconnecter manholes, under the purview of Scottish water
- Service pits, chambers or external basement Areas.
- Confined spaces
- Repair recommendations are provided as our opinion and guide only,
- Suitable alternatives may be offered by your developer that comply to standard and performance criteria.
- Any prohibited areas, such as, but not limited to; Private property, Network rail land, Ministry of defence land,
- Air Traffic control & aerodrome zones, No drone zones.

*(Unless specific agreement has been made and is provided in writing)



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