

PLOT 123 NEWBURY DRIVE

Snagging Survey

Sample Report

A Body

NOTE *

This report is a limited representative sample only.



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 have defects rectified contained within. The report covers the internal & external areas of the property together with perimeter & frontage areas such as garden & driveway.

The report addresses the main concerns of the property, rather than detailing every area inspected, (we have a checklist with us on site for that.) the report aims to focus on and highlight the affected areas for resolution. Providing suitable information to enable your developer to formulate an action plan, assign trades and expediate repairs scheduling.

Our **Easy to Read** Report is forwarded directly to your developer, with all relevant pictures, descriptions and **repair recommendations***. We consult with your developer to establish a programming plan based on reasonable timeframes to complete the works identified.

Reporting System

Priority and TAG System : All items are assigned a priority based 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 the 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.

Understanding The Key Report Elements

Due Date: Estimate of "Reasonable" time to complete the repair


Priority: Scheduled according to Developer attending to more significant & disruptive tasks first.

Status: Identification of whether the Defect is New, In Progress or Repaired for future review, Initial reports will highlight "New" for all items

Tags: Visual Identification of Priority Levels for easy reading

Description & Comments: You Will find a brief outline of the problem area, together with any recommendations . We may include reference to applicable Standards And Technical Codes of practice where a significant breach is identified.


Under sink



Due Date: 12 Oct 2018

Priority: Medium

Status: New

Tags: 

Description: Cold pipe core surround not capped, access to wall cavity & plasterboard damage.

Comments: No Comments

Reference: No Reference

Location: Kitchen

Created: 10 May 2018

Location: Location within the Home, for easy Identification at at later date.

Created: Date of Survey or Revisit

Simon Arnold

Snapshot Property Inspection Ltd

27 Nov 2022

Project Details



Name:	Plot 123 Newbury Drive	Client Company:	No Company Name
Summary:	Snagging Survey	Client Name:	A Body
Reference:	Sample Report	Client Telephone:	No Client Telephone
Description:	Snagging, Flush testing, Extraction flow rate and Garage, Internal & External	Client Email:	Abody@gmail.com
Status:	New (19 Oct 2022)	Auditor Company:	Snapshot Property Inspection Ltd
Total Issues:	80	Auditor Name:	Simon Arnold

Filters Applied:

Issues: 1 to 19

Electrical cable to under kitchen cupboards



Due Date: 14 Nov 2022

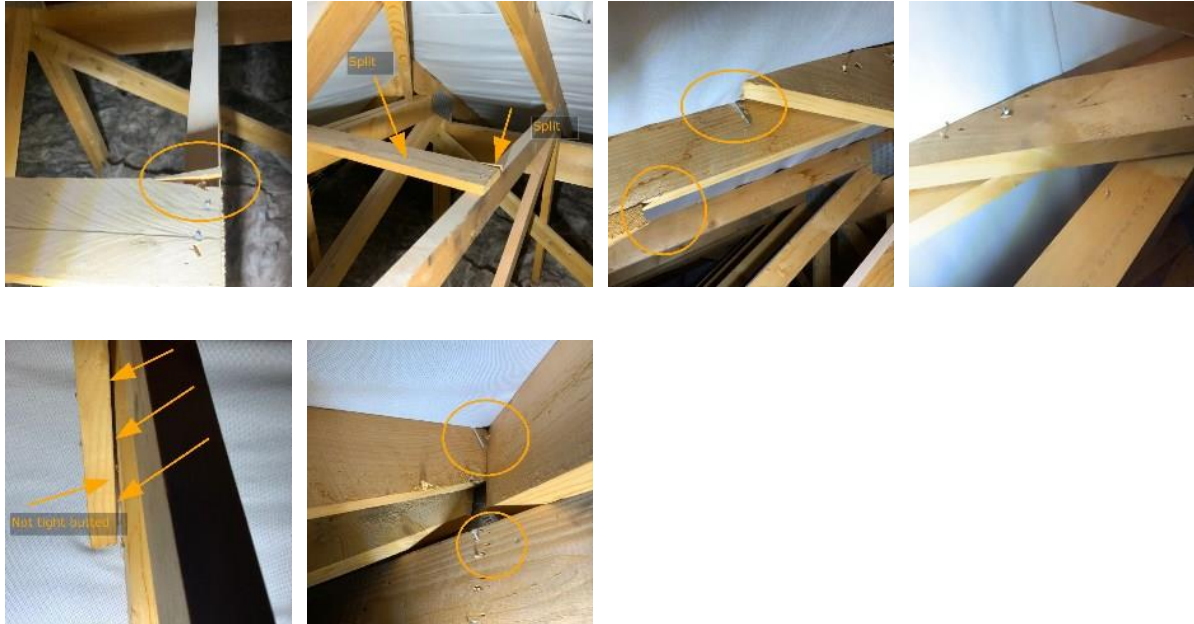
Priority: High

Tags: ■

Description: Under kitchen units, electrical cable enters through back wall without use of junction box, is draped around the floor, is excessive in length, coiled in position increasing current draw, wrapped around the unit base feet and enters the adjacent wall behind the skirting without a suitable junction box.

BS7671 NICEIC guidance for installation to 18th edition .
Electrician should be consulted to re-route and ensure a suitable installation to comply with current standards and best practice throughout, without live cables being left exposed under cupboard spaces.

Loft bracing



Due Date: 14 Nov 2022

Priority: High

Tags: ■

Description: Rafter, truss members and joints not fully aside , Nails protruding splitting members and weakening the structure. Nails not fully driven home.
Joints not tight butted.
Split bracings, and nails general note throughout loft space creating a weakened structure, should be driven home and ensure all jointing plates are suitably affixed together with battens and braces.

Loft insulation



Due Date: 14 Nov 2022

Priority: High

Tags: ■

Description: Loft insulation is not to the relevant depth locally, nor is it adequate in its installation.

Scottish Building standards 6.2.1

BS EN ISO 6946:2007 (U Value Calculation) is unlikely to be met noting a loss of thermal performance due to the nature of the omissions and inconsistencies noted .
Installation of thermal insulation BRE GG68-1 & 2 (good site practice)

1. Compressed areas reducing depth
2. Localised omissions
3. Fixtures and fitting not abutted
4. Gable and eaves not fully abutted.
5. Thermal bridging to perimeter / ceiling interface particularly at locations whereby insulation requires attention (cavity closers should be further checked for fitment)

All upstairs areas during thermal imaging have exhibited excessive thermal inconsistencies throughout (refer to thermal report's)

Downstairs toilet moisture / leak detected



Due Date: 14 Nov 2022

Priority: High

Tags: ■

Description: Moisture Leak detected at floor level.

Management of moisture in buildings BS5250 / Code of practice for control of condensation and BRE DG 245 rising damp

On assessment, thermal imaging revealed significant moisture accumulation to the areas abounding the partition wall between the toilet and the utility room rear door, with radiator fitted.

It is further noted that the inlet / outlet are both located within the region of the moisture accumulation.

Moisture is locally collecting at the interface with the floor tile and plasterboard wall.

Invasive works are required to locate the source of the leak / moisture accumulation .

Downstairs toilet - inlet water - kinked



Due Date: 14 Nov 2022

Priority: High

Tags: ■

Description: Kinked flexible pipework is not permitted as per HSG 274- Part 2 - ACOP L8 in the prevention of legionella.

Flexible pipe to be suitably altered to remove kink and reduce increased risk of legionella macro growth within the kinked pipe.

Kitchen under sink leak



Due Date: 14 Nov 2022

Priority: High

Tags: ■

Description: Leak observed tracking down waste outlet pipework under sink during testing.

Following filling of the sink, it was clear that the overflow is incapable of dealing with the flow volume from the tap, thereby creating a potential flood, should the kitchen sink overflow, given that the secondary basin has no overflow. The sink would therefore overflow and flood the kitchen in this regard.

It is suggested to ensure that a suitable overflow is installed within the primary and secondary sinks to prevent flood risk.

Split structural member



Due Date: 14 Nov 2022

Priority: High

Tags: ■

Description: Structural roof truss member split

Timber should have been rejected, defect is severe enough to warrant rejection in its entirety to the damaged post.

Bearing load path appears to be compromised through

CRITICAL : - The load should be temporarily supported whilst a repair is effected.

Supports and fixings not fully bearing to gable area.

Garage- carbon monoxide alarm missing



Due Date: 14 Nov 2022

Priority: High

Tags: ■

Description: Carbon Monoxide alarm missing from garage . Electrical base fitting only, no alarm in place.

It is a requirement to have a carbon monoxide alarm fitted to the room / location where a gas appliance and or boiler is in place. GSUIR (Gas safety (Installation and use) Regulations 1998).

Tar to frontage / Slabs



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: 1. Compaction plant / temperature of surface course inadequate at time of laying, leaving ridges, friable areas abounding Toby's, levels undulating locally, where by ponding is likely to collect around the Toby, local alterations should be made, heating and tamping to a suitable finish to achieve the desired performance specification.

2. Slabs cut into tar following surface course placement, leaving undesirable gaps abounding the slabs, water is likely to enter the joints and cause early deterioration through freeze thaw cycles, breaking up the tar locally. (Should be carefully and suitably sealed with a proprietary sealant) such as Fosroc Colpor priming with Fosroc Primer 19 or similar.

Garage - channels



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: 1. Joints to channels excessive between brick and drainage channels, should be suitable filled as appropriate to prevent water and moisture build up against the perimeter of the building. Ensuring water is not trapped between the concreted channel base and the building fabric.

2. Channels require to be fully cleaned and flushed.

Drainage Channels to footpath delineation



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: Drainage channels requires to be cleaned out and flushed throughout to be free flowing without sediment or construction debris within channels.

Master bed - door missing to en-suite



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: Door to be affixed in position in accordance with the specification.

Master En-Suite beading



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: Beading abounding tiles to sink has sharp edges. BS 8000- 11 wall and floor tiling.

Sound insulation missing around junction of pipe at front door area near to level 01



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: Scottish building standards Technical handbook - 5.1.7

Drainage and ventilation nuisance noise to have suitable sound insulation throughout.

Suitable subbing insulation should be provided around the joints and pipework throughout areas , particularly those adjacent to areas where sleeping is undertaken.

Sink - services - inlet



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: Water services not sealed, to prevent unwanted cold airflow, vermin and insect access / egress.

Sill chipped



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: Sill chipped, to be repaired with proprietary patching compound following manufacturers recommendations for bonding and preparation.
Sill to be further painted as advised during visit by site manager.

Extractor Fans Ducting in Loft Space



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: Scottish Building Standards, Domestic Ventilation (Section 9 Ductwork)

Visible extraction ducts are flexible pipe, Scottish domestic ventilation building standards require that taught duct is used mechanically fixed in position, that the duct be supported in its length, the duct should not be sagging and collapsing under its own weight nor should it have numerous bends reducing flow rate.

The duct should not be raised toward the outlet and should be appropriately connected at each end, the duct should be insulated to protect against condensate due to the variance in temperatures, the insulation laid atop further compresses and reduces flow.

The duct should be adjusted to be taught along its length supported to a level which allows for a run down to the outlet (typically to the eaves), consideration should also be given to a condensate trap as the current configuration permits vapour condensate to trickle back to the room from where it originates within and around the electrical fan unit.

Disconnection is likely due to the fixing mechanism (electrical tape) - Moisture buildup within the roof space is likely due to the poor connection or disconnection of duct / axial fan unit, particularly local to the outlets of fans not connected or where backfalls exist long term deterioration is likely together with formation of damp and mould affecting end users.

Unfinished drainage / topsoil and turf



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: General unfinished landscaping, drainage covers.
Topsoil levels to be set to finished floor -150mm to ensure DPC not breached.

Inspection chamber covers and rod points to be set to profile of finished ground level.

Topsoil levels to be maintained at 300mm including subsoil and be de-compacted by rotovating to that depth, 100mm depth of suitable topsoil to be overlaid throughout. BS 3882

Unfinished footpath



Due Date: 14 Nov 2022

Priority: Medium

Tags: ■

Description: Footpath unfinished at the time of the visit, suitable falls to be maintained away from the home with surface course applied.

Perimeter Gravel strips should be cleared of construction debris to ensure a suitable uncompacted area to percolate water through suitable managed drainage.

Inspection Limitations

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.

Our inspection is undertaken by qualified professionals, encapsulating the areas either completed or under construction at the time.

Please note that Roof external areas are surveyed from ground level with Binoculars & a pole with camera erected if necessary, to inspect areas further on defect identification.

Items omitted from our Survey are listed below, although not exhaustive, notwithstanding 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
- Gas services
- Incoming Electrical system
- Potable Water System integrity and or adherence to standard
- Heating System Testing, (with the exception of Integrity of Radiator Heat Distribution, plumbing and performance assessed where included)
- Any Installed building, decking, fixture or fitting, including electrical or fixings that are **not** part of your developers specification as supplied and installed by them.
- Minor Shrinkage Cracks (shrinkage cracks will require re-decoration and are normal, however all cracks will not be identified in the report, only those of concern will be identified (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.

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.

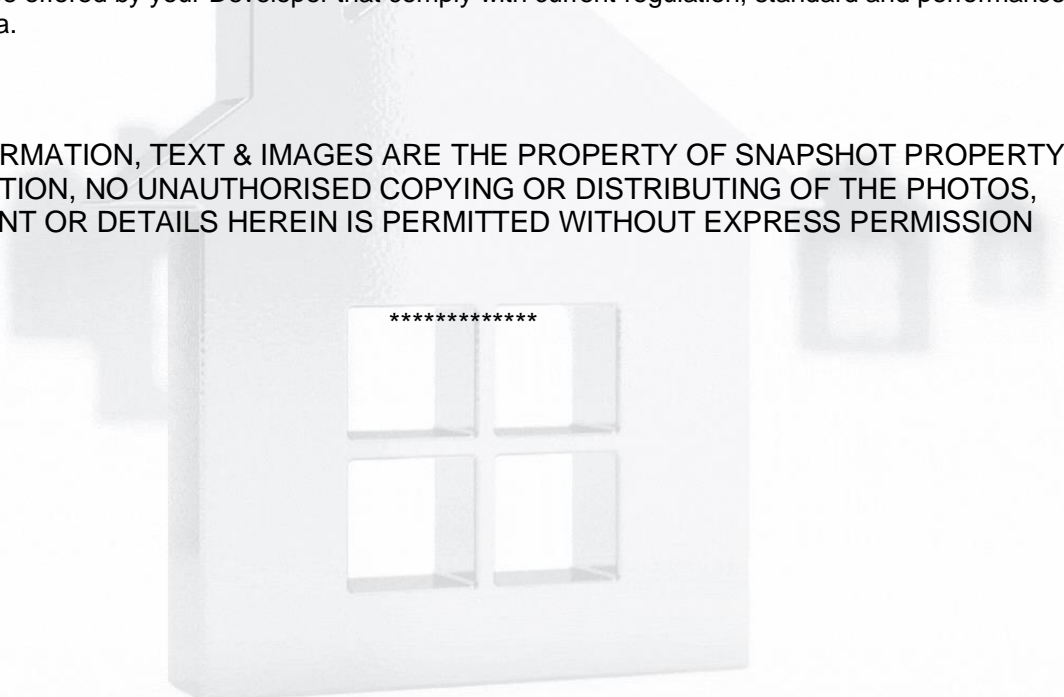
Should the developer identify that substitute materials, position or performance alteration has been incorporated within the property area. Written confirmation is requested to confirm acceptability to current design standards and, or performance where an equivalent guarantee is requested for completeness.

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
- 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)
- Repair recommendations are provided as our opinion and guide only, other suitable alternatives may be offered by your Developer that comply with current regulation, standard and performance criteria.

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Options Selection

Customers may choose from the full range of services, building a bespoke survey package inclusive of testing and reporting.

The Technical Report (as above) is issued along with the below as selected complimenting the main report.

- Summary Outline Report
- Safety Critical Systems and Environmental Testing Report (Where applicable)
- Thermal Report (Where applicable)

Should you require further information, please do not hesitate to contact us via email or telephone.

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