



Residential	yes
Commercial	
Minor Works	
Owners Abroad	

Inspection Date	01.04.2005
Inspector	MJM
Client Name	Mr M
Property Address	
Development Name	
Developer/Builder	
Warranty type	NHBC

SNAGGING REPORT

Terms of engagement

The aim of our service is to catalogue the outcome of a visual, non-destructive survey of the property to assess the quality of workmanship against relevant standards. The inspection will cover the interior and exterior of the property, including garages, pathways and driveways where applicable. Your attention will be drawn to areas not inspected for whatever reason will be indicated in the report and Brickkickers cannot guarantee that they are free from defects.

Brickkickers cannot be held responsible or liable for any information or advice, it has provided in good faith and information can only be held as our opinion. Brickkickers cannot be held responsible for any errors or omissions made during the production of said report.

Our inspectors are experienced property professionals, and the service that Brickkickers' provides is not in any way a valuation or structural survey. If however, elements are noticed by our inspectors that raise concerns in these areas, then a recommendation shall be made that a structural survey is carried out.

Full details can be found at our website at www.brickkickers.co.uk.

Summary

Areas that have been added to the property since its construction have not been considered in producing this report.

In producing this report the inspector has given due consideration to the age of the property (10 months since occupation) and the usual wear and tear expected in a family home.

General Build Quality

Externally

The property suffers from a lack of skill in execution of trades, particularly the alignment of perp ends to brickwork to the right hand gable and on site décor to the window frames, coupled with a myriad of other smaller, but no less important problems. Basics such as getting the correct fall on guttering (front porch), making sure the guttering will catch the rain (high level right hand side) and ensuring that frame formers are used to build up to when creating an opening (the external kitchen door being out of plumb) all lead to the impression that a basic lack of care was taken in the construction and supervision of the build.

Internally

Inside the property is much better, albeit that ----- homes have partially completed a list of defects already given to them and agreed on the 21st April this year. The exception to this introduction is the floor level in the ground floor WC, which considering it was supposed to have been corrected at an earlier time still is grossly unacceptable at around 12mm deviation .
Decoration internally is actually quite good, and it was refreshing to see good coverage of 2 coats of roller applied paint, there are only a few re-occurring areas of concern.

NOTES

NHBC standards in the document 'A Consistent Approach to Finishes', and superseded by NHBC Technical Newsletter December 2002 issue 25 state that.... there is no specific tolerance for perp end alignment but, that the joints should not drift across the wall.

Furthermore in the NHBC document 'Good Craftsmanship Guide' to 'Brickwork and Blockwork' page 25 bondingspecific reference is made bonding alignment which can it says lead to unstable walls, differential movement and poor appearance.

NHBC build manual, states that in terms of décor finish that site finished woodwork may show limited raised grain, they should be free from conspicuous runs and brush marks and that there should be no bare or starved areas

NHBC technical manual update 25 gives new guidelines for openings up to 1.5 metres wide also states that a change has been made to the document 'A Consistent Approach To Finishes' and now instead of reading should be a max of 10mm out of plumb , it replaces standards previously set with an acceptance that door frames should be square.

The flatness of a floor has been determined in standards 'as where a floor is finished', then a new tolerance of +/- 5mm maximum deviation from a 2m straight edge with equal offsets

External

GENERAL BUILDERWORK

1. The brickwork opening to the WC window is very poor, with inconsistent verticals.
2. There is crack developing in brickwork top left hand side of front door.
3. The paving under the front door mat wobbles and requires re fixing.
4. Brickwork generally around the property is splashed with mortar and requires cleaning.
5. The brickwork around some windows and the kitchen door is very poor, in terms of working without a former to produce a square consistent opening this is especially surprising as the bricks are of such a uniform shape, with crisp clean edges.
6. Adjacent to the chimney there is an area where the mortar has fallen away from the undecloaking and the lead work is left exposed.
7. There are a number of joints around the property, which have not been properly filled.
8. There is a floor ventilator at the right hand side of the property, which has been pushed back into the brickwork and is not consistent flush finished as are the rest.
9. There are a few floor ventilators with are partially filled with mortar.
10. Inside the garage on the left hand side cracking is developing on the vertical joint where the brickwork meets the blockwork.
11. The underside of the steel lintol supporting the garage door opening in my opinion should be fire protected by some form of fireproof boarding as there is a habitable room above and a risk of resultant collapse.
12. The perp ends after 2nd lift scaffold height on the right hand side wall start to veer significantly from the perpendicular (see other comments)

13. It is this inspector's opinion that a small 4-6 inch gap should be left around the property and filled with gravel, to prevent splash back above DPC and help with drainage from pathways. In wet conditions I have seen many properties with permanently wet walls below damp, which then attract constant mould and algae growth, which needs repeated cleaning off
14. Mr ----- has asked that I comment on his observations when adding to his existing patio area to the rear of the property, that the slabs were laid on an inadequate base, and vibro-compacted MOT type 1 was not used, but instead a base has been installed which is insufficient.

LANDSCAPING, PLANTING & DRIVEWAYS

15. To the rear of the property there are weeds growing up through the paving slabs, which suggests that inadequate protection methods to prevent weed growth have been adopted.
16. Client has commented on the fact that the rear patio area suffers from water ponding on the surface slabs
17. Client has commented on the design of the drainage for the driveway and has taken photographs to show that the driveway has not been designed in accordance with NHBC guidelines with regard to its capability to discharge surface water to the gully at the top of the drive and be collected by the aco drains to the front of the garage. The aco drains clearly don't work as the garage floods and the photos show that the gully has been poisoned incorrectly or that the falls in the block paving have failed to divert water into the gully. Mr ----- has been told by ----- Homes that it is the responsibility of the management company and the management company say it's the developer's responsibility. It seems clear that ----- Homes is clearly neglecting its responsibility to design, and install effective drainage and should make the changes required to alleviate the problem.

DECORATIVE FINISHES

18. Mastic seal required to verticals on timber cladding to porch right hand side where meets brickwork to prevent water ingress on ends
19. Paint finish to opening casement of kitchen window is starting to peel and the sill is poorly decorated
20. Over paint on the glass also to kitchen window

21. Paint drips below the WC window on the brickwork
22. The edges where the porch soffit meet the brickwork would benefit from being mastic sealed, this has been done in some places but not all.
23. Mastic ceiling around bathroom WC window is poor in places
24. Many of the windows to the property suffer from excessive grain showing through the paintwork, and a point in example is the rear window of the dining room, which has grain showing through and drips of paint which have not been removed.
25. Some areas of paintwork to the windows seem to have only had one coat of gloss finish.

CARPENTRY / JOINERY

26. Above the WC window there is an area of timber soffit boarding that has swelled and is starting to move exposing bare timber
27. The timber post holding up the canopy should not be set in the ground, or it will eventually rot, a metal plate should be used to lift it off the ground level
28. The height of the threshold of the front door exceeds that which is laid down under part M Of The Building Regulations ... maximum 15mm threshold
29. On the left hand side of the property there is an area of soffit, which has been damaged during construction and requires replacing.
30. The doorframe to the external kitchen entrance is out of plumb and so consequentially is the door, this becomes apparent when viewed and measured from the inside. The door and frame need to be replaced or re fitted.
31. There is an area of soffit to the rear left of the property that has become detached and requires re fixing
32. The two windows at first floor level have different types of sills, the left has a standard, the right has a shorter stub sill, and both should be consistent.
33. The tiled area to the shoulders of the chimney is leaning, possibly because the timber batten work on its underside is not level
34. Customer has commented on the fact that daylight can be seen through the bottom of the front door, which leads to drafts in cold weather

PLUMBING INSTALLATIONS

No defects detected

GENERAL OBSERVATIONS

35. Guttering down pipe right hand side front, first and second clips are coming away from the wall
36. Guttering on the porch area has the opposite fall
37. At high-level right hand end of the building, the guttering is not positioned to effectively catch the rainwater from the roof, as you move across to the left it gets better, but rainwater still misses the guttering.
38. Some of the verge clips on a number of elevations do not appear to holding a tile in place
39. The down pipe for the roof of the porch should be set into the aco drain, not fitted with a shoe. As this spreads the water across the drive
40. Can ----- homes confirm that the aco drain to the front of the garage is connected to a drain?
41. The storm water from the road and drive, goes over the top of the aco drain and enters the garage, a barrier should be fitted to prevent this from happening.
42. The garage floor has a back fall which encourages water further into it, the garage would benefit from an opposite slope or level floor.
43. Above patio doors to rear elevation, on the right hand side at just above head height, the brickwork steps out.

**This sample inspection was taken from an actual report
(External section of the report only is shown).
The report was undertaken in April 2005, the property had
been occupied for 10 months at the time of inspection.**

**Our client was able to get virtually all the items included on
his snagging report completed. The developer paid for him
to go on holiday whilst his gable wall and drive were being
rebuilt.**

**...we do not suggest that all properties are this good or bad
or that all remedies are as easily achieved as this one.**

**What we can promise is that we will inspect your new
property using the very latest standards and report them to
your builder .We will then help you get the builder to rectify
the defects.**

REPORT EXTRACT ENDS