
Inspection Survey Report

Mr Smith
20/04/202



SNAG-RIGHT
PROFESSIONAL NEW HOME INSPECTION

Details

This report details the findings of a visual inspection of your property to check that workmanship and quality meet acceptable standards in line with the warranty providers benchmark (usually NHBC) both internally and externally, referring to individual warranty technical standards where applicable/necessary, building regulations, and on occasion making recommendations for improvement. Other warranty company standards may and will differ from the NHBC standards and clients who hold such warranties can seek advice from Snag-Right as to the differences between such warranties.

Your property, as detailed below, is defined as the interior and exterior of your home, and includes the garden, driveway, garage, fencing and/or boundary walls constructed as part of the new build. Any areas not covered by the inspection survey, for whatever reason, will be detailed in this report.

Where applicable, recommendations to the gardens, boundaries and any potential environmental impacts may also be considered, and comments/questions raised of the builder within the report in addition to any recommendations for further investigation by others.

Initial 2 Year Builder Warranty Period

In the first two years after legal completion (original purchaser only), your property will be covered by your house builders 2-year warranty and any issues during this time should be reported to the builder in the first instance. The eight years following this is the insurance period, your property will be covered by your warranty provider.

You must present any defects or snagging's identified in this report to your house builder as soon as possible and within the 2-year period defined above. Under the terms of the 10-year NHBC warranty (or similar warranty provider), your house builder is required to repair defects identified during this 2-year period and should complete any repairs within a reasonable timeframe. You should be aware of what is defined as a "defect" as it does not include such things as any general wear and tear or maintenance issues. Further information on this can be found on your warranty provider website.

Limitation of Liability

Snag-Right inspectors are not qualified to certify gas or electrical installations. As part of the survey your Inspector will check that you have been issued with test and commissioning certification for gas and electrical installations as part of the property purchase. We will conduct a visual inspection of services fixtures and fittings and record any concerns/informal opinions in our report; however, we accept no liability for the functionality, suitability or safety of the services installed as these can only be assessed by testing carried out by the relevant qualified specialists.

Our inspection survey will identify defects in the areas of your home that were accessible, exposed or uncovered at the time of inspection. Should the situation arise that we are unable to inspect certain areas of your property, the report will detail these and will include the reasons why. Some examples of which are outlined below:

- any accessibility/visibility issues within the boundaries of your property or the immediate site
- we will not open up any fixed, unexposed, concealed or inaccessible areas that would require us to remove obstacles such as fixed floor coverings/carpets, tiles, furniture, appliances, fixed units, panelling, fixed bath panelling, boarding, plaster
- anything that our Inspector identifies as a health and safety risk
- any similar/other reasons limiting access/visibility

Snag-Right cannot therefore guarantee that any areas that we were unable to access for the aforementioned reasons, were free from defects.

Your inspection does not include an intrusive structural survey of your property; therefore, we cannot guarantee that these areas are free from any structural or non-structural defects.

Your inspection only covers a visual assessment of your roof from ground level using binoculars, therefore, we cannot guarantee that these areas are free from any structural or non-structural defects.

Shrinkage can be part of the natural drying out process of the building materials used in the construction of a new home and is not regarded as defective work unless the shrinkage is regarded as excessive. Your Snag-Right Inspector will assess the severity of any shrinkage identified on your property to determine if it falls within the excessive category – if so, it will be recorded in your report as a defect. Shrinkage regarded as minor in nature will not be included in the report. Examples of minor shrinkage (non-defect) can include small cracks in a wall, gaps in joinery and shrinkage and cracking of decorator's crack.

All external features are viewed from ground level only and therefore we are unable to report on the condition of elements that cannot be clearly viewed without any aid at ground level.

This report is private and confidential and is prepared for your own use. It may be shown to other professional advisers acting on your behalf in connection with the purchase of your property and your house builder. Its contents may not be disclosed to, or made use of by, any other third party without our express consent in writing.

Client and Property Details

Name	Mr Smith		
Address	5 Smith Lane, Edinburgh		
Plot Number	16		
Date of Inspection Survey	20/04/2021		
Signed permissions granted for Inspection Survey	Camera	Bodycam	Audio
	✓	✓	✓
Inspector			
Property type/No. bedrooms	Detached, 3-bedroom house		
House builder	Smith Homes		
Development name	Kings Gardens		
Completion date	17/04/2021		
Warranty provider	NHBC		

SAMPLE REPORT

Details at time of Inspection Survey

	Gas	Water	Electricity
Utilities connected	✓	✓	✓
Building Warranty Certificate issued	Not available at time of Inspection. We advise the client to ensure these certificates are received from the house builder.		
Electrical Test Certificate issued	Not available at time of Inspection. We advise the client to ensure these certificates are received from the house builder.		
Gas Test Certificate issued	Yes		
Energy Performance Certificate issued	Yes		
Weather conditions	Warm and dry		
Property occupied	No		
Property furnished	Empty	Part	Fully
	✓		
Additional installations not part of original build	None		
Fixed flooring areas	None		
Any obstructions prohibiting access/visibility	Yes		

General Property Summary

Property Summary

The subject property was a detached 3 bedroom of timber frame construction comprising 3 bedrooms, master en-suite, main bathroom, lounge/sitting room, kitchen/dining and W/C. The standard of workmanship was generally of good quality throughout the property. The subject property was not occupied at the time of inspection.

Obstructions Prohibiting Access/Visibility

Unable to check operation of bedroom 2 door as carpets obstructing the door (see photo 40).

Client Notes

Client concerned that front door required adjustment as it rattles, garage door needed adjusted and en-suite window was cracked.

Total Number of Defects Identified in Report

87 defects identified

Points of Note in Report

Your report will list each defect by room/area that our Inspector found as they worked their way round your property. Each defect is numbered, however please note that they do not run in numerical order due to the nature of how the inspection has to be carried out.

The number of each defect corresponds to the number of the photograph it refers to. On occasion, there may not be a photograph to accompany a defect and the reasons for this could be that the issue cannot be captured by a photograph (e.g. radiator not heating up properly). Where this applies, the report will state that there was no photo to accompany it.

Installations Summary

Installations Checked

Fire Detection Installations	Installed	Hoods Removed	Tested
	✓	✓	✓
CO2 Detection Installations	Installed	Correct Placement	Tested
	✓	✓	✓
Plumbing Installations	Water pressure performance check	Gate valves/stop	W/C flush tests
	✓	✓	✓
Electrical Outlets and Lighting	Electrical Outlets tested (where accessible)	Lighting Tested	
	✓	✓	
Central Heating Operation	Central heating run to ensure all radiators are achieving temperature throughout property		

Central Heating System

1. W/C radiator not heating up fully
2. Upper hall radiator not heating up fully
36. Bedroom 3 radiator pipe sagging down below radiator and visible
84. Sealant to be put around gas flue for boiler

Smoke Detectors

No issues noted at time of inspection

External

Landscaping

Front Garden

No issues noted at time of inspection

Side Gardens/s

No issues noted at time of inspection

Rear Garden

Rear garden not yet turfed or landscaped. No issues noted at time of inspection

Boundaries

Fencing inspected and no issues noted at time of inspection

SAMPLE REPORT

Builder Works

Front Elevation

- 76. Plot would benefit from general cleaning of brick work to remove excess mortar from face of bricks,
- 77. Excess amount of cement to be removed from face of bricks around front door, untidy work
- 78. Pointing along top of lead flashing on porch roof to be improved as missing in places
- 79. Lead flashing damaged and dented on left hand side of porch roof
- 80. Cream coloured pointing between dark grey bricks below top floor windows is poor and could be made neater

Right Elevation

- 81. Excess cement or mortar to be removed from plastic verge caps at roof level
- 82. Excess cement or mortar to be removed from brick work along footpath
- 83. Cement or mortar to be removed from air vent and brick

Left Elevation

No issues noted at time of inspection

Rear Elevation

- 85. Brick work would benefit from professional cleaning to remove excess mortar or cement

Garage (integral)

- 87. Garage door needs adjusted (no photo)

Driveway

No issues noted at time of inspection

Roof

No issues noted at time of inspection

Environmental Concerns

None noted at time of inspection

Interior (Ground Level)

Front door/porch/vestibule/hallway/cupboards

Decorative Finish

55. Rough finish to ceiling edge at bottom of stairs

Carpentry/Joinery

54. Front external door needs adjusted as not closing tightly at top

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Other Observations

No other observations noted at time of inspection

SAMPLE REPORT

W/C

Decorative Finish

- 70. Wall on left hand side of door, general filling, sanding, preparation is poor and needs improved
- 71. Above sink on wall, general filling, sanding, preparation is poor and needs improved
- 72. Below sink on wall, general filling, sanding, preparation is poor and needs improved
- 74. Low level pipe box is poor and requires preparation, sanding and decoration

Carpentry/Joinery

- 68. Door needs adjusted so that lock can be turned
- 69. Damaged door frame above door handle
- 73. Collar should be fitted around hole underneath sink where water pipes go into wall
- 75. Damage to door frame on left hand side (opposite door handle), needs repaired

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Plumbing Installations

No issues noted at time of inspection

Other Observations

No other observations noted at time of inspection

SAMPLE REPORT

Lounge

Decorative Finish

- 57. Right of lounge window, large gouge on wall
- 58. Lounge door edge appears to require another coat of paint
- 59. Right hand side of windowsill, decoration needs improved
- 60. Lounge to kitchen door needs another coat of paint as looks like it has only been primed

Carpentry/Joinery

- 56. Lounge door needs adjusted as rattling in the frame

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Other Observations

No other observations noted at time of inspection

SAMPLE REPORT

Kitchen/dining

Decorative Finish

- 61. Door from kitchen to lounge, needs another coat of paint as looks like it has only been primed
- 62. Right hand facing of door leading to lounge has filler on it and requires sanding and decoration
- 63. Decoration above boiler unit needs improved

Carpentry/Joinery

- 64. All kitchen unit doors appear to be missing soft close hinges
- 66. Kitchen unit drawers appear to be missing soft close mechanisms on them
- 67. Kick plate below sink does not appear to be fixed properly

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Plumbing Installations

No issues noted at time of inspection

Other Observations

- 65. **Safety issue** with oven as it does not appear to be securely and safely fixed on left hand side and could quite easily be pulled out of the carcass

SAMPLE REPORT

Stairs (from ground floor)

Decorative Finish

- 48. Base rail at newel post at top of stair, the filling sanding and painting is poor, needs improved
- 49. Newel post at top of stair, the filling, sanding and painting is poor and needs improved
- 53. Filler to bottom of stair is very poor and needs improved

Carpentry/Joinery

- 50. End of handrail at top of stairs is roughly sawn and needs sanded before decoration
- 51. Dents and damage to handrail of stair and needs repaired and decorated
- 52. Dents and damage to handrail of stair and needs repaired and decorated

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Other Observations

No other observations noted at time of inspection

SAMPLE REPORT

Interior (1st Floor)

Landing 1 (including cupboards)

Decorative Finish

- 44. Inside upper hall cupboard, the inside of the facing needs improved
- 45. Mark on ceiling at top of stairs
- 46. Mark on ceiling beside loft hatch
- 47. Filler on door facing leading to bedroom 3, needs sanded and decorated

Carpentry/Joinery

No issues noted at time of inspection

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Other Observations

No other observations noted at time of inspection

SAMPLE REPORT

Master bedroom

Decorative Finish

- 24. Paint on hinge on en-suite door
- 25. Bedroom door edge needs painted as appears only to have been primed
- 26. Bedroom door needs another coat of paint on the inside of the door
- 27. Dirty mark at a high level on wall opposite en-suite

Carpentry/Joinery

No issues noted at time of inspection

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Other Observations

No other observations noted at time of inspection

SAMPLE REPORT

Master en-suite

Decorative Finish

7. Door edge requires another coat of paint
8. Spotlight above shower has paint on it
9. Shower head handle has paint on it
15. External corner wall at skirting level beside shower tray untidy with filler and needs sanded and decorated
18. Excess filler on window frame
19. Linen cupboard paintwork incomplete to timbers
20. Linen cupboard, paint missed on facing on side of cupboard

Carpentry/Joinery

6. Door is binding at door stop and needs adjusted
11. Shower screen door is stiff and difficult to open and needs ease off
13. Door leading into linen cupboard is very rough and needs sanded and painted
21. Door to linen cupboard very stiff and needs adjusted

Windows

17. Right hand window pane cracked

Electrical Installations

No issues noted at time of inspection

Plumbing Installations

3. Toilet continuously trickling into bowl
4. Floor and waste pipe should be adequately sealed behind toilet
10. Shower rail in shower cubicle is loose and needs secured properly
16. Holes in floor behind sink should be filled

Other Observations

14. Silicon sealant on top of skirting plate below shower tray very untidy

SAMPLE REPORT

Bedroom 2

Decorative Finish

28. Visible brush marks on wall along joint between ceiling and wall left of bedroom window, needs sanded and repainted

29. Filler and unpainted patches on ceiling, needs sanded and repainted

31. Right hand end of windowsill poorly decorated

Carpentry/Joinery

No issues noted at time of inspection

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Other Observations

No other observations noted at time of inspection

SAMPLE REPORT

Bedroom 3

Decorative Finish

- 32. Dirty mark on ceiling
- 33. Dirty mark on wall, low level beside skirting, in the space allowed for wardrobe
- 34. Bedroom 3 door appears to need another coat of paint on the inside of the door (bedroom side)
- 35. Bedroom 3 door needs painted on inside face and on door edge
- 37. Top corner between wall and ceiling opposite window, decoration needs improved

Carpentry/Joinery

No issues noted at time of inspection

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Other Observations

No other observations noted at time of inspection

SAMPLE REPORT

Family Bathroom

Decorative Finish

- 38. Visible join on plaster board on ceiling beside window
- 39. Missed paint on ceiling behind extractor fan
- 40. Inside face of door needs sanded back and re-painted, appears to be residue of a sticker or tape
- 42. Poor paintwork above tile trim above bath
- 43. Left hand side of window at windowsill, filler, sanding and decoration is poor and requires improvement

Carpentry/Joinery

- 86. Bathroom door lock will not turn, door needs adjusted (no photo)

Windows

No issues noted at time of inspection

Electrical Installations

No issues noted at time of inspection

Plumbing Installations

- 5. Floor and waste pipe should be adequately sealed behind toilet
- 12. Split in external corner of bath panel at top

Other Observations

- 41. Grout missing from tile trim directly above toilet system

SAMPLE REPORT

Attic/Loft Space

Decorative Finish

N/A

Carpentry/Joinery

No issues noted at time of inspection

Plumbing

22. Extractor leading to roof vent has disconnected

Windows

N/A

Electrical Installations

23. Solar panel meter is reading the wrong time and reading 13.20pm and time of inspection was 3.30pm. Control panel displaying a No Grid message and meter is reading all zero's. Doesn't appear to be connected.

Other Observations

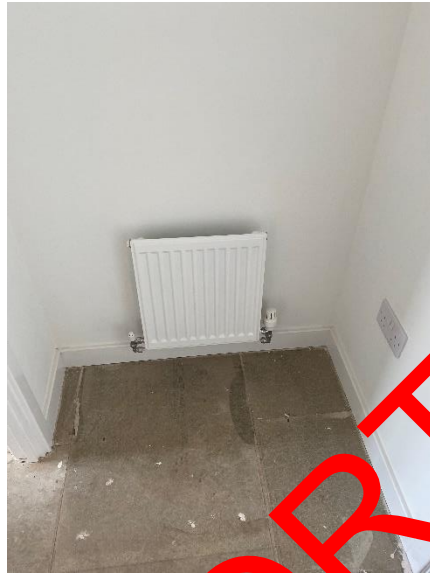
No other observations noted at the time of inspection

SAMPLE REPORT

Additional Information



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SAMPLE REPORT



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SAMPLE REPORT



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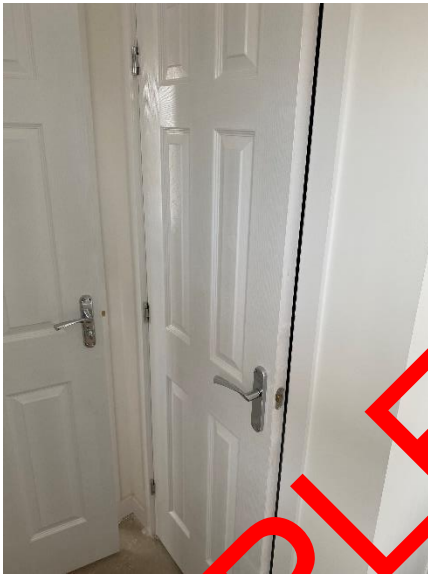
SAMPLE REPORT



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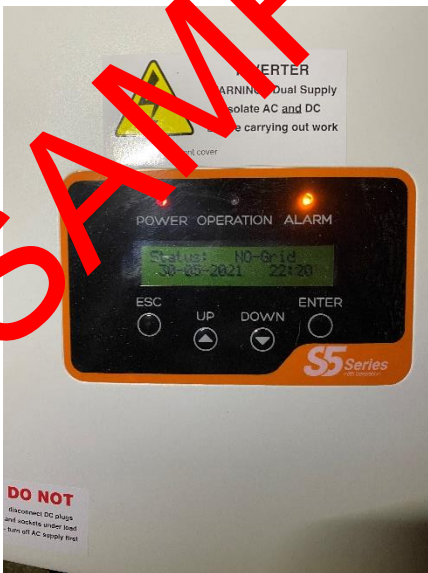
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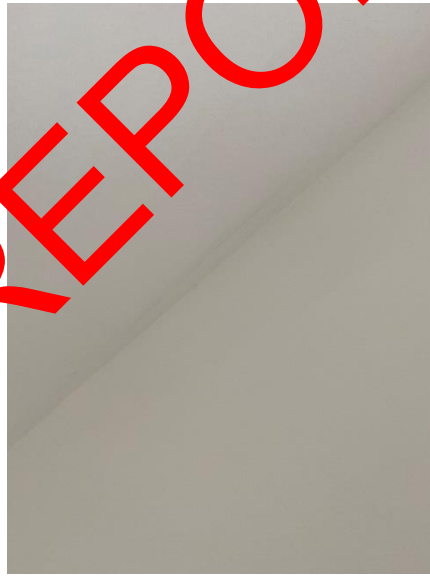
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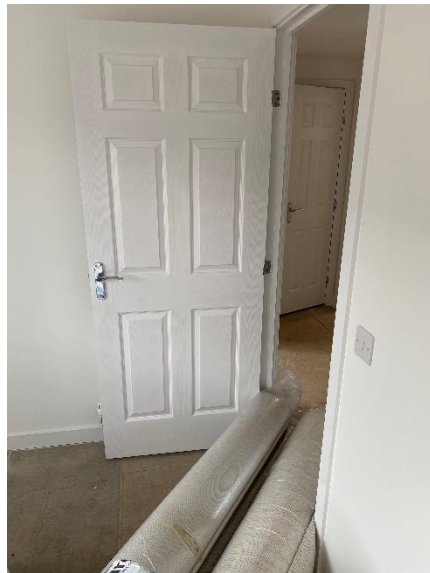
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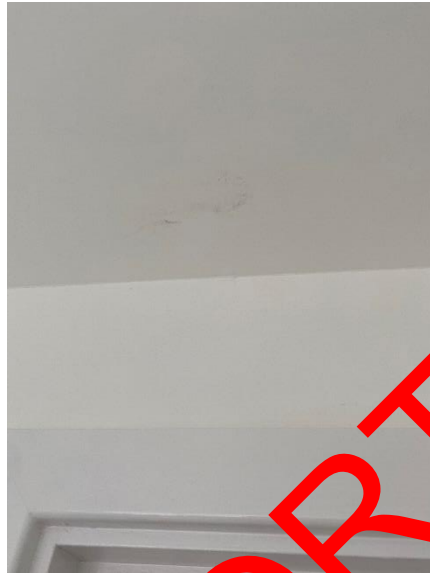


30 (not a defect)

SAMPLE REPORT



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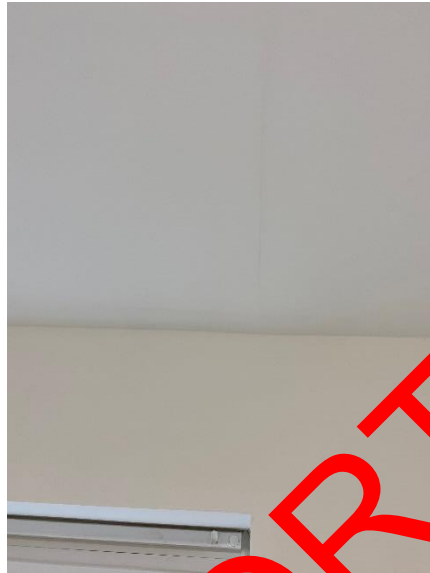


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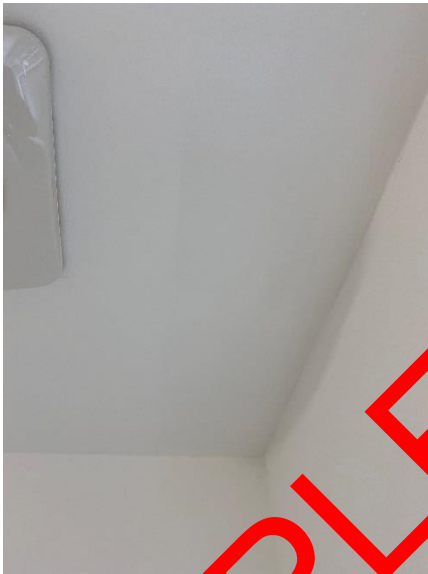
SAMPLE REPORT



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SAMPLE REPORT



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SAMPLE REPORT



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SAMPLE REPORT



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SAMPLE REPORT



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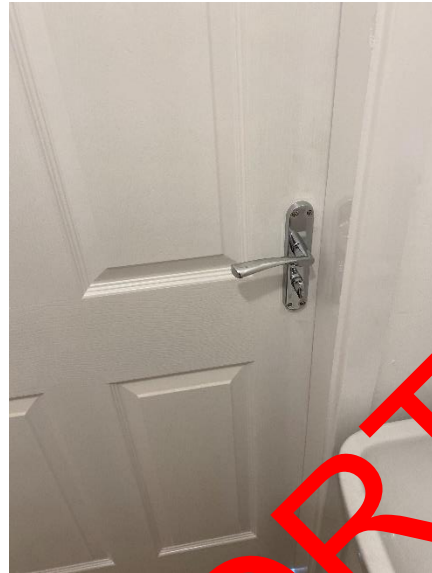


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SAMPLE REPORT



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SAMPLE REPORT



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SAMPLE REPORT



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SAMPLE REPORT