

SNAGGING REPORT

On

SAMPLE

for

SAMPLE

Prepared By:
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?? 2015

GENERAL

Instruction

We refer to instructions date ?? 2015 to undertake a Snagging Report.

Date of Inspection

The property was inspected on the ?? 2015.

Weather

It was dry at the time of inspection, this followed a period of changeable weather.

Orientation

All directions given in the report assume the reader is looking towards the front elevation of the property, which faces approximately north west unless stated otherwise.

Limits to Inspection

The property was occupied, fully furnished and fitted with floor coverings at the time of inspection. Because of this, not all surfaces could be fully inspected.

General note

As the building continues to dry, further shrinkage cracks are to be expected.

EXTERNAL

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Roofs	Main roof slates	Fibreglass, expanding foam, render and paint overspray to numerous areas.	Clear all affected areas.	
Roofs	Main roof ridge	Tiles misaligned, particularly adjacent to the chimney. One of the tiles appears to have cracked close to the apex.	Reposition and replace ridge tiles as necessary.	
Roofs	Flat GRP entrance roof	Poor finish to roof edge, running resin and exposed fibres.	Patch repair as necessary.	
Roofs	Flat GRP dormer roofs	Some general ponding water and exposed fibres.	Ensure roofs are at adequate falls for water to run off and that GRP covering is of adequate thickness.	
Roofs	Dormer windows	GRP roof coverings to the inverted dormers (below the bedroom 2 and bedroom 3 dormer window openings) are poorly formed. There is no visible flashing between the section of flat roof and the slates below. The GRP is dressed straight over the slates which is a poor and vulnerable detail which will be easily disturbed/damaged. The detail is also aesthetically poor.	A proper flashing detail should be in place at this junction to all affected areas.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Joinery	Main entrance	Gaps to metal trims around door, exposed DPC, missing end caps to sills.	Repair.	
Joinery	Rafter ends/soffits/barge boards etc.	Decorations thin with some exposed timber.	Decorate.	
Joinery	Family room door	Missing metal trim to door sill.	Replace.	
Joinery	Family room windows/door	Distorted trim adjacent to downpipe.	Repair or replace.	
Joinery	Barge boards	Gaps at apex of barge boards above kitchen doors.	Fill and decorate.	
Joinery	Living room doors/windows	Visible screw holes, general gaps and areas of exposed untreated timber.	Repair.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Walls	Ground levels	150mm differential between external ground levels and the damp proof course level has not been maintained. Sub floor vents have also become blocked in places.	Ensure 150mm differential between ground level and DPC as per Building Regs. All sub-floor vents must be kept permanently clear.	
Walls	Family bathroom window reveal	Gaps to edges of reveal.	Make good.	
Walls	Pointing	Isolated to pointing.	Check and patch.	
Walls	Cladding	Gaps between cladding and wall to rear/right side living room window.	Modify detail.	
Walls	Mastic	Mastic around window frames incomplete behind master bedroom Juliette balcony.	Complete mastic.	
Rainwater goods	Gutters/downpipes	Marks, mortar etc. to fittings and labels not removed.	Clean and remove labels.	
Rainwater goods	Gutters/downpipes	Staining from leak to gutter above family room window/door. Likewise, staining around hopper at front entrance.	Investigate and modify/repair.	
Rainwater goods	Flat GRP roofs	Ensure all roofs fall correctly, signs of staining to some roof edges indicating water overshooting the edges.	Investigate.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
General external	Walls	Marks to render finishes.	Make good.	
General external	Walls	Weep vents have been blocked with render.	Clear weep vents.	
General external	Walls	Marks and mortar snots to brickwork.	Clean all exposed brickwork.	
General external	Lights	Some lights not working on sensors.	Check all lights.	
General external	All	Dust, dirt and overspray.	Clean down all joinery, glazing, rainwater goods etc. on completion of works.	
General external	Drains	Drain runs	Ensure all drains are flushed through to remove any debris on completion of works.	
General external	Mastic	Some missing mastic	Ensure all windows and doors are suitably sealed.	
General external	Windows and doors	Numerous windows and doors are difficult to open, binding or the ironmongery is becoming seized.	Regardless of specific details in this report ensure that ALL windows and doors are eased and adjusted as necessary to ensure proper operation.	
General external	Windows and doors	Dirt and debris in frames and trickle vents.	Ensure all frames, and vents are cleared.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Grounds	Retaining walls	Exposed concrete blocks to base of right side rear garden wall.	Remedy.	
Grounds	Retaining walls	No weep holes to left and right side retaining walls in rear garden.	Confirm how water pressure from built up ground and subsequent staining to brickwork will be prevented.	
Grounds	Retaining walls	Marks and mortar snots to brickwork.	Clean all exposed brickwork.	
Grounds	Fencing	Gaps where right side front/rear garden dividing fence abuts the flank wall of the house.	Complete fence.	
Grounds	Fencing	Damaged panel and gaps to base at rear of rear garden right side boundary fence.	Repair and infill.	
Grounds	Fencing	Gravel board missing behind garage.	Install.	
Grounds	Builders debris	Turf rolls left in garden.	Remove.	
Grounds	Electrical sockets	Sockets are loose.	Tighten.	
Grounds	Hedge	Protruding roots from boundary hedge close to garage.	Trim back.	
Grounds	Paving	Ponding water to right side of garage.	Investigate and ensure water is adequately drained.	
Grounds	Paving	Damaged (disc cut) slab in front of main entrance.	Replace slab.	
General Grounds	Cleaning	Cleaning	Ensure all debris removed and all external areas fully cleaned.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Garage	General	Main door opening currently allows water ingress, floor is currently damp.	Alter main door threshold and/or provide drainage as necessary to prevent water ingress from driveway and garage door run off.	
Garage	Main door	Rubber seals are loose and misaligned when door is closed.	Check and repair.	
Garage	Pedestrian door	Door sill/threshold incomplete, DPC currently exposed across opening.	Complete.	
Garage	Ground levels	As with the main house, ground levels around the garage are high.	Remedy.	
Garage	Roof	Numerous builder items stored on roof.	Remove all items and check integrity of the GRP roof.	
Garage	Roof	Gaps to the GRP roof towards the rear of the right side parapet (viewed from the roof) which will allow water to enter behind the cladding.	Make good.	
Garage	Walls	Marks to brick work.	Clean all brick work.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
General external queries	Window reveals	Where reveals are timber clad, there is no drip to head of reveal leading to staining.	Investigate.	
General external queries	Rainwater goods	There are no visible rodding points.	Investigate if these should be provided.	
General external queries	Surface water	No sign of any significant gullies or ACO drains to majority of the patio.	Confirm that adequate surface water drainage is in place.	
General external queries	Driveway	SUDS driveway block joints are filling with fine sand/silt in places probably reducing permeability.	Check drive way is adequately draining and water is not ponding.	
General external queries	Cladding	Nails to cladding.	Ensure correct stainless steel nail types have been used to all external timber cladding to prevent staining.	

INTERNAL

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Loft	Hatch	Not insulated or draught proofed.	Improve.	
Loft	Roof	Timbers projecting over hatch.	Trim back as necessary.	
Loft	Gables	Gables not adequately tied in to roof frame, straps missing, damaged or not fixed.	Complete gable strapping to all gables.	
Loft	Extract ducts	Ducts are poorly configured.	Align ducts to prevent condensation tracking back down.	
Loft	Insulation	Insulation patchy and missing in places.	Provide adequate insulation to all ceilings.	
Loft	Light wells	No insulation to light wells.	Insulate light wells.	
Loft	General	Some builder debris.	Remove.	
Family bathroom	Walls	Gaps in tiling around basin pipework.	Fill.	
Family bathroom	Floor	Grease stains beneath towel rail electric heater.	Clean.	
Family bathroom	Bath	Tiled bath panel uneven with protruding tiles.	Re-tile as necessary.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Bedroom 4	Joinery	Nail pops to window board.	Make good.	
Bedroom 4	Joinery	Windows are difficult to open.	Ease/adjust.	
Bedroom 4	Joinery	Open mitres to door frame.	Make good.	
Airing cupboard	Ceiling/walls	Poor plaster finish.	Make good and decorate.	
Airing cupboard	Pipes	Missing lagging.	Complete lagging.	
Bedroom 2	Walls	Poor plaster finish i.e. left side wall (looking at window) and by light switch.	Improve and decorate.	
Bedroom 2	Walls	Paint finish incomplete/thin i.e. by fan isolator.	Decorate.	
Bedroom 2	Joinery	Paint finish incomplete/thin to fitted cupboards, skirtings etc.	Decorate.	
Bedroom 2	Joinery	Gaps to skirtings, architraves etc.	Fill and decorate.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Bedroom 2 ensuite	Ceiling	Rough finish to wall/ceiling junction, particularly at base of valley.	Improve.	
Bedroom 2 ensuite	Ceiling	Visible nail pops.	Make good.	
Bedroom 2 ensuite	Shower	Screen missing screw covers.	Install covers.	
Bedroom 2 ensuite	Joinery	Open mitres.	Fill and decorate.	
Landing	Ceiling	Thin paint finish particularly above stairs and in front of store cupboard.	Decorate.	
Landing	Joinery	Poor mastic finish around window board.	Renew.	
Landing	Walls	Hairline cracks above some openings.	Make good.	
Landing	Walls	Rough plaster finish, particularly around the stairs and window.	Make good and decorate.	
Stairs	Joinery	Numerous gaps at joints between various elements of the timber staircase. Also mastic/caulk where stairs join walls is poor.	Fill and renew.	
Stairs	Joinery	Loose treads to stairs.	Check and improve.	
Stairs	Joinery	General scrapes in places i.e. newel posts at top of stairs.	Make good.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Landing store cupboard	Walls/ceiling	Thin paint finish.	Decorate.	
Landing store cupboard	Joinery	Gaps and poorly executed repairs to architraves.	Make good and decorate.	
Bedroom 3	Ceiling	Thin paint finishes and marks between speaker and light.	Decorate.	
Bedroom 3	Joinery	Window difficult to open.	Ease and adjust and check handles.	
Bedroom 3	Joinery	Nail pops to window board.	Make good and decorate.	
Bedroom 3	Joinery	Gaps to door frame/architrave.	Fill and decorate.	
Bedroom 3	Walls	Damaged from clashing door handle.	Make good and decorate and ensure door stop installed.	
Bedroom 5	Walls	Paint splashes to walls.	Remove/decorate.	
Bedroom 5	Joinery	Gaps to door frame/architrave.	Fill and decorate.	
Bedroom 5	Joinery	Missing screws to door hinges.	Install.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Master bedroom	Ceiling	Poor plaster finish.	Make good and decorate.	
Master bedroom	Ceiling	Loose down-lighters.	Secure.	
Master bedroom	Walls	Poor paint finish, i.e. beneath television.	Decorate.	
Master bedroom	Joinery	Incomplete decorations to French doors and the windows.	Decorate.	
Master bedroom	Joinery	Numerous scratches to window and door glazing - visible from a distance.	Replace any defective glazing.	
Master bedroom	Joinery	French doors are binding.	Ease/adjust.	
Master bedroom ensuite	Ceiling	Untidy mastic at wall/junction above shower.	Renew.	
Master bedroom ensuite	Ceiling/light well	Thin paint finish.	Decorate.	
Master bedroom ensuite	Walls	Gaps in mastic around WC.	Renew.	
Master bedroom ensuite	Joinery	Paint overspray to Velux window.	Clean.	
Master bedroom ensuite	Joinery	Door does not latch into strike plate.	Adjust.	
Master bedroom ensuite	Fan	Loop needed to fan.	Ensure fan is fully functioning.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Hall	Ceiling	Marks to ceiling particularly by cloakroom door but generally patchy including the covings.	Decorate.	
Hall	Joinery	Entrance door binds.	Ease/adjust.	
Hall	Joinery	Incomplete decorations to entrance door/windows.	Decorate.	
Hall	Joinery	Large gaps beneath kitchen door.	Improve.	
Hall	Joinery	Skirting decorations incomplete.	Decorate.	
Hall	Joinery	Paint overspray to timber stairs visible from hall.	Clean.	
Hall	Floor	Wall/floor junction mastic is poor.	Renew.	
Hall	Floor	Inconsistent grout colour i.e. 800mm in front of right side kitchen door frame.	Renew.	
Study/snug	Ceiling	Paint finish is patchy/thin.	Decorate.	
Study/snug	Joinery	Marks to window frames and lots of render debris in frames.	Decorate and clear frames.	
Study/snug	Joinery	Mastic to window board and frames is poor.	Renew.	
Study/snug	Walls	Paint finish is thin.	Decorate.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Utility room	Walls.	Paint finish is thin.	Decorate.	
Utility room	Joinery	Incomplete decorations to boxing above boiler.	Decorate.	
Utility room	Joinery	Window difficult to open.	Ease/adjust.	
Utility room	Joinery	External door is binding and damaged in places.	Ease/adjust and repair.	
Utility room	Joinery	Window decorations are poor.	Decorate.	
Utility room	Joinery	Mastic to window boards is poor.	Renew.	
Utility room	Pipework.	Lagging missing to some cold water pipes.	Provide lagging.	
Family Room	Walls	Paint finish is thin and hairline cracks visible.	Decorate.	
Family Room	Joinery	Numerous fixing holes and exposed screw and nail tips within the window frames.	Repair.	
Family Room	Joinery	The external door binds.	Ease/adjust.	
Family Room	Joinery	Incomplete decorations to the windows and doors. Poor finish to joinery beneath the windows and doors.	Repair and decorate.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Kitchen	Joinery	No door stop installed.	Install.	
Kitchen	Joinery	Skirting decoration incomplete.	Decorate.	
Kitchen	Joinery	Incomplete decorations to the windows and doors. Doors are binding.	Ease/adjust and decorate.	
Kitchen	Joinery	Window board mastic is poor.	Renew.	
Kitchen	Joinery	Left side window difficult to open, safety catch poorly positioned. Damage within frames.	Ease/adjust and reconfigure catch. Repair frames and decorate.	
Kitchen	Walls	Patchy paint finish and damage around switches.	Make good and decorate.	
Kitchen	Pipework.	Lagging missing to some cold water pipes.	Provide lagging.	
Kitchen	Electrics	Socket yet to be installed in island unit.	Install.	
Kitchen	Extractor fan	Excessive noise/rattle.	Check and repair.	
Kitchen	Fridge/freezer	Noise.	Investigate.	
Hall cupboard	Walls/ceiling	Poor plaster finish and decorations	Make good and decorate	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
Living room	Ceiling	Thin paint finish and poor finish to perimeter of dropped bulkhead ceiling.	Make good and decorate.	
Living room	Joinery	Door handles to side leaf stick.	Adjust or provide fixed handles.	
Living room	Joinery	Decorations to doors/frames are patchy, also some damage to the main internal doors.	Make good and decorate.	
Living room	Joinery	Decorations to windows and external door frames are poor.	Decorate.	
Living room	Joinery	Decorations to skirtings are incomplete.	Decorate.	
Living room	Floor	Scrapes and paint overspray to timber floors.	Repair and clean.	
Cloakroom	Joinery	Scratch to window – visible from a distance.	Replace glazing as necessary.	
Cloakroom	Joinery	Skirting decorations are incomplete.	Decorate.	
Cloakroom	Joinery	Gaps to door frame/architrave.	Fill and decorate.	

LOCATION	ELEMENT	CONDITION	REPAIR/REMARKS	Complete
General internal	Doors, skirtings and other joinery	General impact damage, shrinkage and thin decorations.	Ensure all chips and scrapes and nail pops are repaired and decorated. Open joints, mitres etc. to be filled and decorated. All joinery decorations to be carried out as necessary to give an adequate and consistent finish. All window boards and windows should be finished with a consistent bead of colour matched mastic.	
General internal	Walls and ceilings	Finishes.	Ensure that all cracks and nail pops are made good. Any areas of rough or uneven plaster should be renewed. Ensure all decorations are completed to give an adequate and consistent coat to all internal walls and ceiling finishes.	
General internal	Heating	Noted differences in temperature between zones.	Ensure heating system is fully calibrated and that the siting of thermostats is in line with the manufacturers recommendations.	
General internal	All	Cleaning	Ensure full sparkle clean is carried out on completion of works including removing all overspray etc.	

Signature

Date 26th February 2015