

SNAGGING INSPECTION

1 Levels View, Rowley Road, Glastonbury BA6 8HY



FOR: David Hartley

DATE OF INSPECTION: 16th November 2022

REFERENCE NUMBER: 7468W

Contents

Scope of Instructions	Page 3
Limitations	Page 3
Introduction	Page 4
Further commentary	Page 5 - 6
Snagging Schedule	Page 7 - 13
Appendix 1: Photographs	Pages 14 - 25

Scope of Instructions

In accordance with your instructions and our Conditions of Engagement we have attended at the above property and carried out a snagging inspection and report as follows.

This report is based on the condition of the property at the date of inspection and no liability can be accepted for any deterioration in the condition of the property after this date.

This report is carried out on behalf of David Hartley in accordance with our quotation letter and terms of engagement issued 26th October 2022 and is for his sole use.

Limitations

Externally, the property was inspected from within the curtilage of the subject and on public land where accessible. Internally, the presence of floor coverings, furniture, stored goods and personal affects limited our inspection. The rear roof slopes and dormer roofs were not inspected.

We have not inspected woodwork, or other parts of the structure which are covered, unexposed, or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

We have not necessarily been able to identify the existence of asbestos or asbestos based materials within the property as a part of this survey. Substitutes for asbestos may have been used and unless the material carried an asbestos label or some other identification, a visual examination may not be enough to determine whether it contains asbestos. We can arrange for samples to be taken for analysis if required.

Double glazed sealed units, where installed, were visually inspected but no responsibility can be accepted for any subsequent defect, such as misting up or other glazing defects.

The report on services does not include electrical wiring tests, a test of any gas installation, or a test of the water and drainage pipes unless especially required. Our opinion and observations are based upon visual examination of the services where these are accessible.

We have not carried out any tests in respect of Radon gas. Further information can be obtained from the UK reference site on Radon from Public Health England (www.ukradon.org) or by contacting the Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon, OX11 0RQ Tel. 01235 822622. Your Legal Advisor may be able to arrange a separate Environmental Survey Report which will normally include this.

Central heating, space heating and hot water boilers have been visually examined, but no definite opinion can be given that the equipment is entirely free from defect or, if not working at the time of the inspection, that they are in good working order.

Introduction

The property was inspected on 16th November 2022 by Robert Arnell BA (Hons) GradDip MRICS. Weather conditions were overcast.

The property is a semi detached dwelling set over 3 floors, with 3 bedrooms, integral Garage, parking and garden, located on the outskirts of Glastonbury.

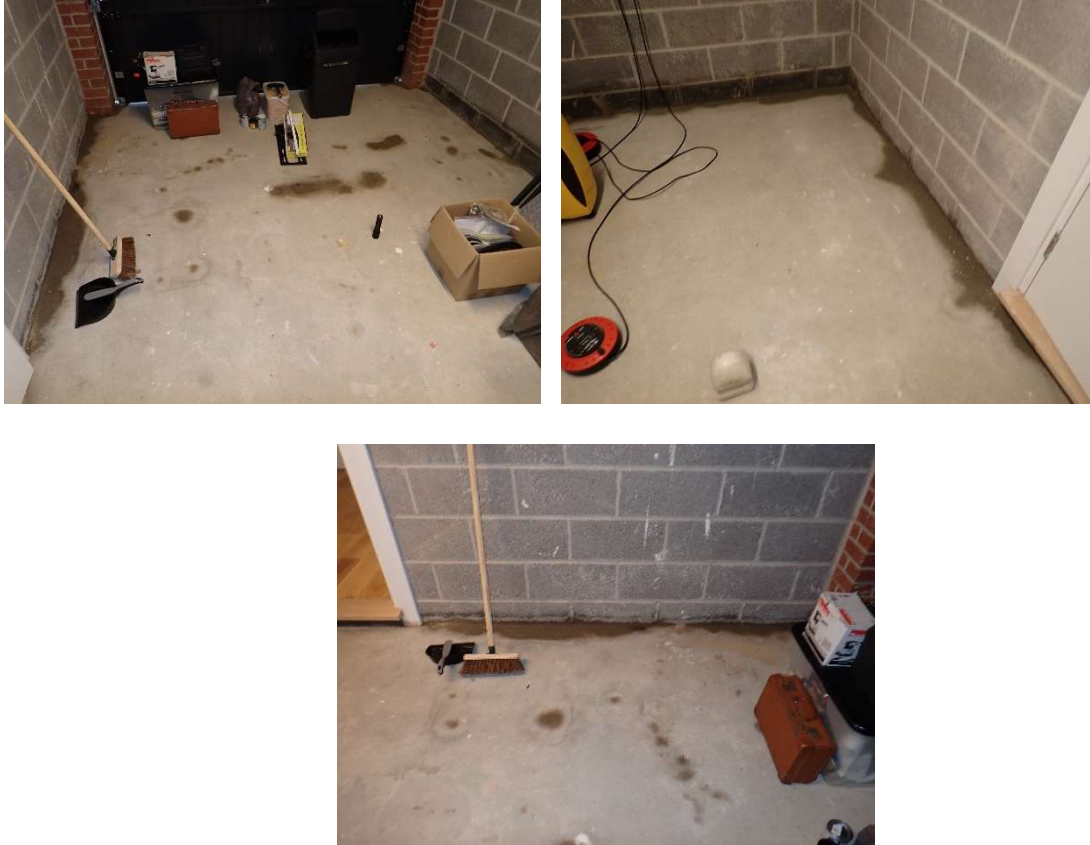
The property is served by mains electricity, gas, water and drainage. No tests are undertaken, documentation relating to commissioning is advised to be sought and checked now.

As the property has been recently completed, the presence and extent of a building warranty should be confirmed. We understand a BuildZone new home warranty is in place. Any defect rectification period *in addition* to any warranty should be confirmed.

The following snagging schedule should be read with the appendix of photographs.

Further Commentary

Defective construction is affecting the ground floor. This is most readily visible in the Garage due to the structure being exposed. The internal leaf of the Garage blockwork walls and the concrete screeded floor are visibly affected by dampness.



Visible affects of dampness round the perimeter of the Garage

The damp proof course installed horizontally and visible in the wall is satisfactorily above external ground level (approximately 150mm). Externally, a minimum fall to the ground level and aco drain to aid surface water drainage has also been fitted.



However, the concrete slab appears to have been laid at the same level as the external ground, with no apparent lapping of the damp proof membrane in the floor with the damp proof course in the wall. This is causing penetrating dampness to occur, affecting wall, floor and internal finishes to the habitable areas on the ground floor.



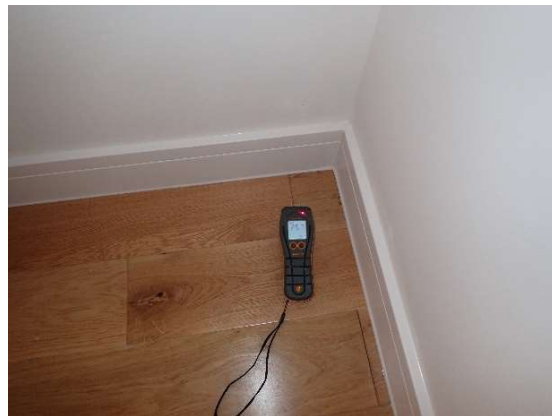
*Floor dpm not lapped with wall (red arrow)
Red dotted line shows level of wall dpc.*



Deterioration and high levels of moisture on partition



High moisture understairs cupboard



High moisture Study wall

This visible defect raises suspicion that the relationship of floor and ground levels and poor and lack of damp roofing detailing will be found across the whole ground floor. It is advised to invasively inspect those areas which shows signs of dampness to confirm if similar problems are occurring.

It is suspected that a comprehensive scheme of works to address the problems found will be required. The design to adequately damp proof, reinstate insulation and slab and retain a step down into the Garage will be limited by the reinforced raft foundation below and must be considered before any works commence.

As this issue is beyond a typical snag you should make enquiries as to whether there is a defect rectification period offered by the developer / contractor in addition to the building warranty first. The building warranty in place should cover such works, you should make enquiries as to how this issue can be assessed now.

<i>Item</i>	<i>Location</i>	<i>Description</i>	<i>Defect / Snag</i>	<i>Remedy</i>	<i>Photo</i>
1	Roof Void	Metal restraint straps providing connection between wall and roof structure.	Not embedded or fixed.	Embed, fix and make good.	1-4
1a	Roof Void	Steel ridge beam and support.	Surface corrosion indicates steel has been left exposed for a period of time, no coatings evident. Vertical timber support for beam not over joint of beam.	Rub down and coat with red oxide or similar. Check design and execution is adequate.	5,6
2	Roof Void	Fibreglass insulation at ceiling level.	Haphazardly fitted.	Relay to avoid condensation.	7
3	Ensuite Bedroom	Fire door.	Missing intumescent strip (top).	Fit strips.	9
4	Ensuite Bedroom	Decoration.	Marked on South wall.	Make good marks, redecorate.	8
5	Ensuite	Decoration.	Poor finish on partition wall, low level by shower.	Prepare and redecorate.	10

<i>Item</i>	<i>Location</i>	<i>Description</i>	<i>Defect / Snag</i>	<i>Remedy</i>	<i>Photo</i>
6	Landing	Engineered wood flooring.	Scratched at threshold to Bedroom 2.	Buff out light scratches or fill with putty and make good.	19
7	Landing	Partition North side.	Shrinkage.	Make good and redecorate.	22
8	Landing / Stairwells	Plasterboard lined walls.	General marks, poor decoration.	Make good and redecorate.	20,21
9	Bedroom 2	Plasterboard ceiling.	Popped nail heads East partition. Cracking on sloping junction West side.	Fill, make good and redecorate.	10a, 10b
9a	Bedroom 2	Plasterboard lined partition.	Poor decoration behind door.	Prepare and redecorate.	11
10	Bedroom 3	Plasterboard ceiling and wall.	Poor finishing, dried paint marks North and East sides.	Prepare and redecorate.	14-16
10a	Bedroom 3	Fire door.	Missing intumescent strips	Fit missing strips	17
11	Bathroom	Vinyl floor covering.	Poorly laid, gaps in joints, uneven at threshold of door.	Take up poor area and relay.	18
12	Bathroom	Plasterboard lined walls.	Poor decoration.	Prepare and redecorate.	

<i>Item</i>	<i>Location</i>	<i>Description</i>	<i>Defect / Snag</i>	<i>Remedy</i>	<i>Photo</i>
13	Kitchen / Diner	Fire door.	No intumescent strip (top).	Fit missing strip.	25
14	Larder	Plasterboard lined walls.	Incomplete decoration.	Complete decoration.	27
14a	Larder	Fire door.	No intumescent strip (top).	Fit missing strip.	28
15	Kitchen Fittings	Fitted units.	Marked and damaged worktop. Disturbed plinth under oven.	Replace (understood to have been agreed) / refix.	26
16	Kitchen / Diner	Engineered wood flooring.	Marked.	Buff out light scratches or fill and make good.	
17	Kitchen / Diner	Plasterboard lined walls.	Poor decoration around patio doors.	Make good and redecorate.	24
18	Living Room	Engineered wood flooring.	Scratched and marked	Buff out light scratches or fill and make good.	23
19	Utility	Fitted units.	Marked top.	Replace.	42
20	Utility	Plasterboard lined partition wall.	High moisture in lining and skirting board.	Further investigation of damp proofing detailing.	
20a	Shower Room	Plasterboard ceiling.	Stained around recessed light	Stain block and redecorate	42
20b	Shower Room	Door.	Damage to top of door.	Repair or replace.	43

<i>Item</i>	<i>Location</i>	<i>Description</i>	<i>Defect / Snag</i>	<i>Remedy</i>	<i>Photo</i>
21	Hall	Plasterboard lined wall and skirting board.	High moisture in lining and skirting board.	Further investigation of damp proofing detailing.	38
22	Understairs cupboard	Underside of staircase	No lining for fire resistance	Line for fire resistance with fire rated plasterboard, skim and decorate.	41
23	Study	Plasterboard lined walls and skirting.	High moisture in lining and skirting board NW side.	Further investigation of damp proofing detailing.	43
24	Study	Fire door.	No intumescent strip (top).	Fit missing strip.	44
25	Garage	Ceiling.	Gaps between wall and ceiling perimeter (fire protection).	Seal with intumescent sealant and make good.	36,37
26	Garage	Blockwork walls, concrete floor, damp proofing.	Damp roof course higher than internal slab. No link between dpm in floor and dpc in walls. Dampness in walls and floors, affecting habitable spaces, Hall and understairs.	Further investigation of damp proofing detailing , inc. external. See additional comments.	33-35, 38, 40,50-52
26a	Garage	Fire door.	No intumescent strip (top).	Fit missing strip.	39

<i>Item</i>	<i>Location</i>	<i>Description</i>	<i>Defect / Snag</i>	<i>Remedy</i>	<i>Photo</i>
27	Front elevation	Gutter detail.	Large volume of water will run down small area of roof, poor design. Gutter detail does not catch the water.	Realign and extend gutter and / or fit leadwork upstand detail.	29
28	Front elevation	Cladding.	No cover strip on edges, exposed battens, water ingress and decay risk.	Fit cover strips and make good.	12,13
29	Front Elevation	Cladding.	No capping detail at junction of roof and first floor level. Water ingress and decay risk.	Fit manufacturer cappings and make good, or fashion detail.	49
29a	Front elevation	Porch under balcony.	Exposed support, no fire protection and unfinished.	Complete fire rated linings.	45
29b	Front elevation	Dormer with seamed single ply covering.	Bubbled up areas of surface.	To be monitored, check guarantees.	48
30	Decking / Bin store	Open composite decking with timber support on metal frame.	Timbers wetted due to design will increase decay risks, failure and higher repair and renewal obligation to keep safe.	High maintenance potential	54,55
		Fence and plate detail	Stored bins / recycling gets wet due to design. Incomplete and high maintenance potential.	Cover to protect, allow for discharge of water.	56,57

<i>Item</i>	<i>Location</i>	<i>Description</i>	<i>Defect / Snag</i>	<i>Remedy</i>	<i>Photo</i>
30a	Front elevation	Decking on North end.	Uneven, at edge.	Realign and make good.	46
30b	Decking	Metal frame support.	Bearing on brick minimal.	Check specification and detail.	47
31	Rear elevation	Boiler flue collar.	Collar not fitted around flue and opening properly.	Ensure collar fitted and secure as intended. (Gas Safe Engineer.)	59
32	Front elevation first floor.	Glass and metal railings	Damaged fitting on North end. Flexing hand and guardrail.	Replace damaged area and ensure glazing secured. Ensure fitted to manufacturers standards.	31,32 30
33	Front drive	Brick detail.	Disturbed on North end by inspection chamber.	Make good.	64
34	Front of site	Inspection chambers	Lying water in chamber on North end. Loose frame to chamber.	Investigate fall / blockage. Secure frame.	60 61,62
35	North end of site	Blockwork wall against retaining structure.	Expanding foam filled, no inspection possible.	Confirmation of any tying in of structures	53

<i>Item</i>	<i>Location</i>	<i>Description</i>	<i>Defect / Snag</i>	<i>Remedy</i>	<i>Photo</i>
36	Retaining wall between steps and driveway.	Rendered retaining wall.	Crack at junction of wall and steps.	Cut out channel, lathe and render or replace.	58
	North end of site / boundary with steps.	Made up ground.	Made up ground slipping.	Confirm ownership and plans for stabilising.	63

APPENDIX 1: PHOTOGRAPHS



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

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Photo 7



Photo 8



Photo 9



Photo 10

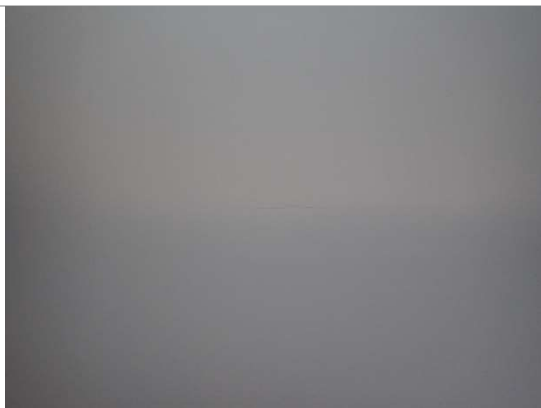
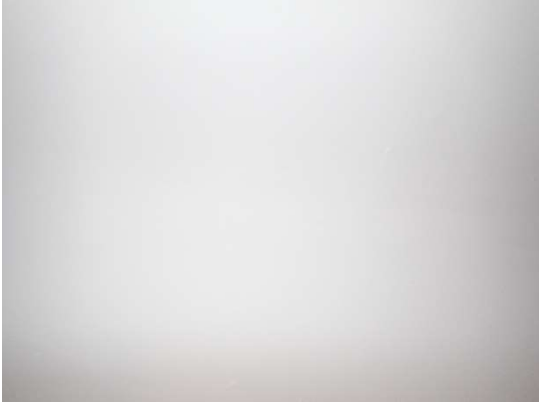


Photo 10a



Photo 10b

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Photo 11	Photo 12
	
Photo 13	Photo 14
	
Photo 15	Photo 16

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Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

APPENDIX 1: PHOTOGRAPHS



Photo 23



Photo 24



Photo 25



Photo 26

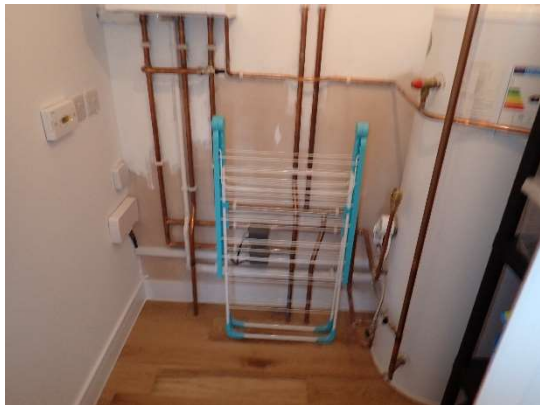


Photo 27

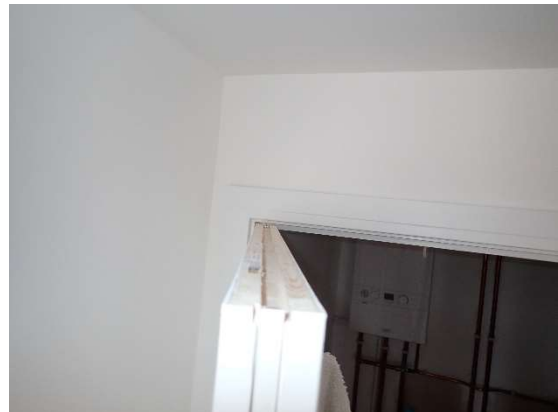


Photo 28

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Photo 29



Photo 30



Photo 31

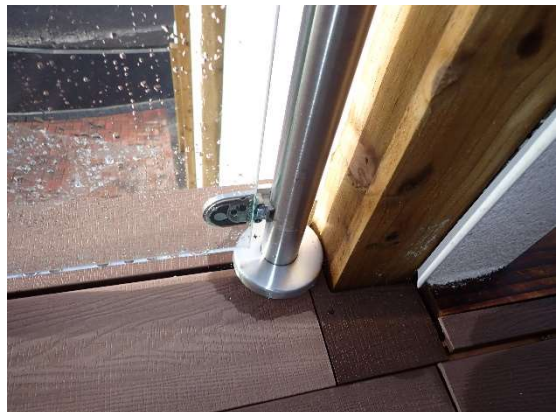


Photo 32



Photo 33

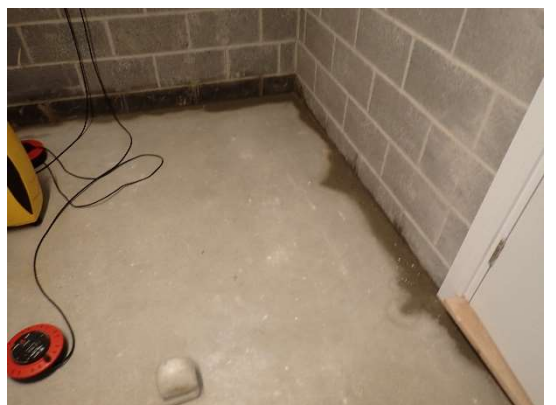


Photo 34

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Photo 34



Photo 35



Photo 36

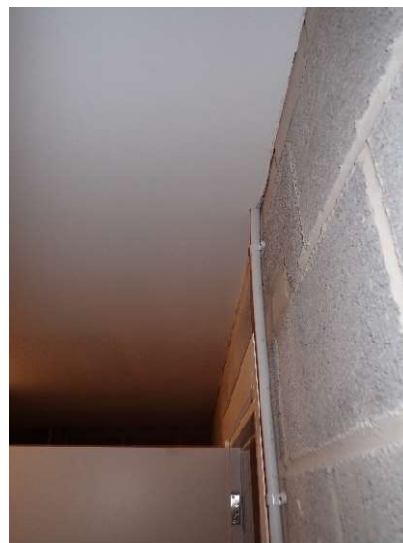


Photo 37

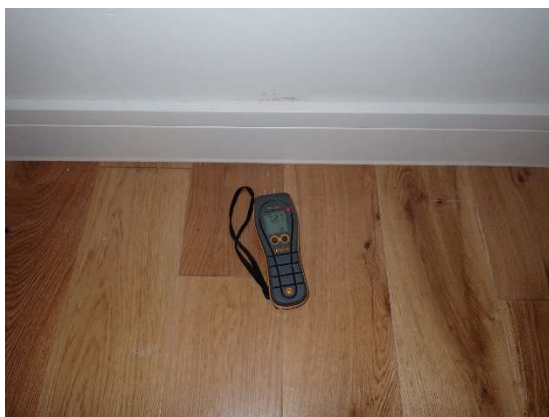


Photo 38



Photo 39

APPENDIX 1: PHOTOGRAPHS



Photo 40



Photo 41



Photo 42



Photo 43



Photo 42

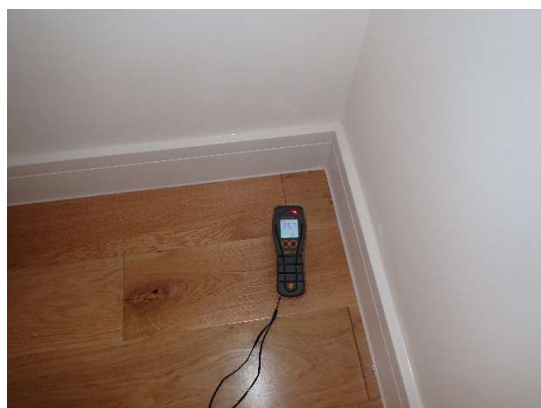


Photo 43

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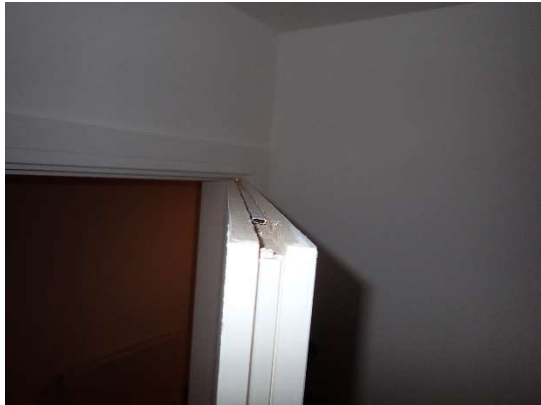


Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49

APPENDIX 1: PHOTOGRAPHS



Photo 50



Photo 51

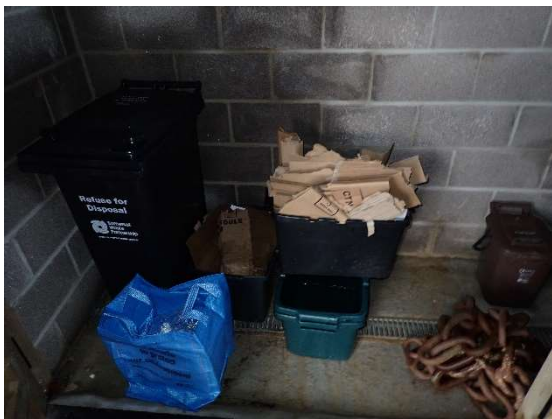


Photo 52



Photo 53



Photo 54



Photo 55

APPENDIX 1: PHOTOGRAPHS



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61

APPENDIX 1: PHOTOGRAPHS

		
Photo 62		Photo 63
		
Photo 64		