



Snagging List

Property address

123 Forever Street
London
N12 8AB

Client's name

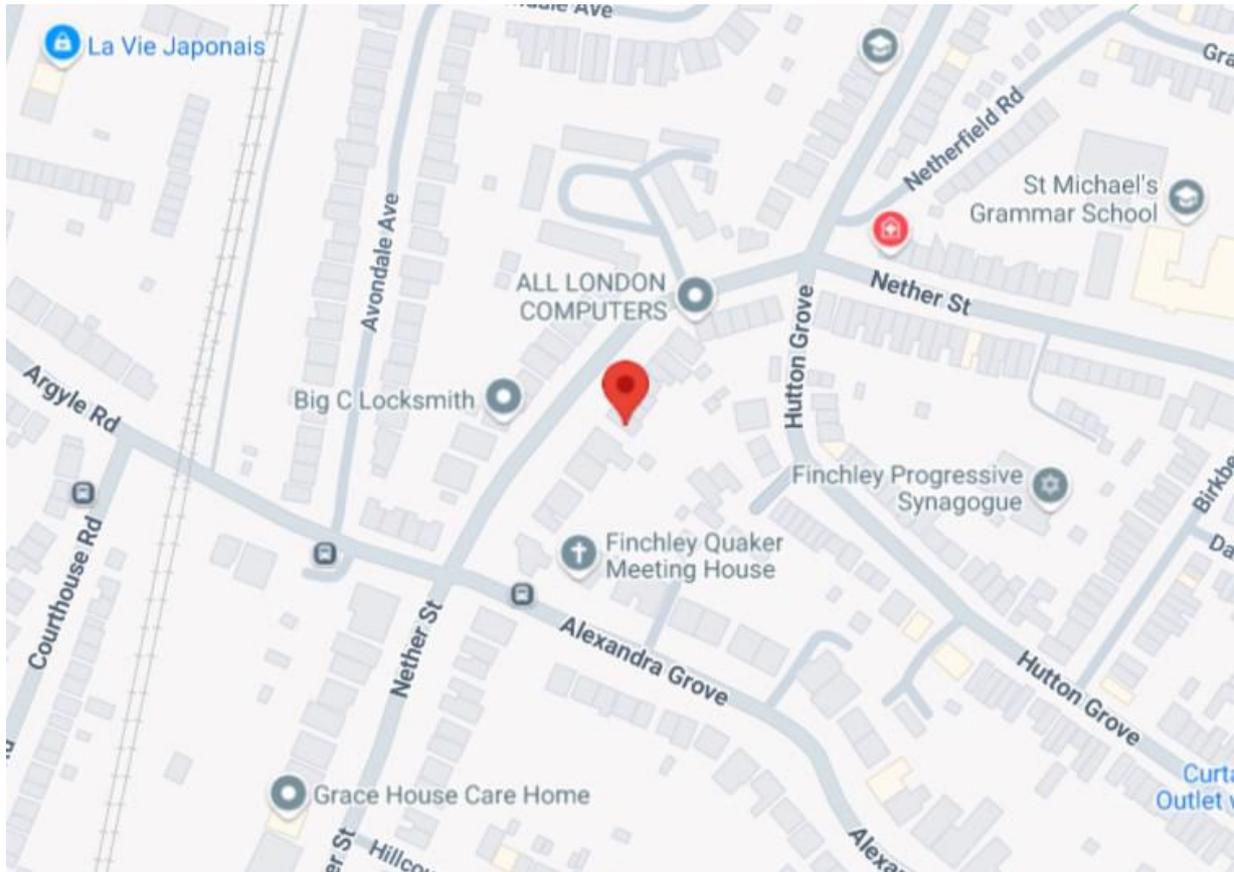
Joe Bloggs

Inspection Date

4th July 2024

Surveyor's RICS number

0805190



Address 123 Forever Street
London
N12 8AB

Prepared for Joe Bloggs

Survey Date 4th July 2024

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File reference

Version 1

Date of issue 4th July 2024

Contents

1.0 Snag list items	4
Appendices	31
Appendix A Photographs	32

1.0 Snag list items

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.1	External							
1.1.1	Gutters	Dirt marks to the UPVC gutters above front porch	04-07-2024	Dirt marks to the UPVC gutters above front porch Photo [1]				
1.1.2	Gutters	Dirt marks to the UPVC gutters to the main roof	04-07-2024	Dirt marks to the UPVC gutters to the main roof Photo [2]				
1.1.3	Gutters	Staining was noted to the fascias to side extension	04-07-2024	Staining was noted to the fascias to side extension Photo [15]				
1.1.4	Gutters	No draining build to the downpipe of the side extension	04-07-2024	No draining build to the downpipe of the side extension Photo [16]				
1.1.5	Gutters	Missing screws to the downpipe joints	04-07-2024	Missing screws to the downpipe joints Photo [18]				
1.1.6	Gutters	Missing screws to the downpipe joints	04-07-2024	Missing screws to the downpipe joints Photo [19]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.1.7	Gutters	No downpipe installation to front porch gutters	04-07-2024	No downpipe installation to front porch gutters Photo [22]				
1.1.8	Gutters	Paint marks were noted to the uPVC soffits of the rear elevation	04-07-2024	Paint marks were noted to the uPVC soffits of the rear elevation Photo [122]				
1.1.9	Gutters	Paint marks were noted to the uPVC soffits of the rear elevation	04-07-2024	Paint marks were noted to the uPVC soffits of the rear elevation Photo [123]				
1.1.10	Gutters	Bowing soffit	04-07-2024	Bowing soffit Photo [126]				
1.1.11	Walls	A hairline crack running down the external rendered wall	04-07-2024	A hairline crack running down the external rendered wall Photo [3]				
1.1.12	Walls	Incomplete render above right bay window	04-07-2024	Incomplete render above right bay window Photo [4]				
1.1.13	Walls	Incomplete render above the central bay window	04-07-2024	Incomplete render above the central bay window Photo [5]				
1.1.14	Walls	Uneven finish to the render above the left bay window	04-07-2024	Uneven finish to the render above the left bay window Photo [6]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.1.15	Walls	Void between external wall and left bay window	04-07-2024	Void between external wall and left bay window Photo [7]				
1.1.16	Walls	Void between external wall and left central bay window	04-07-2024	Void between external wall and left central bay window Photo [8]				
1.1.17	Walls	Void between external wall and left central bay window	04-07-2024	Void between external wall and left central bay window Photo [9]				
1.1.18	Walls	Void between external wall and central bay window	04-07-2024	Void between external wall and central bay window Photo [10]				
1.1.19	Walls	Void between external wall and central bay window	04-07-2024	Void between external wall and central bay window Photo [11]				
1.1.20	Walls	Void between external wall and right central bay window	04-07-2024	Void between external wall and right central bay window Photo [12]				
1.1.21	Walls	Impact damage was noted to the front elevation wall	04-07-2024	Impact damage was noted to the front elevation wall Photo [13]				
1.1.22	Walls	Hairline crack was noted on the side elevation rendered wall, running horizontal up to 2 meters	04-07-2024	Hairline crack was noted on the side elevation rendered wall, running horizontal up to 2 meters Photo [14]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.1.23	Walls	Incomplete render was noted to the side elevation of the side extension	04-07-2024	Incomplete render was noted to the side elevation of the side extension Photo [17]				
1.1.24	Walls	Incomplete render was noted to the front elevation below the rendered wall	04-07-2024	Incomplete render was noted to the front elevation below the rendered wall Photo [20]				
1.1.25	Walls	Incomplete render was noted to the wall of the front door	04-07-2024	Incomplete render was noted to the wall of the front door Photo [27]				
1.1.26	Walls	Staining was noted to the render to the rear elevation	04-07-2024	Staining was noted to the render to the rear elevation Photo [121]				
1.1.27	Walls	Void between pipe and render.	04-07-2024	Void between pipe and render. Photo [132]				
1.1.28	Roof	Paint marks were noted on the clay tiles of the side extension	04-07-2024	Paint marks were noted on the clay tiles of the side extension Photo [21]				
1.1.29	Roof	Paint marks were noted on the clay tiles of the front porch	04-07-2024	Paint marks were noted on the clay tiles of the front porch Photo [144]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.1.30	Roof	Paint marks were noted on the clay tiles of the rear extension roof.	04-07-2024	Paint marks were noted on the clay tiles of the rear extension roof. Photo [194]				
1.1.31	Roof	Paint marks were noted on the clay tiles of the rear extension roof.	04-07-2024	Paint marks were noted on the clay tiles of the rear extension roof. Photo [195]				
1.1.32	Pathway	Incomplete tiling to front entrance stairs	04-07-2024	Incomplete tiling to front entrance stairs Photo [23]				
1.1.33	Pathway	Damaged was noted to the concrete steps	04-07-2024	Damaged was noted to the concrete steps Photo [24]				
1.1.34	Pathway	Damaged was noted to the concrete steps	04-07-2024	Damaged was noted to the concrete steps Photo [25]				
1.1.35	Pathway	Damaged was noted to the concrete steps	04-07-2024	Damaged was noted to the concrete steps Photo [26]				
1.1.36	Pathway	Inconsistent heights between stairwell	19-07-2024	Inconsistent heights between stairwell Photo [201]				
1.1.37	Doors	Damage was noted to the rear sliding doors.	04-07-2024	Damage was noted to the rear sliding doors. Photo [124]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.1.38	Doors	Uneven soffits exposing the insulation.	04-07-2024	Uneven soffits exposing the insulation. Photo [125]				
1.1.39	Fixtures and fittings	Incomplete concrete panel.	04-07-2024	Incomplete concrete panel. Photo [127]				
1.1.40	Fixtures and fittings	Incomplete concrete panel.	04-07-2024	Incomplete concrete panel. Photo [128]				
1.1.41	Fixtures and fittings	Rendering overlapping the light fittings	04-07-2024	Rendering overlapping the light fittings Photo [129]				
1.1.42	Fixtures and fittings	Rendering overlapping the light fittings	04-07-2024	Rendering overlapping the light fittings Photo [130]				
1.1.43	Fixtures and fittings	Rendering overlapping the light fittings	04-07-2024	Rendering overlapping the light fittings Photo [131]				
1.1.44	Flat roof	Crude finish was noted to the parapet wall to the right hand side of the flat roof	19-07-2024	Crude finish was noted to the parapet wall to the right hand side of the flat roof Photo [202]				
1.1.45	Flat roof	Crude finish was noted to the parapet wall to the right hand side of the flat roof	19-07-2024	Crude finish was noted to the parapet wall to the right hand side of the flat roof Photo [203]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.1.46	Flat roof	Water staining was noted to the roof surface as a result of ponding rain water.	19-07-2024	Water staining was noted to the roof surface as a result of ponding rain water. Photo [204]				
1.2 Walls								
1.2.1	Hallway	Hairline crack was noted running vertical approximately 2 meters to the front door	04-07-2024	Hairline crack was noted running vertical approximately 2 meters to the front door Photo [28]				
1.2.2	Hallway	Incomplete decorations to the heat loss wall of the front door	04-07-2024	Incomplete decorations to the heat loss wall of the front door Photo [29]				
1.2.3	Hallway	Incomplete decorations to the party wall in the hallway	04-07-2024	Incomplete decorations to the party wall in the hallway Photo [30]				
1.2.4	Hallway	Incomplete decorations to the wall in the hallway	04-07-2024	Incomplete decorations to the wall in the hallway Photo [31]				
1.2.5	Hallway	Shrinkage crack was noted running vertical approximately 2.5 meters to the wall in the hallway	04-07-2024	Shrinkage crack was noted running vertical approximately 2.5 meters to the wall in the hallway Photo [32]				
1.2.6	Hallway	Shrinkage crack was noted to the wall in the hallway	04-07-2024	Shrinkage crack was noted to the wall in the hallway Photo [39]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.2.7	Hallway	Hairline crack was noted to the wall below the stairs	04-07-2024	Hairline crack was noted to the wall below the stairs Photo [42]				
1.2.8	Hallway	Damage was noted to the wall in the hallway	04-07-2024	Damage was noted to the wall in the hallway Photo [52]				
1.2.9	Hallway	Hairline crack was noted to the wall running up the stairwell approximately 4 meters.	04-07-2024	Hairline crack was noted to the wall running up the stairwell approximately 4 meters. Photo [59]				
1.2.10	Sitting room	Uneven wall finish in the sitting room	04-07-2024	Uneven wall finish in the sitting room Photo [60]				
1.2.11	Sitting room	Uneven wall finish in the sitting room	04-07-2024	Uneven wall finish in the sitting room Photo [66]				
1.2.12	Storage Cupboard	Incomplete finish to wall plaster in the storage cupboard	04-07-2024	Incomplete finish to wall plaster in the storage cupboard Photo [78]				
1.2.13	Storage Cupboard	Incomplete finish to wall plaster in the storage cupboard	04-07-2024	Incomplete finish to wall plaster in the storage cupboard Photo [79]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.2.14	Shower room	Paint marks were noted on the shower room wall tiles	04-07-2024	Paint marks were noted on the shower room wall tiles Photo [83]				
1.2.15	Living room/ Dining room	Incomplete decorations to the walls in the living room	04-07-2024	Incomplete decorations to the walls in the living room Photo [86]				
1.2.16	Living room/ Dining room	Incomplete decorations to the walls in the living room	04-07-2024	Incomplete decorations to the walls in the living room Photo [87]				
1.2.17	Living room/ Dining room	Incomplete decorations to the walls in the living room	04-07-2024	Incomplete decorations to the walls in the living room Photo [97]				
1.2.18	Living room/ Dining room	Damage was noted to the wall above patio door	04-07-2024	Damage was noted to the wall above patio door Photo [104]				
1.2.19	Living room/ Dining room	Paint chip was noted to the wall in the living room	04-07-2024	Paint chip was noted to the wall in the living room Photo [105]				
1.2.20	Kitchen	Damage was noted to the wall above kitchen door frame	04-07-2024	Damage was noted to the wall above kitchen door frame Photo [107]				
1.2.21	Kitchen	Hairline crack was noted to the wall above kitchen door frame	04-07-2024	Hairline crack was noted to the wall above kitchen door frame Photo [108]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.2.22	Kitchen	Incomplete decorations to the walls in the kitchen	04-07-2024	Incomplete decorations to the walls in the kitchen Photo [115]				
1.2.23	Boiler room	Incomplete decorations to the walls in the boiler room	04-07-2024	Incomplete decorations to the walls in the boiler room Photo [117]				
1.2.24	Bedroom one	Hairline crack was noted to the wall in the bedroom	04-07-2024	Hairline crack was noted to the wall in the bedroom Photo [138]				
1.2.25	Bedroom three	Hairline crack was noted running down the corner wall of the bedroom.	04-07-2024	Hairline crack was noted running down the corner wall of the bedroom. Photo [153]				
1.2.26	Bedroom three	Hairline crack was noted running down the corner wall of the bedroom.	04-07-2024	Hairline crack was noted running down the corner wall of the bedroom. Photo [157]				
1.2.27	Bedroom four	Hairline crack was noted to the wall in the bedroom.	04-07-2024	Hairline crack was noted to the wall in the bedroom. Photo [162]				
1.2.28	Bedroom four	Hairline crack was noted to the wall in the bedroom.	04-07-2024	Hairline crack was noted to the wall in the bedroom. Photo [163]				
1.2.29	Bedroom five	Hairline crack was noted running down the corner wall in the bedroom.	04-07-2024	Hairline crack was noted running down the corner wall in the bedroom. Photo [175]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.2.30	Bedroom five	Hairline crack was noted running down the corner wall in the bedroom.	04-07-2024	Hairline crack was noted running down the corner wall in the bedroom. Photo [176]				
1.2.31	Bedroom five	Shrinkage cracking was noted to the wall in the bedroom.	04-07-2024	Shrinkage cracking was noted to the wall in the bedroom. Photo [177]				
1.2.32	Bedroom five	Hairline crack was noted running down the corner wall in the bedroom.	04-07-2024	Hairline crack was noted running down the corner wall in the bedroom. Photo [179]				
1.2.33	Bedroom five	Hairline crack was noted to the wall in the bedroom.	04-07-2024	Hairline crack was noted to the wall in the bedroom. Photo [180]				
1.2.34	Upstairs hallway	Hairline crack was noted to the wall in the upstairs hallway.	04-07-2024	Hairline crack was noted to the wall in the upstairs hallway. Photo [191]				
1.2.35	Upstairs hallway	Hairline crack was noted to the wall in the upstairs hallway.	04-07-2024	Hairline crack was noted to the wall in the upstairs hallway. Photo [192]				
1.2.36	Upstairs hallway	Drill noted to the upstairs hallway ceiling.	04-07-2024	Drill noted to the upstairs hallway ceiling. Photo [193]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.2.37	Upstairs hallway	Hairline crack was noted to the wall in the upstairs hallway.	04-07-2024	Hairline crack was noted to the wall in the upstairs hallway. Photo [196]				
1.2.38	Upstairs hallway	Hairline crack was noted to the wall in the upstairs hallway.	04-07-2024	Hairline crack was noted to the wall in the upstairs hallway. Photo [197]				
1.2.39	Upstairs hallway	Drill hole was noted to the wall in the upstairs hallway.	04-07-2024	Drill hole was noted to the wall in the upstairs hallway. Photo [199]				
1.3	Skirting							
1.3.1	Hallway	Incomplete decorations to the skirting in the hallway	04-07-2024	Incomplete decorations to the skirting in the hallway Photo [33]				
1.3.2	Hallway	Incomplete decorations to the skirting in the hallway	04-07-2024	Incomplete decorations to the skirting in the hallway Photo [34]				
1.3.3	Hallway	Incomplete skirting in the hallway	04-07-2024	Incomplete skirting in the hallway Photo [38]				
1.3.4	Hallway	Gaps were noted between the skirting and the wall in the hallway	04-07-2024	Gaps were noted between the skirting and the wall in the hallway Photo [43]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.3.5	Hallway	Gaps were noted between the skirting and the wall in the hallway	04-07-2024	Gaps were noted between the skirting and the wall in the hallway Photo [44]				
1.3.6	Hallway	Gaps were noted between the skirting and the wall in the hallway	04-07-2024	Gaps were noted between the skirting and the wall in the hallway Photo [45]				
1.3.7	Hallway	Gaps were noted between the skirting and the wall in the hallway	04-07-2024	Gaps were noted between the skirting and the wall in the hallway Photo [46]				
1.3.8	Hallway	Gaps were noted between the skirting and the wall in the hallway	04-07-2024	Gaps were noted between the skirting and the wall in the hallway Photo [47]				
1.3.9	Hallway	Gaps were noted between the skirting and the wall in the hallway	04-07-2024	Gaps were noted between the skirting and the wall in the hallway Photo [48]				
1.3.10	Living room/ Dining room	Incomplete skirting in the living room	04-07-2024	Incomplete skirting in the living room Photo [106]				
1.3.11	Bedroom one	Crack to skirting board in the bedroom	04-07-2024	Crack to skirting board in the bedroom Photo [136]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.3.12	Bedroom three	Crack to skirting board in the bedroom	04-07-2024	Crack to skirting board in the bedroom Photo [155]				
1.3.13	Bedroom three	Uneven surface to the skirting board in the bedroom.	04-07-2024	Uneven surface to the skirting board in the bedroom. Photo [156]				
1.3.14	Bedroom four	Crack to skirting board in the bedroom	04-07-2024	Crack to skirting board in the bedroom. Photo [164]				
1.3.15	Bedroom five	Crack to skirting board in the bedroom.	04-07-2024	Crack to skirting board in the bedroom. Photo [178]				
1.3.16	Bedroom five	Crack to skirting board in the bedroom.	04-07-2024	Crack to skirting board in the bedroom. Photo [182]				
1.4	Ceiling							
1.4.1	Hallway	Incomplete decorations to the ceiling in the hallway	04-07-2024	Incomplete decorations to the ceiling in the hallway Photo [35]				
1.4.2	Hallway	Cracking paint was noted to the ceiling in the hallway	04-07-2024	Cracking paint was noted to the ceiling in the hallway Photo [40]				
1.4.3	Hallway	Cracking paint was noted to the ceiling in the hallway	04-07-2024	Cracking paint was noted to the ceiling in the hallway Photo [41]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.4.4	Hallway	Hairline crack was noted to the ceiling below the stairs	04-07-2024	Hairline crack was noted to the ceiling below the stairs Photo [49]				
1.4.5	Hallway	Hairline crack was noted to the ceiling below the stairs	04-07-2024	Hairline crack was noted to the ceiling below the stairs Photo [50]				
1.4.6	Hallway	Hairline crack was noted to the ceiling below the stairs	04-07-2024	Hairline crack was noted to the ceiling below the stairs Photo [51]				
1.4.7	Sitting room	Patchy finish was noted to the ceiling in the sitting room	04-07-2024	Patchy finish was noted to the ceiling in the sitting room Photo [61]				
1.4.8	Sitting room	Shrinkage cracking was noted to the ceiling in the sitting room	04-07-2024	Shrinkage cracking was noted to the ceiling in the sitting room Photo [62]				
1.4.9	Living room/ Dining room	Hairline crack was noted to the ceiling in the living room	04-07-2024	Hairline crack was noted to the ceiling in the living room Photo [84]				
1.4.10	Living room/ Dining room	Hairline crack was noted to the ceiling in the living room	04-07-2024	Hairline crack was noted to the ceiling in the living room Photo [85]				
1.4.11	Living room/ Dining room	Uneven finish to the ceiling in the living room	04-07-2024	Uneven finish to the ceiling in the living room Photo [96]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.4.12	Boiler room	Paint cracking to the ceiling in the boiler room	04-07-2024	Paint cracking to the ceiling in the boiler room Photo [119]				
1.4.13	Bedroom one	Hairline crack was noted to the bedroom ceiling.	04-07-2024	Hairline crack was noted to the bedroom ceiling. Photo [137]				
1.4.14	Bedroom one	Hairline crack was noted running across the ceiling in the bedroom.	04-07-2024	Hairline crack was noted running across the ceiling in the bedroom. Photo [139]				
1.4.15	Bedroom two	Hairline crack was noted to the bedroom ceiling.	04-07-2024	Hairline crack was noted to the bedroom ceiling. Photo [141]				
1.4.16	Bedroom two	Paint cracking was noted to the ceiling in the bedroom.	04-07-2024	Paint cracking was noted to the ceiling in the bedroom. Photo [142]				
1.4.17	Bedroom two	Shrinkage cracking was noted to the ceiling in the bedroom.	04-07-2024	Shrinkage cracking was noted to the ceiling in the bedroom. Photo [143]				
1.4.18	Bedroom two	Shrinkage cracking was noted to the ceiling in the bedroom.	04-07-2024	Shrinkage cracking was noted to the ceiling in the bedroom. Photo [145]				
1.4.19	Upstairs hallway	Hairline cracking was noted to the ceiling in the upstairs hallway.	04-07-2024	Hairline cracking was noted to the ceiling in the upstairs hallway. Photo [149]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.4.20	Upstairs hallway	Drill noted to the upstairs hallway ceiling.	04-07-2024	Drill noted to the upstairs hallway ceiling. Photo [186]				
1.4.21	Upstairs hallway	Hairline crack was noted to the ceiling in the upstairs hallway.	04-07-2024	Hairline crack was noted to the ceiling in the upstairs hallway. Photo [198]				
1.4.22	En-suite	Ceiling board not flushed to the wall and missing sealant.	04-07-2024	Ceiling board not flushed to the wall and missing sealant. Photo [171]				
1.4.23	Bedroom five	Paint chip was noted to the ceiling in the bedroom.	04-07-2024	Paint chip was noted to the ceiling in the bedroom. Photo [181]				
1.4.24	Bathroom	Poor sealant finish to ceiling in the bathroom.	04-07-2024	Poor sealant finish to ceiling in the bathroom. Photo [190]				
1.5 Doors								
1.5.1	Hallway	Cracking was noted to the living room door frame	04-07-2024	Cracking was noted to the living room door frame Photo [36]				
1.5.2	Hallway	Internal cupboard door not installed	04-07-2024	Internal cupboard door not installed Photo [77]				
1.5.3	Living room/ Dining room	Internal living room door not installed	04-07-2024	Internal living room door not installed Photo [37]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.5.4	Living room/ Dining room	Staining was noted to the rear patio doors	04-07-2024	Staining was noted to the rear patio doors Photo [98]				
1.5.5	Living room/ Dining room	Staining was noted to the rear patio doors	04-07-2024	Staining was noted to the rear patio doors Photo [99]				
1.5.6	Living room/ Dining room	Staining was noted to the rear patio doors double glazing	04-07-2024	Staining was noted to the rear patio doors double glazing Photo [100]				
1.5.7	Living room/ Dining room	Cracking was noted to the architrave of the living room	04-07-2024	Cracking was noted to the architrave of the living room Photo [101]				
1.5.8	Living room/ Dining room	The beading to the inside edge of the internal facing bi-fold door is missing.	04-07-2024	The beading to the inside edge of the internal facing bi-fold door is missing. Photo [102]				
1.5.9	Living room/ Dining room	Damaged waterproof seal	04-07-2024	Damaged waterproof seal Photo [103]				
1.5.10	Sitting room	Internal sitting room door not installed	04-07-2024	Internal sitting room door not installed Photo [69]				
1.5.11	Shower room	Architrave noted to not be flush to shower room wall	04-07-2024	Architrave noted to not be flush to shower room wall Photo [80]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.5.12	Shower room	Poor finish was noted to the shower room door latch	04-07-2024	Poor finish was noted to the shower room door latch Photo [81]				
1.5.13	Shower room	Incomplete decorations was noted to the shower room architrave	04-07-2024	Incomplete decorations was noted to the shower room architrave Photo [82]				
1.5.14	Kitchen	Door frame not flush to wall in the kitchen	04-07-2024	Door frame not flush to wall in the kitchen Photo [109]				
1.5.15	Kitchen	Internal kitchen door not installed	04-07-2024	Internal kitchen door not installed Photo [110]				
1.5.16	Boiler room	Internal boiler room door not installed	04-07-2024	Internal boiler room door not installed Photo [120]				
1.5.17	Bedroom one	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [146]				
1.5.18	Bedroom one	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [147]				
1.5.19	Bedroom two	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [148]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.5.20	Bedroom three	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [150]				
1.5.21	Bedroom three	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [151]				
1.5.22	Bedroom four	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [158]				
1.5.23	Bedroom four	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [159]				
1.5.24	En-suite	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [168]				
1.5.25	En-suite	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [169]				
1.5.26	Bedroom five	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [172]				
1.5.27	Bedroom five	Shrinkage crack was noted to the bedroom door frame.	04-07-2024	Shrinkage crack was noted to the bedroom door frame. Photo [173]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.5.28	Bathroom	Shrinkage crack was noted to the bathroom door frame.	04-07-2024	Shrinkage crack was noted to the bathroom door frame. Photo [188]				
1.5.29	Bathroom	Shrinkage crack was noted to the bathroom door frame.	04-07-2024	Shrinkage crack was noted to the bathroom door frame. Photo [189]				
1.6 Fixtures and fittings								
1.6.1	Hallway	Incomplete installation of spotlights in the hallway	04-07-2024	Incomplete installation of spotlights in the hallway Photo [53]				
1.6.2	Hallway	Incomplete finish to the light switches in the hallway	04-07-2024	Incomplete finish to the light switches in the hallway Photo [54]				
1.6.3	Hallway	Incomplete finish to the light switches in the hallway	04-07-2024	Incomplete finish to the light switches in the hallway Photo [55]				
1.6.4	Hallway	Incomplete finish to the light switches in the hallway	04-07-2024	Incomplete finish to the light switches in the hallway Photo [56]				
1.6.5	Hallway	Incomplete finish to the plug sockets in the hallway	04-07-2024	Incomplete finish to the plug sockets in the hallway Photo [57]				
1.6.6	Hallway	Incomplete finish to the plug sockets in the hallway	04-07-2024	Incomplete finish to the plug sockets in the hallway Photo [58]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.6.7	Sitting room	Incomplete finish to the plug sockets in the sitting room	04-07-2024	Incomplete finish to the plug sockets in the sitting room Photo [63]				
1.6.8	Sitting room	Incomplete finish to the plug sockets in the sitting room	04-07-2024	Incomplete finish to the plug sockets in the sitting room Photo [64]				
1.6.9	Sitting room	Incomplete finish to the plug sockets in the sitting room	04-07-2024	Incomplete finish to the plug sockets in the sitting room Photo [65]				
1.6.10	Sitting room	Incomplete finish to the plug sockets in the sitting room	04-07-2024	Incomplete finish to the plug sockets in the sitting room Photo [67]				
1.6.11	Sitting room	Incomplete finish to the light switches in the sitting room	04-07-2024	Incomplete finish to the light switches in the sitting room Photo [68]				
1.6.12	Living room/ Dining room	Incomplete finish to the light switches in the living room	04-07-2024	Incomplete finish to the light switches in the living room Photo [88]				
1.6.13	Living room/ Dining room	Incomplete finish to the light switches in the living room	04-07-2024	Incomplete finish to the light switches in the living room Photo [89]				
1.6.14	Living room/ Dining room	Incomplete finish to the light switches in the living room	04-07-2024	Incomplete finish to the light switches in the living room Photo [90]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.6.15	Living room/ Dining room	Incomplete finish to the plug sockets in the living room	04-07-2024	Incomplete finish to the plug sockets in the living room Photo [91]				
1.6.16	Living room/ Dining room	Incomplete finish to the plug sockets in the living room	04-07-2024	Incomplete finish to the plug sockets in the living room Photo [92]				
1.6.17	Living room/ Dining room	Incomplete finish to the plug sockets in the living room	04-07-2024	Incomplete finish to the plug sockets in the living room Photo [93]				
1.6.18	Living room/ Dining room	Incomplete finish to the plug sockets in the living room	04-07-2024	Incomplete finish to the plug sockets in the living room Photo [94]				
1.6.19	Living room/ Dining room	Incomplete installation of spotlights in the living/dining room	04-07-2024	Incomplete installation of spotlights in the living/dining room Photo [95]				
1.6.20	Kitchen	Incomplete finish to the plug sockets in the kitchen	04-07-2024	Incomplete finish to the plug sockets in the kitchen Photo [114]				
1.6.21	Kitchen	Incomplete finish to the light switches in the kitchen	04-07-2024	Incomplete finish to the light switches in the kitchen Photo [116]				
1.6.22	Boiler room	No certification for the boiler	04-07-2024	No certification for the boiler Photo [118]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.6.23	En-suite	Unsealed shower screen allowing water to seep through.	04-07-2024	Unsealed shower screen allowing water to seep through. Photo [170]				
1.6.24	Shower room	Hot water emitting from the toilet cistern	19-07-2024	Hot water emitting from the toilet cistern Photo [200]				
1.7 Windows								
1.7.1	Sitting room	Staining was noted to the windows in the sitting room	04-07-2024	Staining was noted to the windows in the sitting room Photo [70]				
1.7.2	Sitting room	Staining was noted to the windows in the sitting room	04-07-2024	Staining was noted to the windows in the sitting room Photo [71]				
1.7.3	Sitting room	Staining was noted to the windows in the sitting room	04-07-2024	Staining was noted to the windows in the sitting room Photo [72]				
1.7.4	Sitting room	Staining was noted to the windows in the sitting room	04-07-2024	Staining was noted to the windows in the sitting room Photo [73]				
1.7.5	Sitting room	Staining was noted to the double glazed windows in the sitting room	04-07-2024	Staining was noted to the double glazed windows in the sitting room Photo [74]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.7.6	Sitting room	Staining was noted to the double glazed windows in the sitting room	04-07-2024	Staining was noted to the double glazed windows in the sitting room Photo [75]				
1.7.7	Sitting room	Staining was noted to the double glazed windows in the sitting room	04-07-2024	Staining was noted to the double glazed windows in the sitting room Photo [76]				
1.7.8	Kitchen	Staining was noted to the windows in the kitchen	04-07-2024	Staining was noted to the windows in the kitchen Photo [111]				
1.7.9	Kitchen	Ill-fitted window sill in the kitchen	04-07-2024	Ill-fitted window sill in the kitchen Photo [112]				
1.7.10	Kitchen	Shrinkage cracking to the wall in the kitchen	04-07-2024	Shrinkage cracking to the wall in the kitchen Photo [113]				
1.7.11	Bedroom four	Cracked paint to window sill in the bedroom.	04-07-2024	Cracked paint to window sill in the bedroom. Photo [165]				
1.7.12	Bedroom four	Hairline crack across the window sill in the bedroom.	04-07-2024	Hairline crack across the window sill in the bedroom. Photo [166]				
1.7.13	Bedroom four	Hairline crack across the window sill in the bedroom.	04-07-2024	Hairline crack across the window sill in the bedroom. Photo [167]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.7.14	Bedroom five	Hairline crack across the window sill in the bedroom.	04-07-2024	Hairline crack across the window sill in the bedroom. Photo [183]				
1.7.15	Bedroom five	Hairline crack across the window sill in the bedroom.	04-07-2024	Hairline crack across the window sill in the bedroom. Photo [184]				
1.7.16	Bedroom five	Hairline crack across the window reveal in the bedroom.	04-07-2024	Hairline crack across the window reveal in the bedroom. Photo [185]				
1.8	Flooring							
1.8.1	Upstairs hallway	The vinyl flooring is cracked and lifted	04-07-2024	The vinyl flooring is cracked and lifted Photo [133]				
1.8.2	Upstairs hallway	The vinyl flooring is cracked and lifted	04-07-2024	The vinyl flooring is cracked and lifted Photo [134]				
1.8.3	Upstairs hallway	Hallway flooring not levelled with bathroom floor.	04-07-2024	Hallway flooring not levelled with bathroom floor. Photo [187]				
1.8.4	Bedroom one	The vinyl flooring is lifted and uneven	04-07-2024	The vinyl flooring is lifted and uneven Photo [135]				
1.8.5	Bedroom two	The vinyl flooring is lifted and uneven	04-07-2024	The vinyl flooring is lifted and uneven Photo [140]				

Item	Location	Description	Date Raised	Comments	Defect Owner	Action by Defect Owner Initial	Checked Date	Checked by Initial
1.8.6	Bedroom three	The vinyl flooring is lifted and uneven	04-07-2024	The vinyl flooring is lifted and uneven Photo [152]				
1.8.7	Bedroom three	The vinyl flooring is lifted and uneven	04-07-2024	The vinyl flooring is lifted and uneven Photo [154]				
1.8.8	Bedroom four	The vinyl flooring is lifted and uneven	04-07-2024	The vinyl flooring is lifted and uneven Photo [160]				
1.8.9	Bedroom four	Bedroom flooring not levelled with bathroom floor.	04-07-2024	Bedroom flooring not levelled with bathroom floor. Photo [161]				
1.8.10	Bedroom five	The vinyl flooring is lifted and uneven	04-07-2024	The vinyl flooring is lifted and uneven Photo [174]				

Appendices

Appendix A Photographs

Appendix A

Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

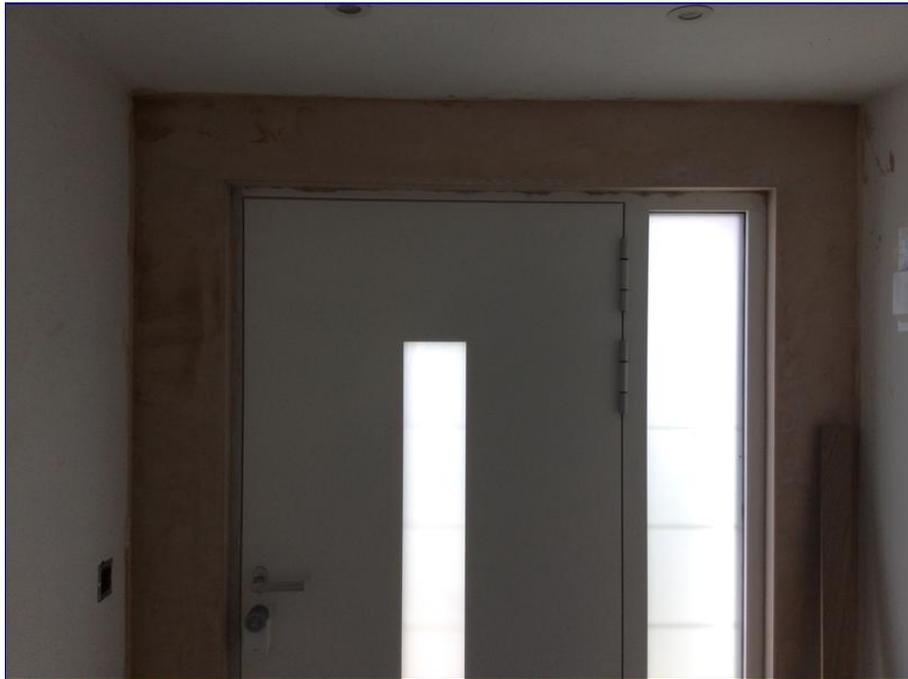


Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

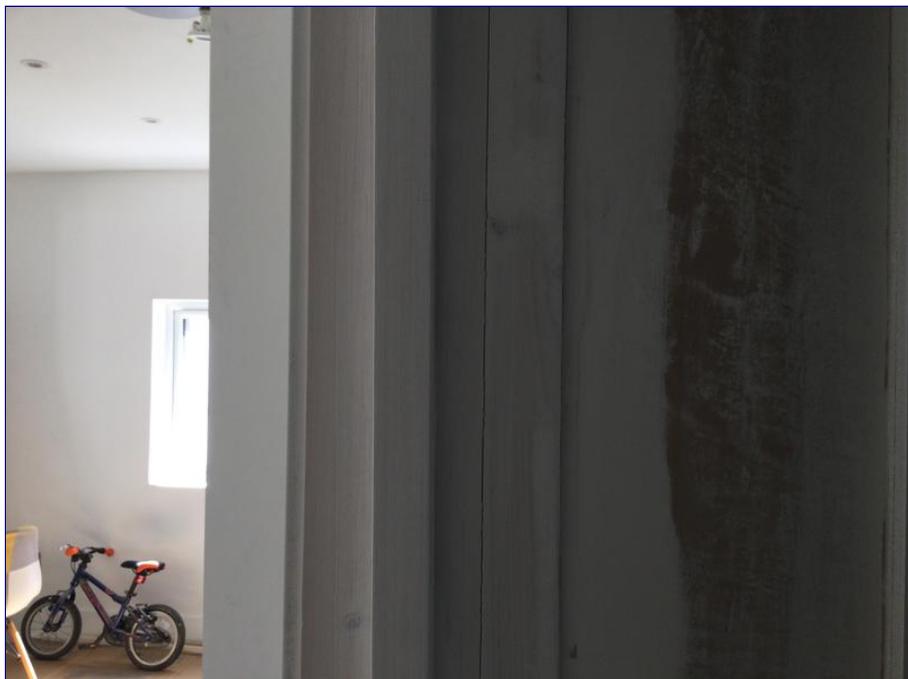


Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46

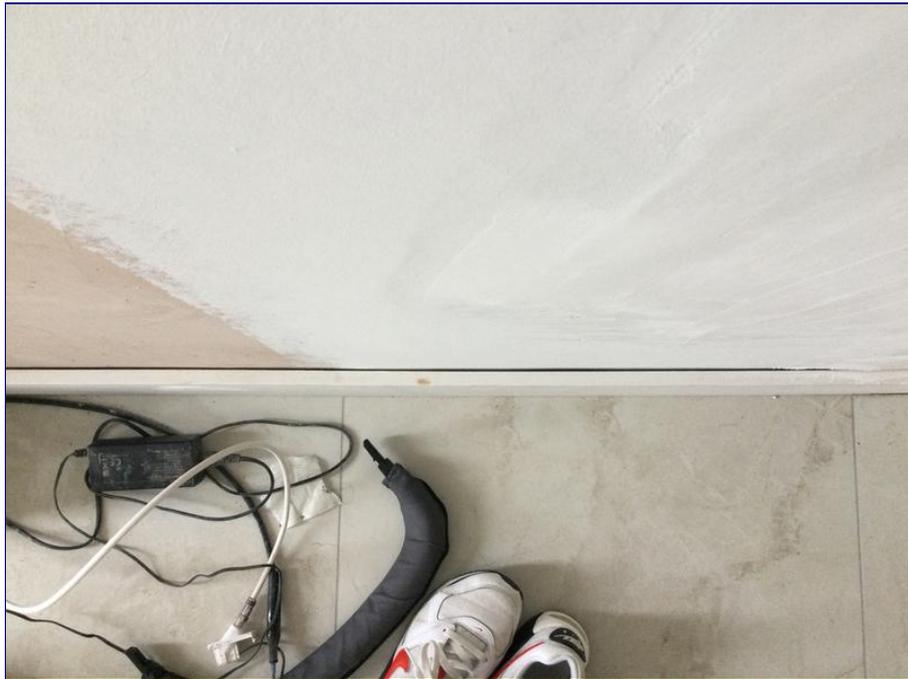


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Photo 48

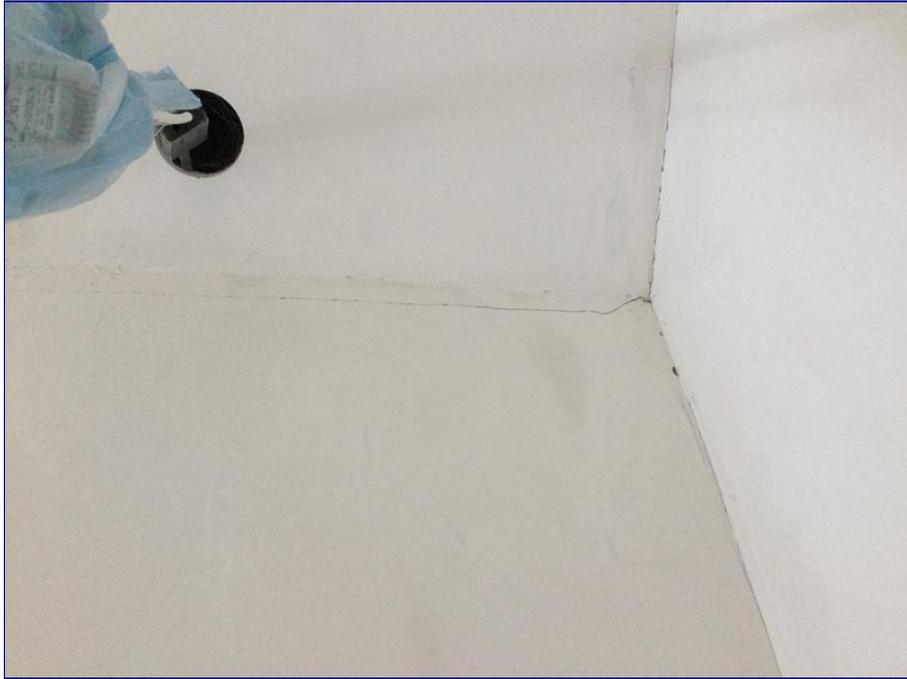


Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

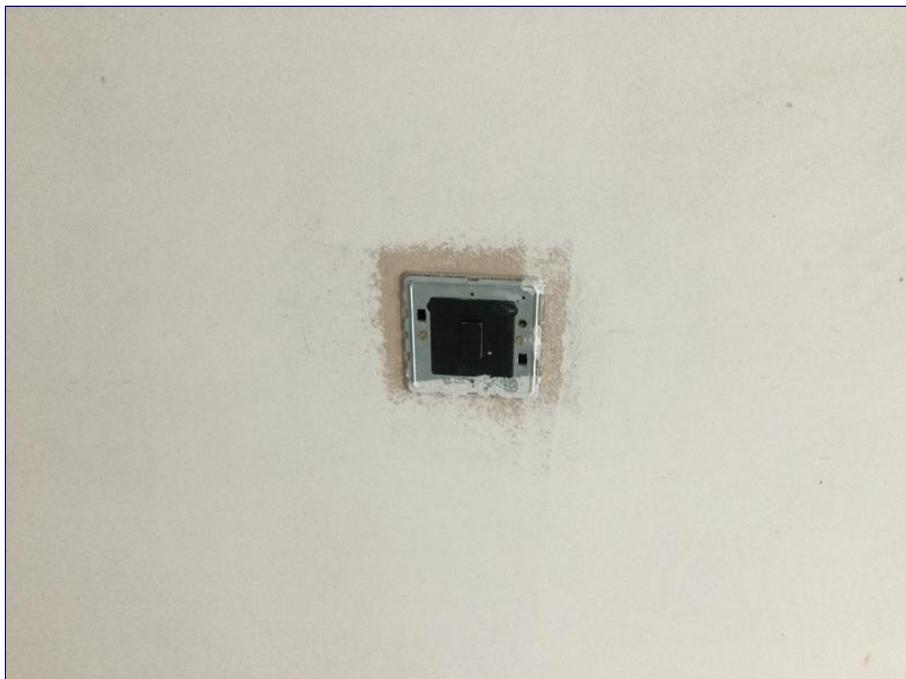


Photo 54



Photo 55



Photo 56

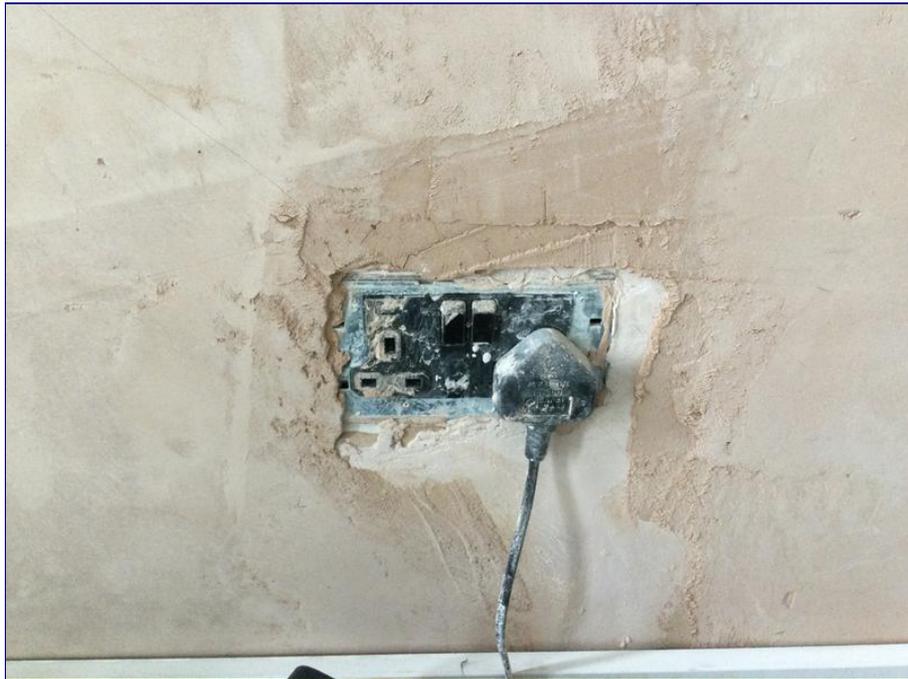


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Photo 58



Photo 59

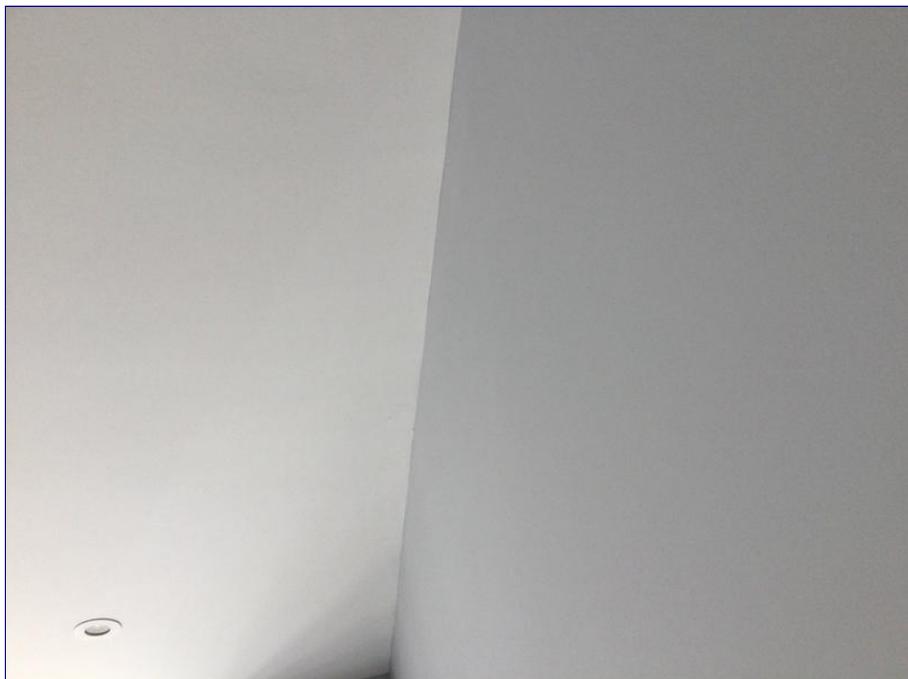


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Photo 61



Photo 62

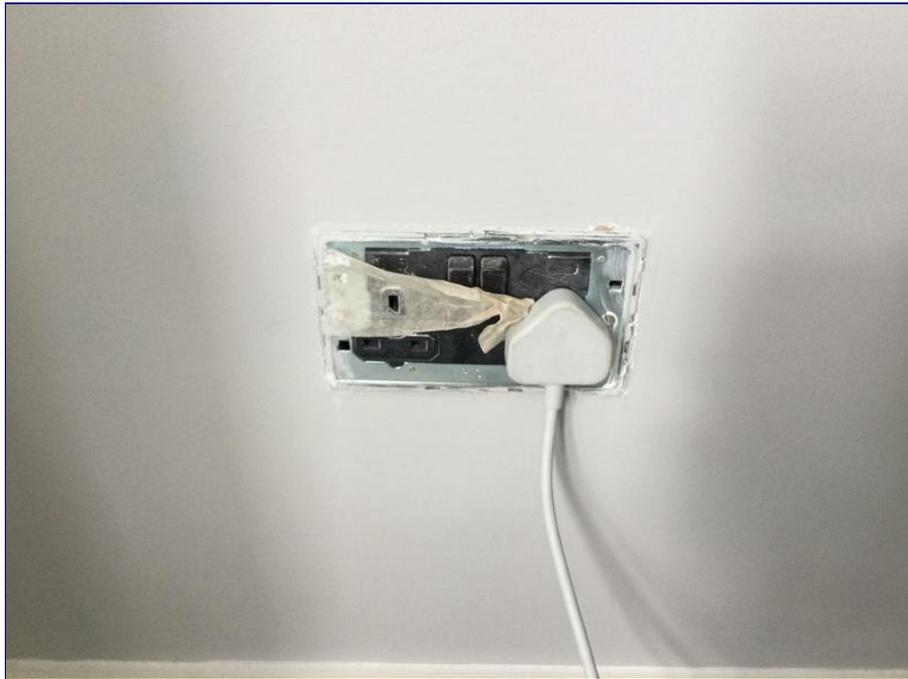


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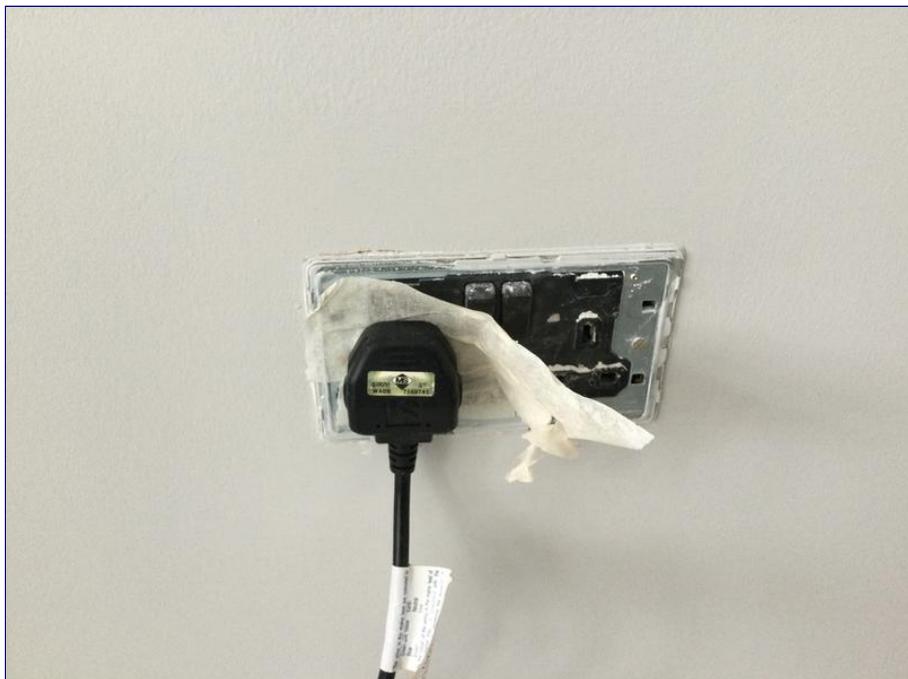


Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77

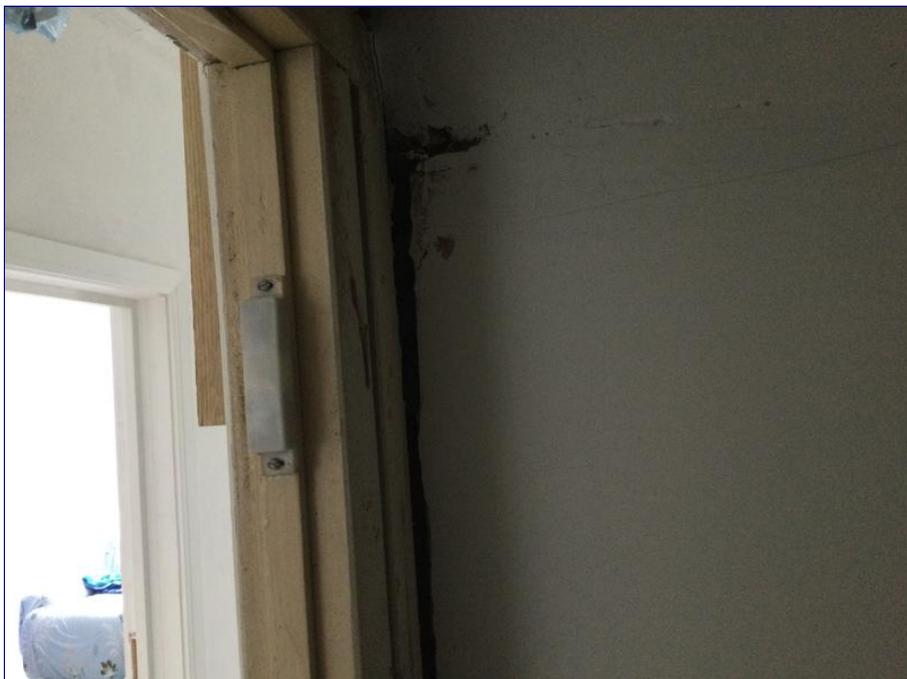


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Photo 79

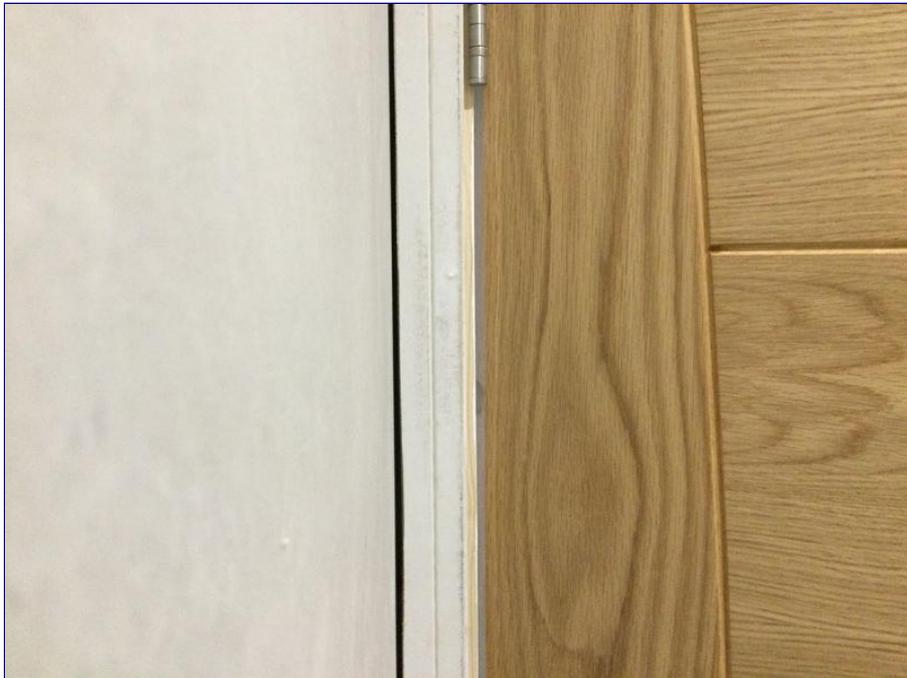


Photo 80



Photo 81

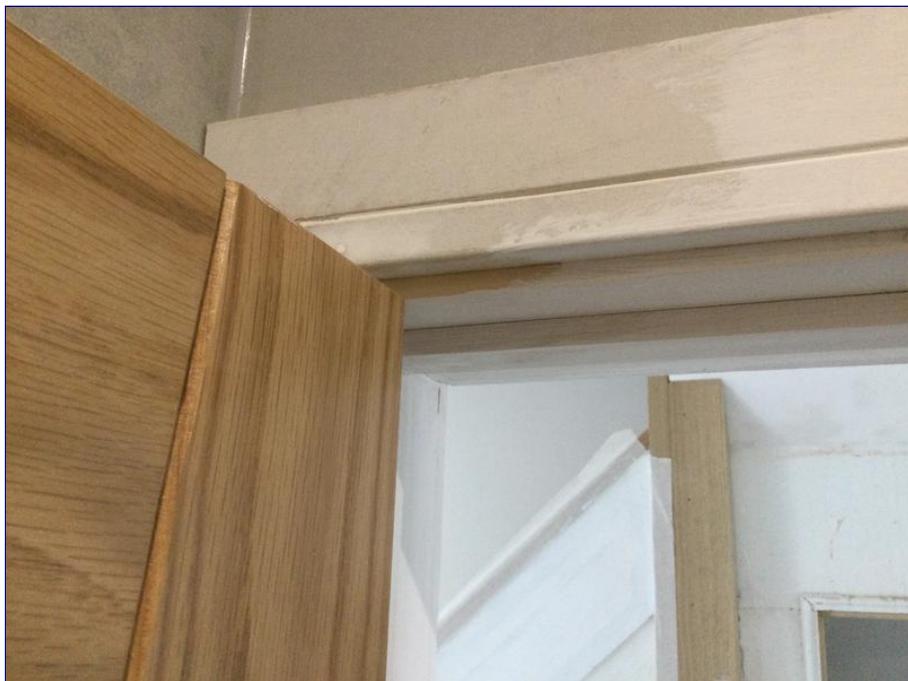


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Photo 83

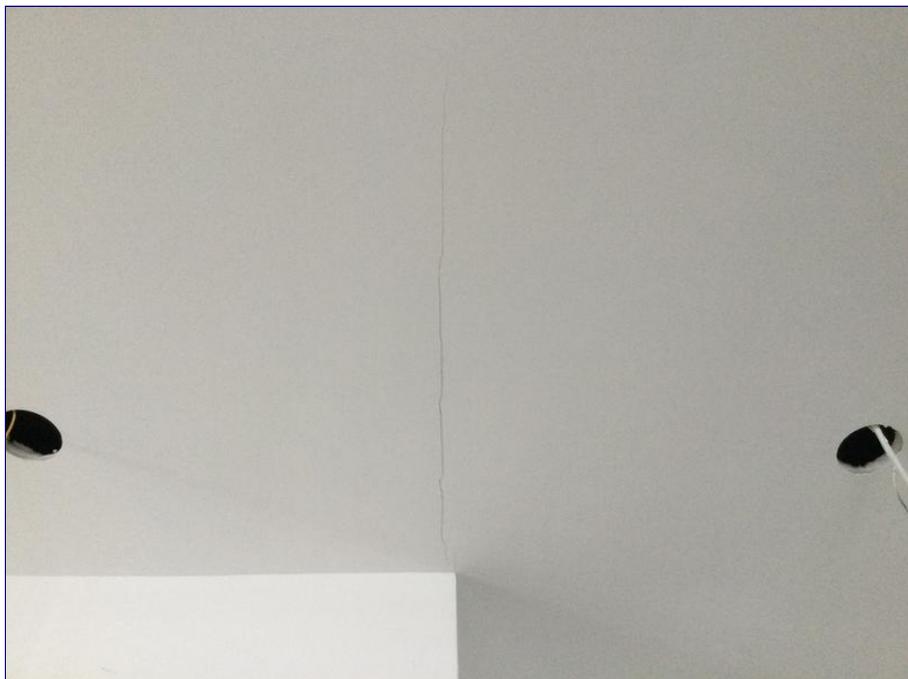


Photo 84



Photo 85



Photo 86

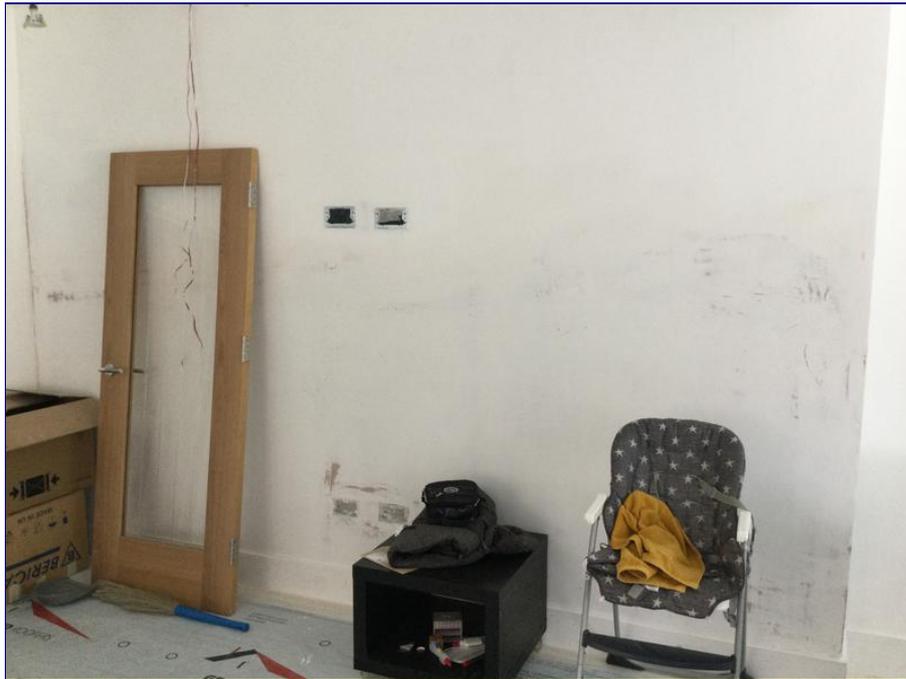


Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

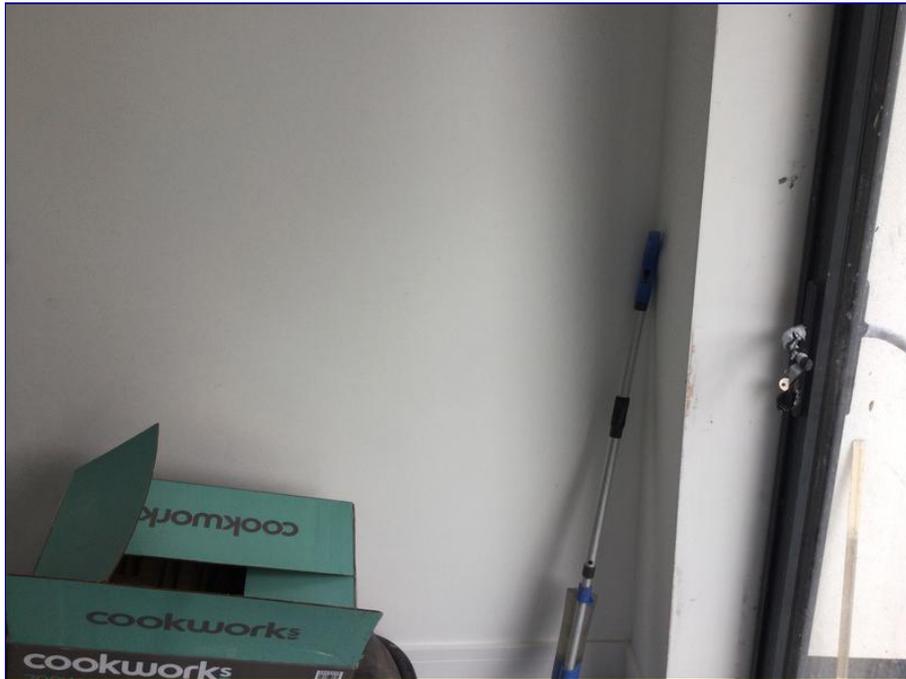


Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108

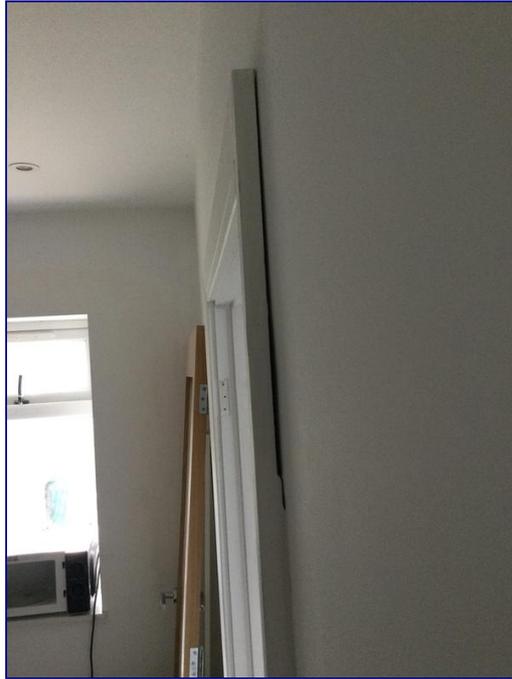


Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115

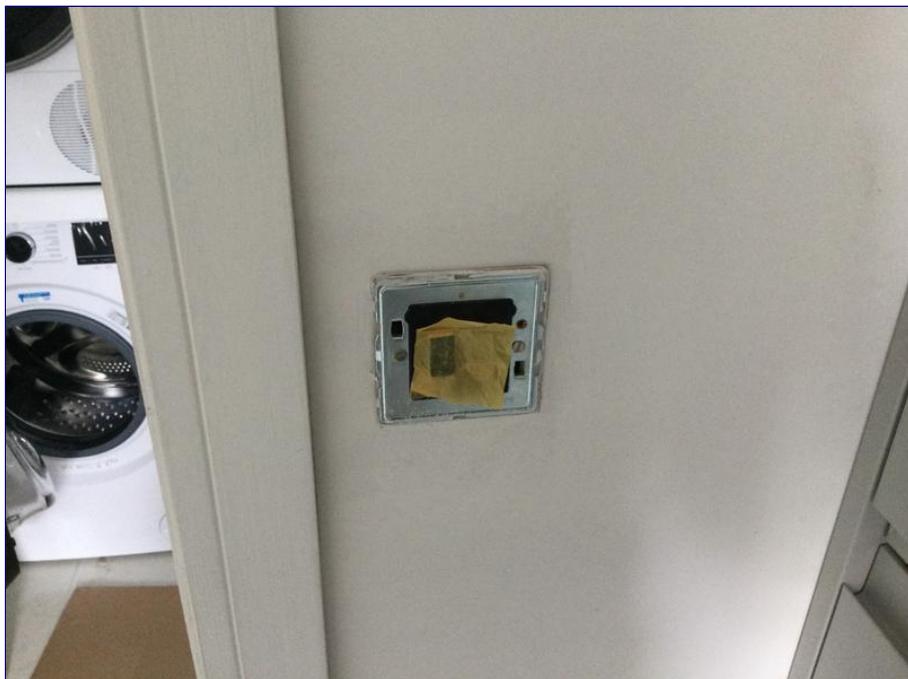


Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149

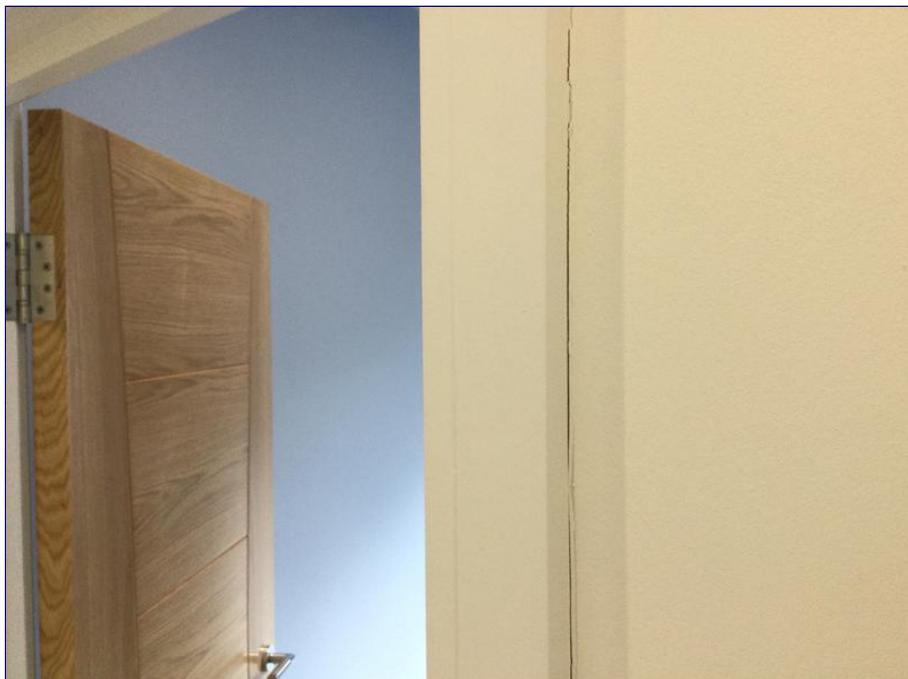


Photo 150



Photo 151



Photo 152

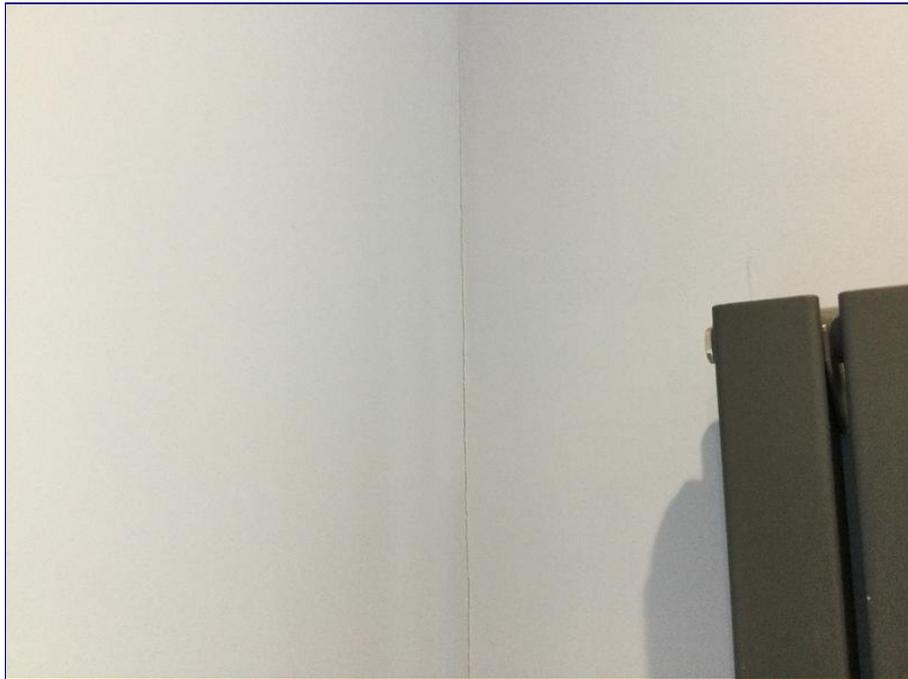


Photo 153



Photo 154



Photo 155



Photo 156

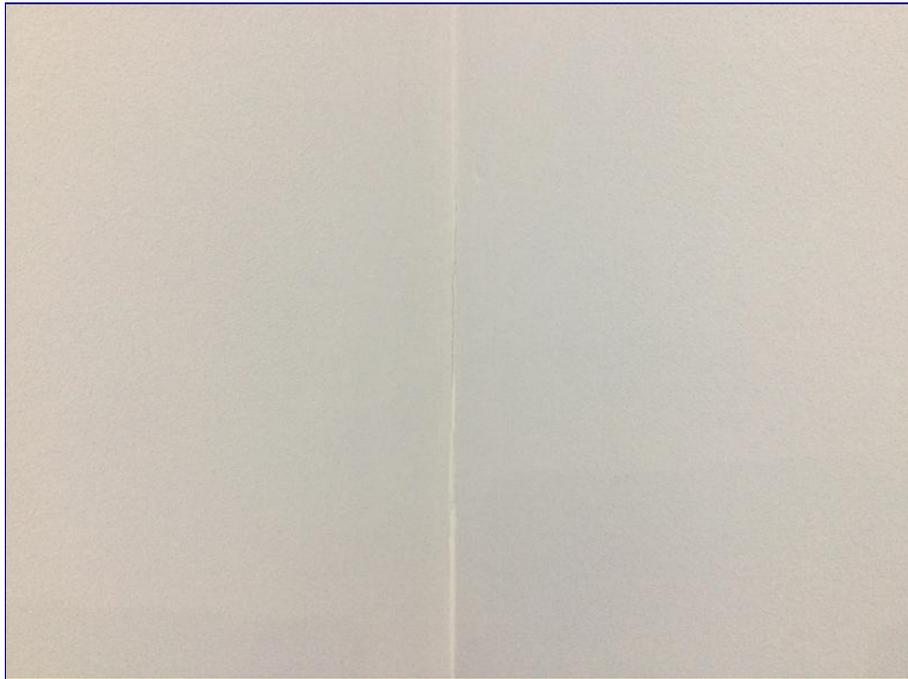


Photo 157



Photo 158



Photo 159



Photo 160



Photo 161

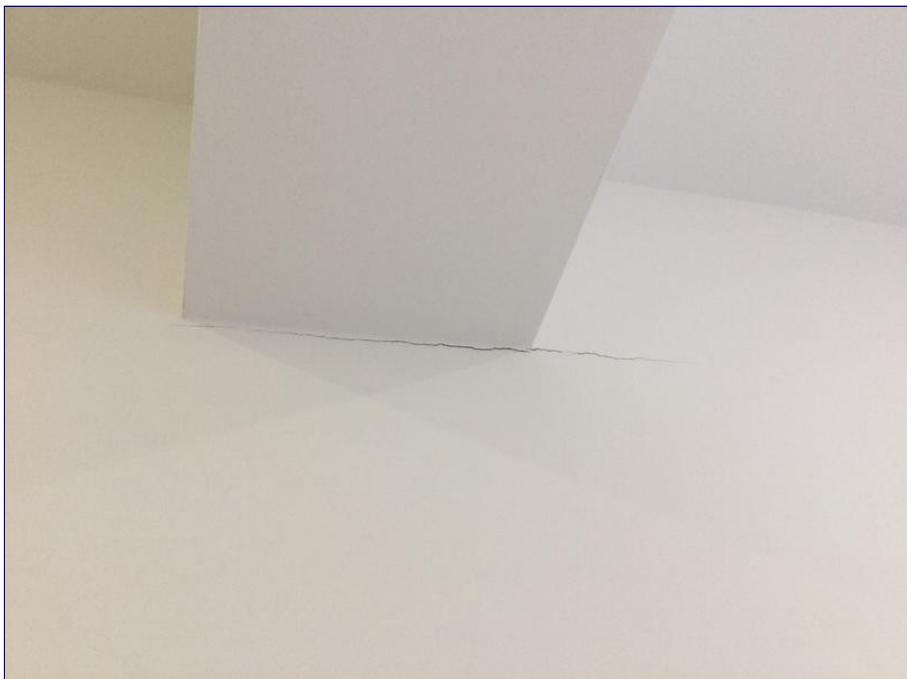


Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167

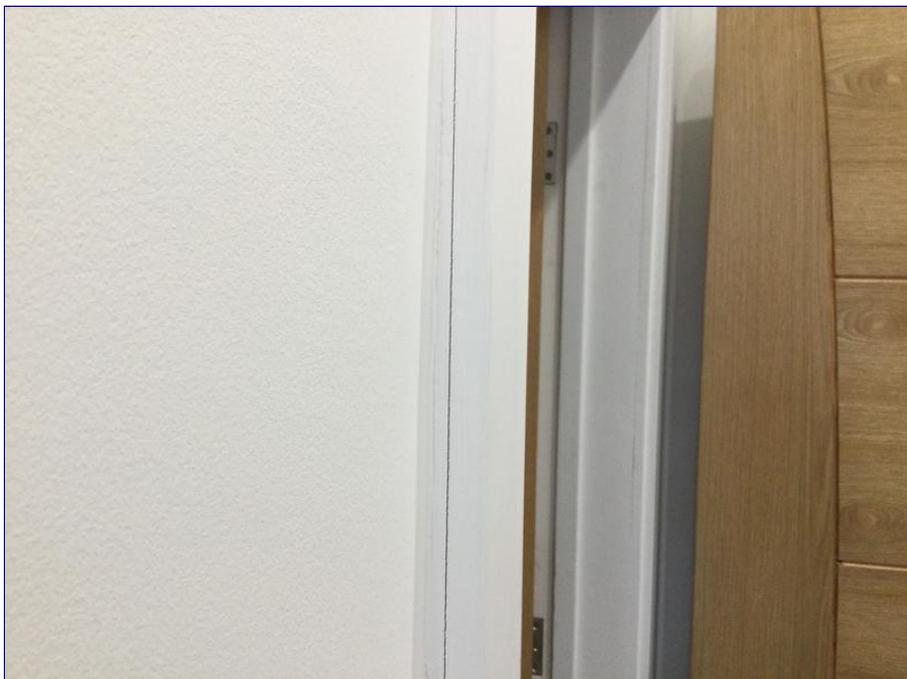


Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174

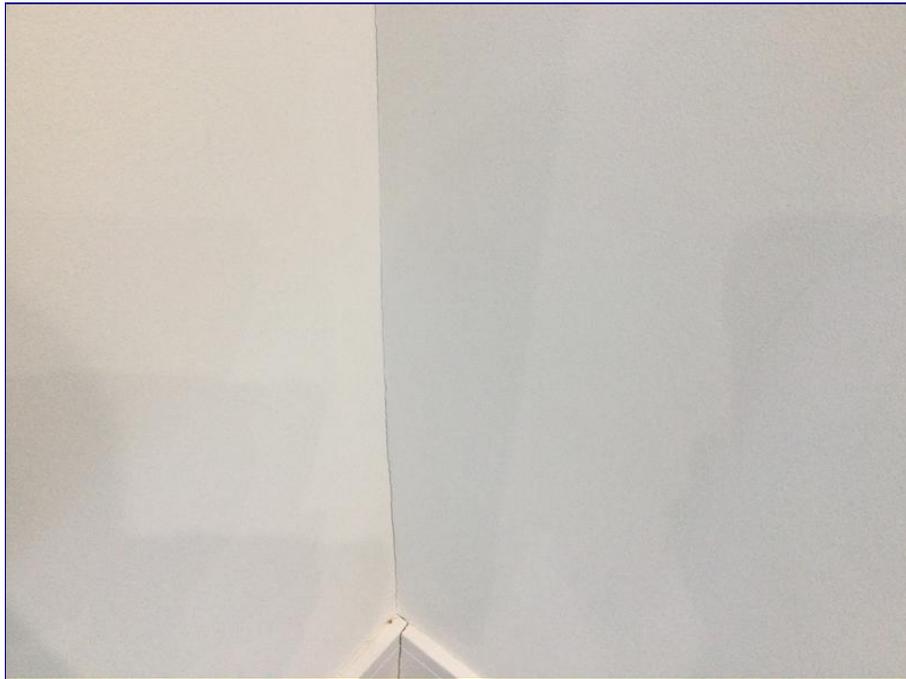


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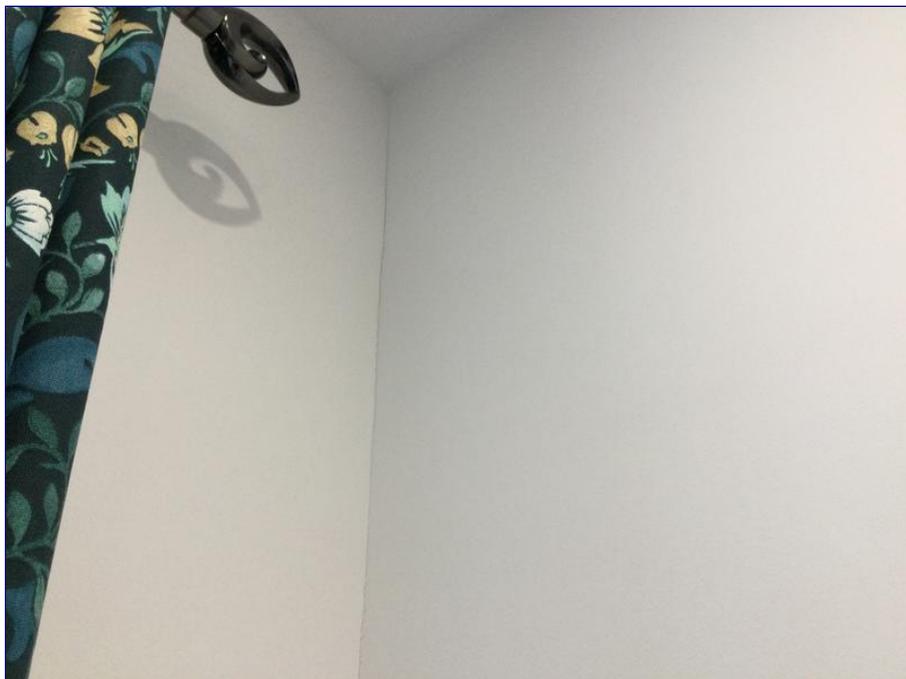


Photo 176



Photo 177



Photo 178

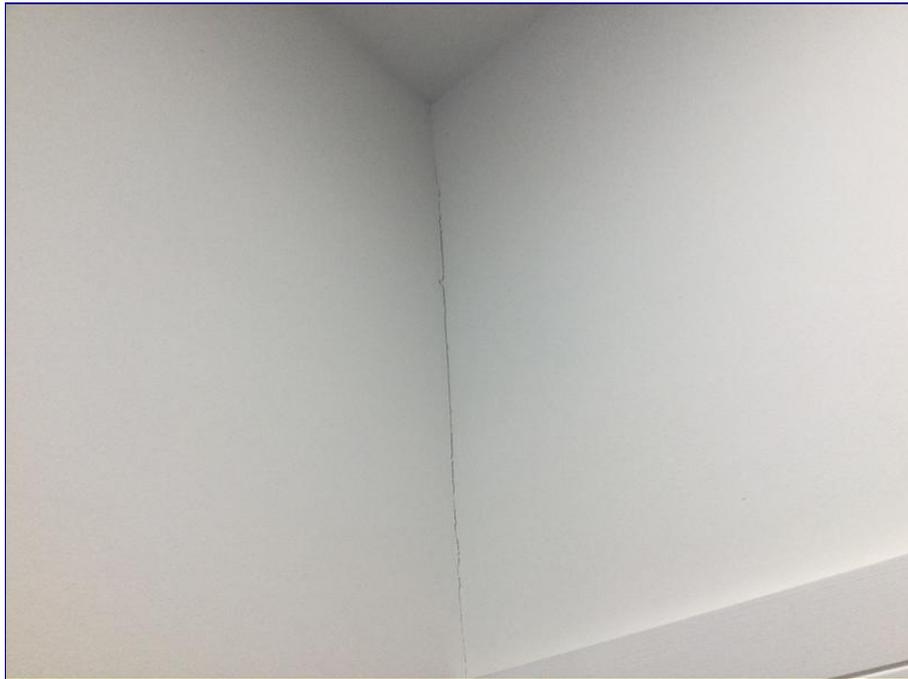


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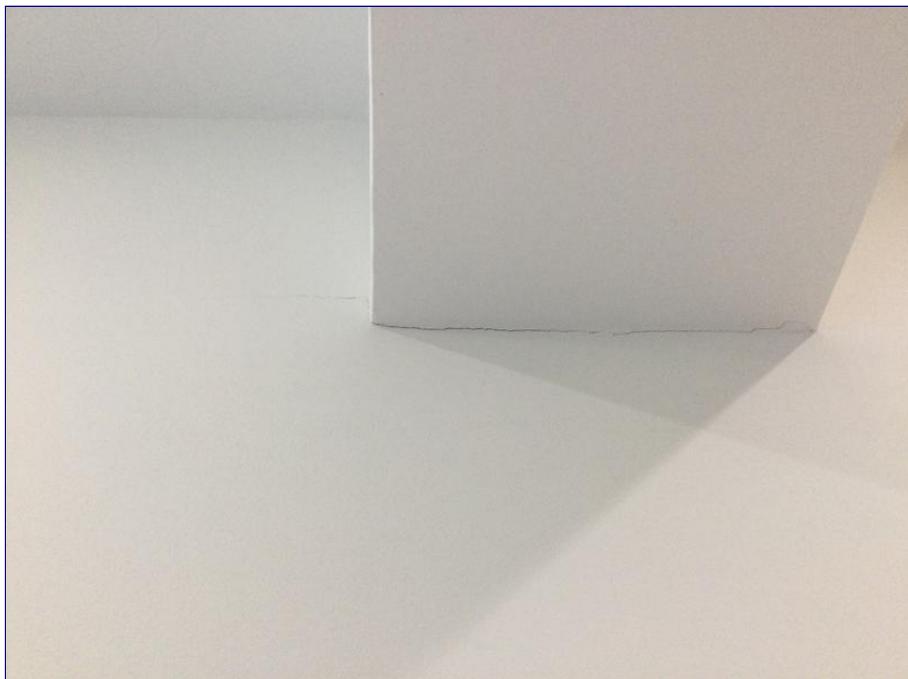


Photo 180



Photo 181



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186



Photo 187



Photo 188



Photo 189



Photo 190

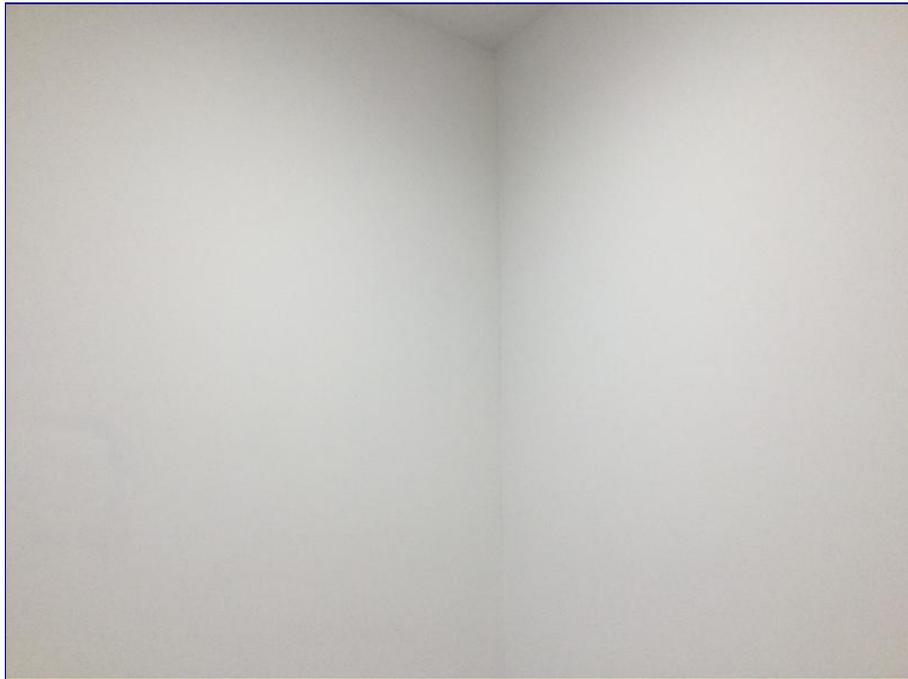


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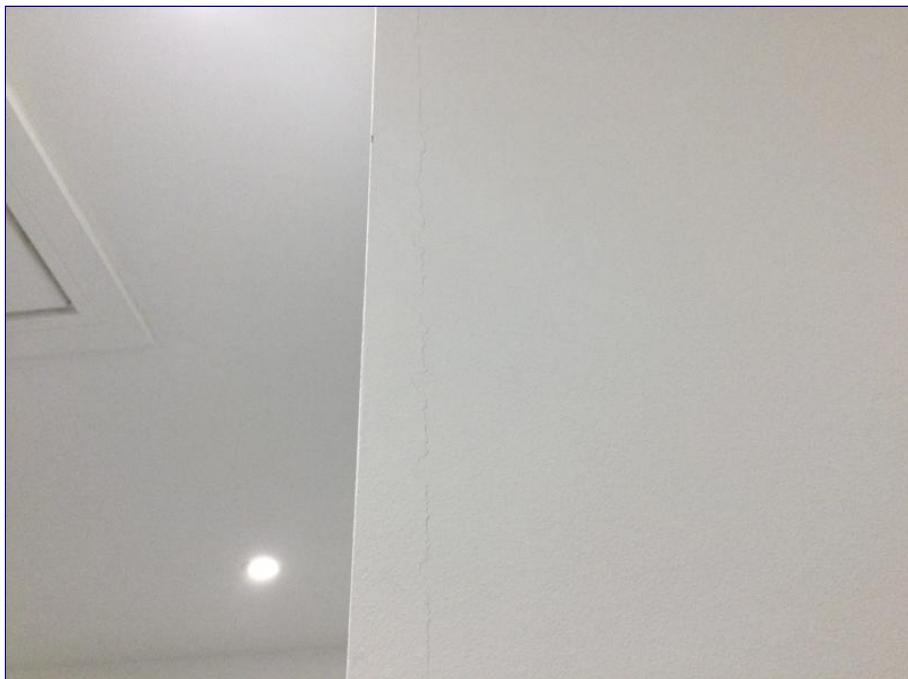


Photo 192



Photo 193



Photo 194



Photo 195

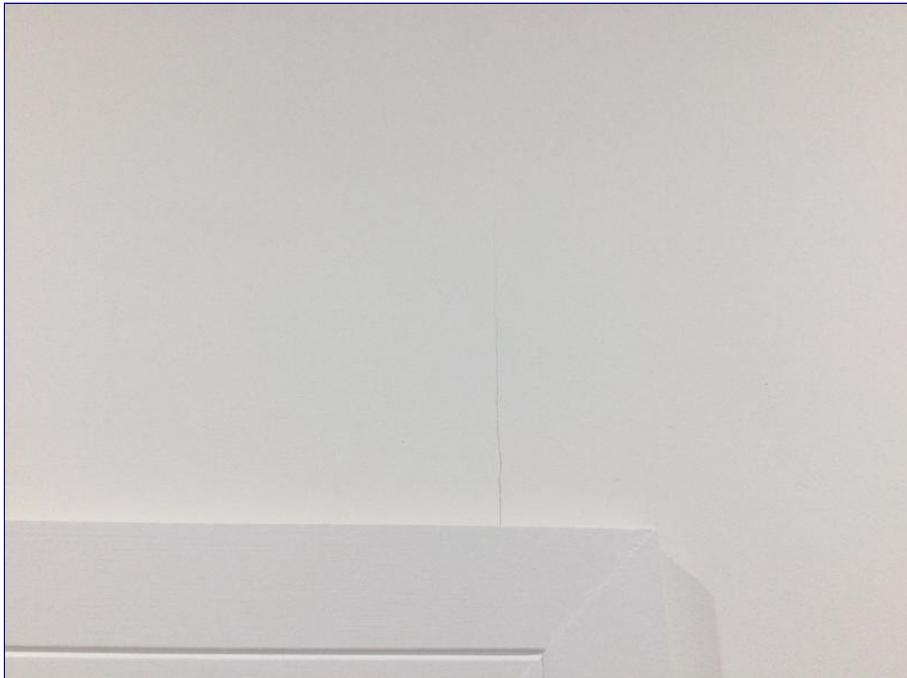


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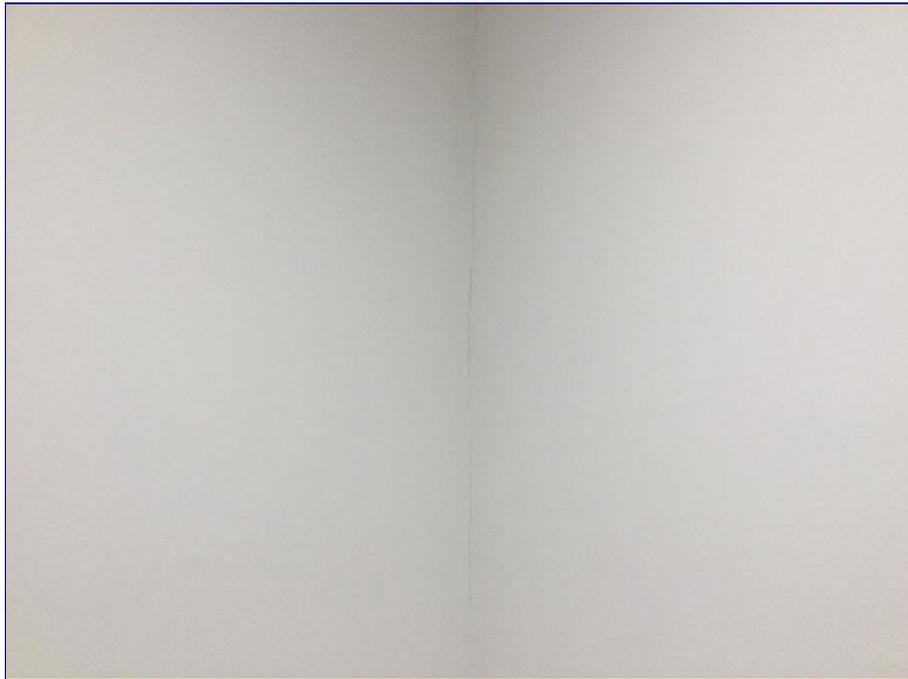


Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204