



# Initial Defect List \*\* \*\*\*\*\* Grove

\*\* \*\*\*\*\* GROVE

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Prepared for Home Snaggers Example  
Report

76 Items Identified

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Item

Front Left Bay Fascia Marked Above Poly Pin

Developer assignment suggestion

Magic Man / Site / Carpenter

Comments

May clean / rub off. Looks like pencil. else magic man to resolve.  
Cosmetic Green item.



Item

Same Fascia Pencil Marks To Edge

Developer assignment suggestion

Site/ Carpenter

Comments

Remove pencil lines. Cosmetic Green item.



Item

Lhs Bay Sill Mastic Messy.

Developer assignment suggestion

Mastic Man

Comments

This is a poor finish with finger prints in mastic. Please Redo affected area. Cosmetic Green item



Item

Mastic Gap Under LhS Bay Sill

Developer assignment suggestion

Mastic Man

Comments

Complete properly . Can let moisture and bugs in. Functional orange item.



Item

Remove All Pencil Marks From Bay Fascias

Developer assignment suggestion

Site/ Carpenter

Comments

Carpenter clearly has marked with pencil and then not rubbed off afterwards. Cosmetic green items.



Item

Front Porch (paint?) Peeling All Over

Developer assignment suggestion

Site / Supplier

Comments

This appears to have been painted to change colour, but wrong paint has been used and already has started peeling. Will look worn in no time. Correct colour grp porch should be ordered and fitted or appropriate paint product to be used. Significant cosmetic item. Orange. (Additional note, appears to be the same paint as used on meter boxes)



Item

Another Example Of Previous Item

Developer assignment suggestion

Site / Painter

Comments

Significant Poor finish. Orange severity.



Item

NHBC Check Item. Air Brick Too Low To Ground

Developer assignment suggestion

Brick Layer / Groundworker

Comments

This would have been an NHBC reportable item as it could allow water ingress into cavity. (Although risk of damage is low) Should be minimum 75mm above ground level. Either lower ground or sacrifice air brick for normal brick. Functional orange item. Note also pointing is crumbling round air brick also.



Item

Poor And Dirty Mastic Round Front Door Cill

Developer assignment suggestion

Mastic Man

Comments

Refresh mastic and neaten. Cosmetic Green item.



Item

Both Edges Of Front Door Cill Damaged

Developer assignment suggestion

Decorator

Comments

Need to be sanded back and re-stained. Cosmetic Green item



Item

Drain Pot Cover RHS Frknt Of House Missing Screw

Developer assignment suggestion

Ground Worker.

Comments

Replace screw. Cosmetic Green item



Item

Vent Not Screwed Properly. Also Allows Insects Into House (Not Self Closing)

Developer assignment suggestion

Electrician

Comments

Only 2 out of 4 screws used. Loose at top. Low risk functional green / orange item. Check bovis spec. They should be flapped to close when Not in use to stop cold air / wind noise and insects from coming into house. (Additional note, significant Wind buffeting noise heard when in wc, although was particularly windy day. Also no protection from cold or insects through wall)



Item

Driveway Storm Drain Full Of Dirt

Developer assignment suggestion

Groundworker

Comments

Clear out all debris and dirt. Could cause blockage later. Functional orange item.



Item

Atleast Rear Garage Downpipe Drains Straight Into Lawn

Developer assignment suggestion

Ground Worker / Plumber

Comments

Unlikely to be by design. Usually go to mains storm water. Ask to check drawings if suggested to drain to lawn. Likely storm drain was missed at back (check front too) functional orange item as risk of soaking lawn in rain. (Option to see if becomes an issue in heavy rain and otherwise leave if customer happy to do so)



Item

**Clean Down Soffit Board To Garage**

Developer assignment suggestion

**Site / Bricklayer**

Comments

Clean Down soffit and fascias as currently have alot of brick dust and muck on them. Cosmetic Green item



Item

**Blown Brick to Back Of Garage**

Developer assignment suggestion

**Brick Layer**

Comments

Replace / repair blown brick. Cosmetic Green item



Item

**2 Fence Panels Require Slim Gravelboard Below**

Developer assignment suggestion

**Fencer**

Comments

As on slight slope gravel boards may need to be dug into ground or tapered to close gap affecting 2 panels. Functional orange item.



Item

**Bowed Fence Post**

Developer assignment suggestion

**Fencer**

Comments

This bowed post is causing gap to top of adjacent panel seen in next item. Also crushed panel to the right. cosmetic green item



Item

Gap In Fencing Caused By Bowed Post As Seen In Previous item

Developer assignment suggestion

Fencer

Comments

Replace bowed post and crushed panel adjacent if necessary to close gap. Cosmetic Green item.



Item

Trim Above Garage Door

Developer assignment suggestion

Carpenter

Comments

Lintel set back from door (or visa versa) allowing birds etc to enter garage. White Soffit trim secured to lintel to close gap Is usual solution to solve this. Functional orange item



Item

NB No Reportable Faults Found Internally Of Garage

Developer assignment suggestion

N/A

Comments

Nothing unusual worth reporting in here. A few loose snots or muck to Brickwork to remove if customer doesn't want to do themselves.



Item

Expanding Foam / Glue To Remove From Back Of Front Door And Hinge

Developer assignment suggestion

Cleaner/ Site

Comments

Looks like expanding foam. Specialist cleaner may be required. Cosmetic orange item



Item

Various Minor Paint Snags Marked With Low Tack Tape

Developer assignment suggestion

Decorator

Comments

Cosmetic green items.



Item

Shallow Door Stop Required For Front Door

Developer assignment suggestion

Site / Carpenter

Comments

Flush profile door stop required front door . Currently bangs against skirting. Functional orange item as can damage door / stress hinges



Item

Please Address Shrinkage Present on Occupation

Developer assignment suggestion

Decorator

Comments

Explained shrinkage is expected going forward, but should have been attended too prior to completion. Further shrinkage to be resolved by home owner. (Note also paint snag here in this pic) cosmetic Green items



Item

Front Living Room excessive Door Margin

Developer assignment suggestion

Carpenter

Comments

Leading edge door margin is approx 10mm. Door only just latches properly as a result. Pack out frame and redeco to close margin if necessary. Functional orange item. (Additional note, affects most doors in property)





Item

Pencil Mark Left Inside Bay Window Above Trickle Vent

Developer assignment suggestion

Carpenter/ Site

Comments

Remove pencil mark . Cosmetic Green item



Item

Pick Up The Various Decorative Snags. Several Per Room

Developer assignment suggestion

Decorator

Comments

Attend to snags. Cosmetic Green items



Item

NB Sockets Test OK

Developer assignment suggestion

NA

Comments

Check complete



Item

Huge Door Margins Door Leading Edge To Study Also ...

Developer assignment suggestion

Carpenter

Comments

Both doors could be packed out hinge side to even out ? (Note bows I'm the linings towards tops, where not packed out plumb)

Cosmetic and sometimes functional . Orange items



Item

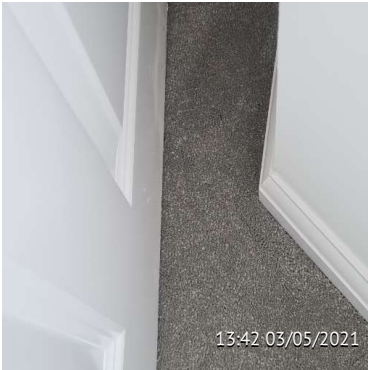
All Door Handles Not Fitted Properly With Through Bar.

Developer assignment suggestion

Carpenter.

Comments

Only 3 conventional screws used. Carpenter has omitted (to save time) the single bar that is supplied with handles and drilled through to other handle to prevent them being pulled off. Inproper installation. Functional orange item.



Item

Small Front Lounge Door Stop Missing

Developer assignment suggestion

Carpenter.

Comments

Preferably wall mount (floor mounts used throughout house not designed for carpets)



Item

Wrong Door Stops Used

Developer assignment suggestion

Carpenter / Site

Comments

These floor mounts are designed for hard floor or when a wall mount door stop can't be used. Wouldn't be so much of an issue of they we're installed correctly (lug underneath pushed them up at back, atleast in Study). Potentially Poor spec & Poor installation. Wall mounted door stops would be better for carpenter and better for finish.

Poor finish and incorrect fitment of items. Orange. (Note changing these may cause carpet issue now)



Item

**Tarnished Wc / Utility Door handle**

Developer assignment suggestion

**Carpenter**

Comments

Replace damaged handle. Cosmetic Green item



Item

**Poor Mastic Finish To Wc Window Sill Edge Both Sides**

Developer assignment suggestion

**Mastic Man**

Comments

Refresh and finish mastic properly both sides. Cosmetic Green items



Item

**Significant Wind Buffeting Noise From Extract Vent Because Of External Vent Used.**

Developer assignment suggestion

**Electrician**

Comments

These vents can be used at end of hoses but should be flapped when going through wall to prevent wind buffeting noise and insects coming into house. At the moment wind can blow directly into room with debris and insects. Functional orange item



Item

**Main Lounge Blown Ceiling Tape**

Developer assignment suggestion

**Make Good Man And Decorator**

Comments

Blown tape needs to be replaced to ceiling. Cosmetic orange item



Item

**Possible Damp. Blown Tape Above Bifolds In Main Lounge**

Developer assignment suggestion

**Make Good Man / Decorator**

Comments

This potentially may be damp coming through as it is all the way along ceiling line. Or atleast was originally caused from damp. In which case that would be red severity item. Monitor as orange item once made good and redecced, raise as red if comes back due to damp if necessary.



Item

**Mildew Above Trickle Vents Also Suggests Damp Has Been Present**

Developer assignment suggestion

**Site / Cleaner**

Comments

Orange monitor item for new damp (and clean off)



Item

**Bifold Trickle Vents In Main Lounge Very Loose. Improperly Installed.**

Developer assignment suggestion

**Window Fitters.**

Comments

Fix vents properly. Functional orange item



Item

**Bifolds Hinge Cap Fell Off.**

Developer assignment suggestion

**Window Fitter.**

Comments

Not sure these are supposed to be left on. Personally I would remove them all as they seem unnecessary. And easily fall off due to poor design. Refit if possible else remove if customer happy to do so. (To all doors.) Cosmetic Green item



Item

**Main Lounge Ceiling Board Blown**

Developer assignment suggestion

**Dry Liner & Decs**

Comments

Blown board apparent to main Lounge ceiling. To make good. Significant cosmetic orange item



Item

**Various Small Fill Paint Snags In Lounge**

Developer assignment suggestion

**Decorator**

Comments

Address the few snags in room as marked. Cosmetic Green items



Item

**Under Stair Cupboard Door Damage To Top**

Developer assignment suggestion

**Decorator**

Comments

Wood fill and paint damage to door. Cosmetic Green item.



Item

**Worktop Upstand Mastic To Finish**

Developer assignment suggestion

**Mastic Man / Stone Installer**

Comments

Clear mastic the return recommended. Cosmetic Green item



Item

**Bifold Door Tracks To Clean Out**

Developer assignment suggestion

**Cleaners / Site**

Comments

Were not cleaned prior to completion. Cause slightly Grinding and cobwebs in one of them. Cosmetic Green item



Item

**Note. Kitchen End Panel Off Square With Flooring**

Developer assignment suggestion

**Kitchen Fitter.**

Comments

As seen under worktop, This is in fact the end panel and could be resolved relatively easily by adjusting end panel. Note May cause another adjustment requirement knock-on effect when rectifying. Cosmetic Green / orange item.



Item

**Hob Extract Vent Filter Panel Clip Faulty.**

Developer assignment suggestion

**Appliance Fitter**

Comments

1 of the filters does not clip in properly and needs replacement. Functional orange item



Item  
**Poor Silestone Join**

Developer assignment suggestion  
**Stone Worktops**

Comments  
Join to the worktop is not flush and steps up and needs rejoining. 2nd join need closing. Significant cosmetic orange item



Item  
**Led Strip Lighting Loose Under Cupboards**

Developer assignment suggestion  
**Site.?**

Comments  
Strip needs needs be stuck back up. Cosmetic Green item.



Item  
**Kitchen Ventaxia Noisy And Boost Set Low**

Developer assignment suggestion  
**Electrician**

Comments  
Should be replaced as this fan sounds worn. (Electrician to confirm) Also boost switch should boost to a faster setting. Functional orange item



Item  
**As Previous Item, Check Bathroom Vent axias**

Developer assignment suggestion  
**Electrician**

Comments  
Seems loud and boost set low. Also check main en suite.



Item

**Mastic Under Bathroom Sill To Tidy**

Developer assignment suggestion

**Mastic Man**

Comments

Tidy poor Mastic detail under Sill. Cosmetic Green item.



Item

**Back Lhs Bedroom Door Not Latching**

Developer assignment suggestion

**Carpenter**

Comments

Adjust as necessary. Easy fix Functional orange item



Item

**Pin Holes To Wax Fill Under Bannister Spacers**

Developer assignment suggestion

**Decorator**

Comments

Light oak wax should be used to fill the pin holes as part of decs. Cosmetic Green items



Item

**Rub Back And Re-stain Rough Newel Cap.**

Developer assignment suggestion

**Decorator**

Comments

Edges are rough to touch where not rubbed back. Cosmetic Green item





Item

**Shrinkage To Attend Return Area Of Ballustrade**

Developer assignment suggestion

**Decorator**

Comments

Please address significant shrinkage present here on occupation. Cosmetic Green item.



Item

**Inside Architrave Edges Of Landing Cupboard Foam Present**

Developer assignment suggestion

**Decorator**

Comments

Cut out foam and paint. Cosmetic Green item



Item

**As Above Item Inside Architrave Of Cupboard Not Decorated**

Developer assignment suggestion

**Decorator**

Comments

Caulk and paint and address shrinkage .Hard to get to area.  
Cosmetic Green item



Item

**Most Architraves Pins Not Punched Or Rubbed Back**

Developer assignment suggestion

**Decorator**

Comments

Address the various small fill left from architrave pins on show in architraves . Check all architraves. Cosmetic Green items



Item

**Front Bed Window Channel To Clean**

Developer assignment suggestion

**Site**

Comments

Muck above mastic needs to be removed. (With blade?)

**Cosmetic Green item**



Item

**Main En Suite Inconsistent Mastic By Shower Tray**

Developer assignment suggestion

**Mastic Man**

Comments

Sort the messy corner of mastic. Cosmetic Green item.



Item

**Bed 2 Lhs Cup Door Not Latching**

Developer assignment suggestion

**Carpenter**

Comments

Adjust to work. Functional Green item



Item

**Bed 2 Double Cup. Doors Magnets Not Strong Enough**

Developer assignment suggestion

**Carpenter/ Site.**

Comments

Poor spec. Needs different closing mechanism or stronger or additional magnets. Functional green item



Item

Same Cupboard Doors As Previous Item, Need Alignment

Developer assignment suggestion

Carpenter.

Comments

Poor carpentry. Adjust doors to line up with each other. Cosmetic Green item



Item

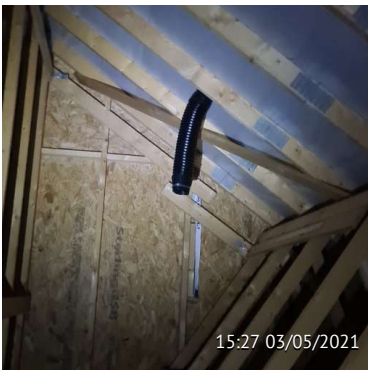
Main En Suite Latch Adjustment

Developer assignment suggestion

Carpenter.

Comments

Keep needs Adjustment To Allow Thumb Turn To Work Properly (currntly Door Needs To Be Pushed in For Thumb Turn To Work Freely)



Item

Note: Disused Roof Tile Vent X 2

Developer assignment suggestion

Bovis

Comments

All vents now exit through walls. If this is new design, then tile vents can be removed from design as unnecessary. (Note, clearly, due to location, originally intended for bathroom and ensuite)



Item

En Suite Ducting Loose Connections

Developer assignment suggestion

Electrician

Comments

One end not secure on to fan. The other has had attempt at taping but become loose. If these become disconnected over time will vent moisture into insulation. Low risk functional green item



Item

Insulation Missing Where Extract Ducts Out.

Developer assignment suggestion

Site / Electrician / Insulator.

Comments

Small area looks to have been removed when ducts added by electrician. Needs approx 1m worth of rock wool only added around this area. Fintional orange item



Item

Insulation Round Main Bathroom Extract Duct Thin

Developer assignment suggestion

Site / Electrician

Comments

Add missing insulation to fill gaps (Note there may be excess material in loft that can be used) affects both extract duct areas .. functional orange item



Item

Study Door Dirt Cannot Remove.

Developer assignment suggestion

Cleaner / Dec

Comments

Please clean / decorate as necessary. Cosmetic Green item



Item

Main Bed En Suite Bottom Of Door Damaged

Developer assignment suggestion

Decorator

Comments

Rub and decorate bottom of door. / replace if blown. Cosmetic Green item.



Item

**Main En Suite Shrinkage Under Sill**

Developer assignment suggestion

**Decorator**

Comments

Make Good shrinkage under cill. Cosmetic Green item.



Item

**Gap Under Shower Screen Allows Water Up and Over Onto Floor**

Developer assignment suggestion

**Mastic / Site**

Comments

Although installed correctly, does not function properly. Please seal bottom track so water can not get underneath. Functional orange item.



Item

**Front Door Sill tilting Inwards Causing Flooding Inside Under Door**

Developer assignment suggestion

**Site / Groundworker / Carpenter**

Comments

Orange / Red item. Water ingress under front door where water from Sill runs off under weather bar and inside onto floor. Check angle of cill and sort if necessary.



Item

**Bottom Ring Of Hob Only Lights Internittently**

Developer assignment suggestion

**Site / Appliances**

Comments

Small bottom ring of hob will not ignite correctly like the others. Please check. Functional orange item.