Developer, Development, Plot Number, PropertyType, Handover Inspection

PROPERTY POSTAL ADDRESS

Thursday, 25 December 2025

Prepared For Client Details

24 Issues Identified

9:08pm 21/04/2026

Floor Plan

Location Ground Floor

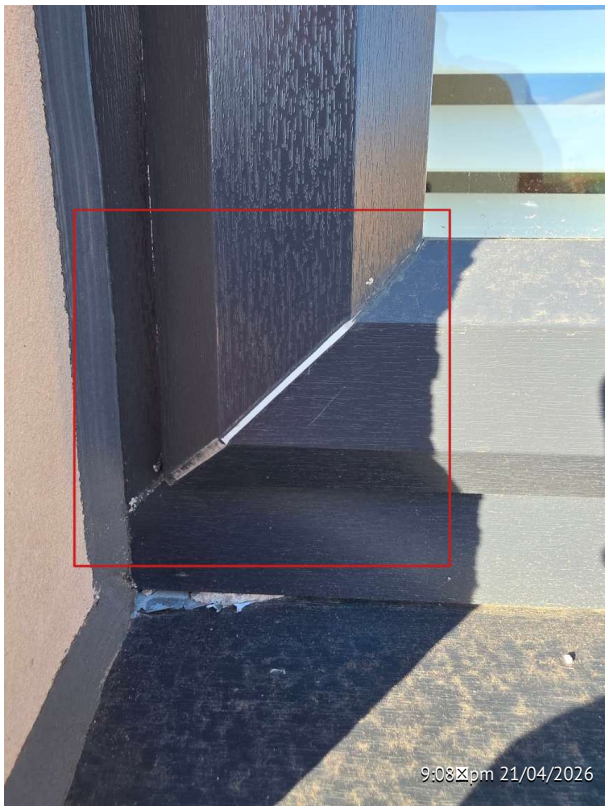
Handed

9:08pm 21/04/2026

Floor Plan

Location 1st Floor

Handed



Damage

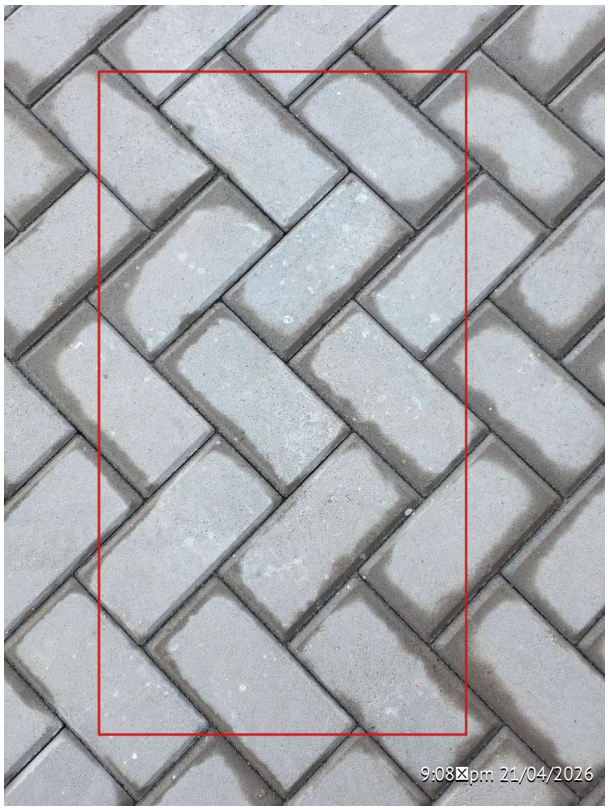
Location External, Window Sash Welds

Observation:
Incomplete and inconsistent finish to external window sashes; weld points lack anthracite coating

Implication:
Aesthetic and durability defect; exposed weld points without the applied finish detract from the visual quality and may be more susceptible to weathering, UV degradation, or discolouration over time. This indicates incomplete finishing and reduces the overall perceived quality of the installation

NHBC Standard:
Chapter 6.7 — window frames and sashes must have a consistent, complete finish, including at joints and welds, to ensure durability and an acceptable appearance

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 Windows and external finishes — window components must be fully finished and protected to maintain weather resistance, durability, and visual quality



Damage

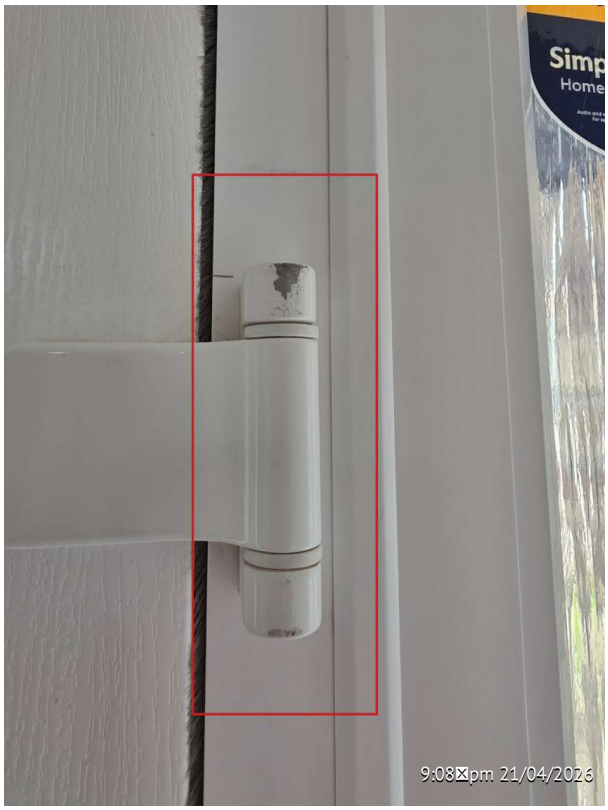
Location External, Driveway Mono Block Surface

Observation:
Spot staining present to driveway mono-block surface

Implication:
Aesthetic defect; staining detracts from the visual appearance of the driveway and may indicate contamination during construction. While not affecting immediate function, it can become more pronounced over time and reduce the overall perceived quality of the external finish

NHBC Standard:
Chapter 6.7 — external paved surfaces should be clean, free from staining, and finished to an acceptable standard at handover

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 External hard landscaping — paving surfaces must be free from defects and contamination to maintain visual quality, durability, and overall finish



Damage

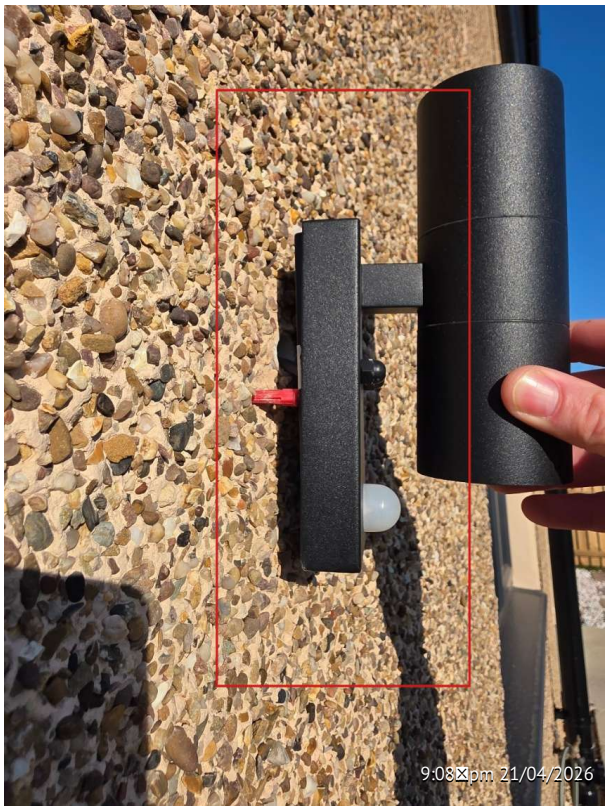
Location External Front Door, Internal Hinges

Observation:
Aesthetic damage present to external front door hinges

Implication:
Aesthetic and minor durability defect; surface damage detracts from the visual finish of the door assembly

NHBC Standard:
Chapter 6.7 — external door ironmongery must be free from damage and provided with a durable, protective finish to ensure longevity and an acceptable appearance

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 External doors — door hardware must be installed in good condition, with finishes intact to maintain durability, weather resistance, and visual quality



Electrical

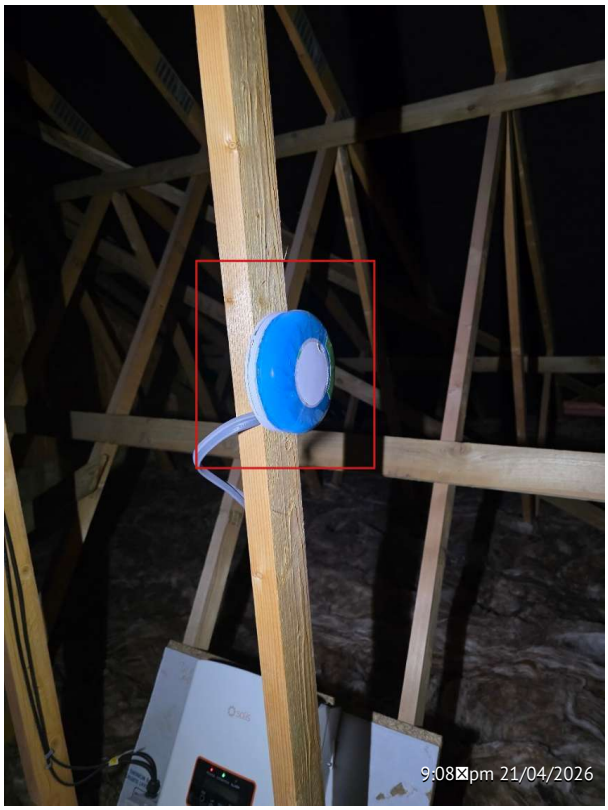
Location External, External Light Fittings To Rear Elevation

Observation:
External light fitting is inadequately secured to the superstructure

Implication:
Functional and safety defect; insufficient fixing can result in movement or detachment of the light fitting, increasing the risk of electrical damage, water ingress, or exposure of live components. This also presents a potential personal injury hazard and indicates poor installation practice

NHBC Standard:
Chapter 7.2 — external electrical fittings must be securely fixed to the structure to ensure safe operation, durability, and resistance to environmental exposure

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.11 Electrical installations — external electrical accessories must be properly secured to a suitable substrate to maintain safety, durability, and long-term performance in external conditions



Electrical

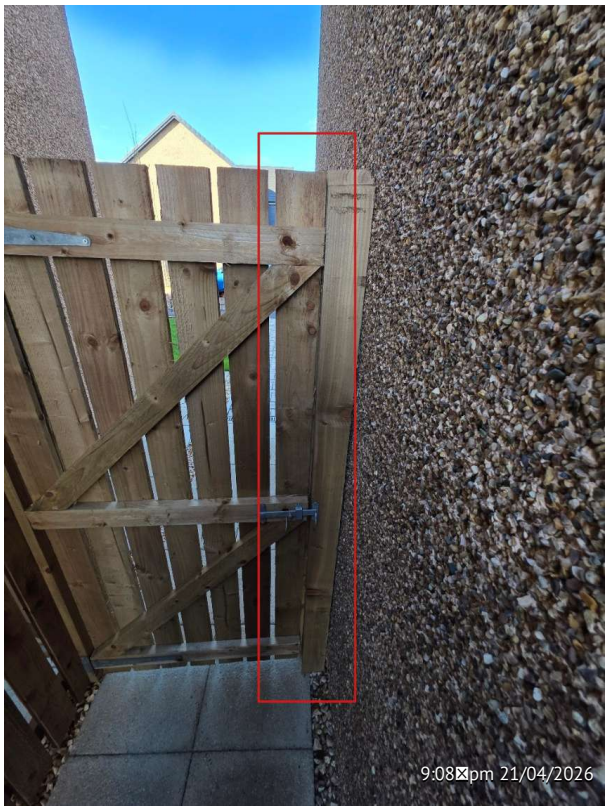
Location Loft Space, Fire/Smoke Detection

Observation:
Smoke alarm within loft space adjacent to solar inverter found with protective film still in place at time of inspection. Film removed during inspection.

Implication:
Protective film can obstruct ventilation openings and impair correct operation of the smoke alarm, potentially delaying or preventing effective detection.

NHBC Standard:
Chapter 9.1 — electrical installations and associated equipment should be commissioned and handed over free from protective coverings that could affect operation.

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 2.11 Fire detection and fire alarm systems — smoke alarms must be fully operational and unobstructed to ensure effective fire detection.



Fencing

Location External, Side Gate

Observation:
Inconsistent margins to the external side gate, with the leading edge making contact with the adjacent post

Implication:
Functional and durability defect; inadequate clearance and poor alignment prevent smooth operation of the gate, causing friction against the post. This can lead to accelerated wear of timber surfaces, damage to fixings, distortion of the gate over time, and difficulty in opening/closing

NHBC Standard:
Chapter 10.2 — external gates must be correctly aligned with adequate clearances to ensure smooth operation, prevent contact with adjacent structures, and maintain durability

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 External structures — gates must be installed with sufficient tolerances to allow free movement without contact, ensuring safe operation, durability, and long-term performance

Ground Works

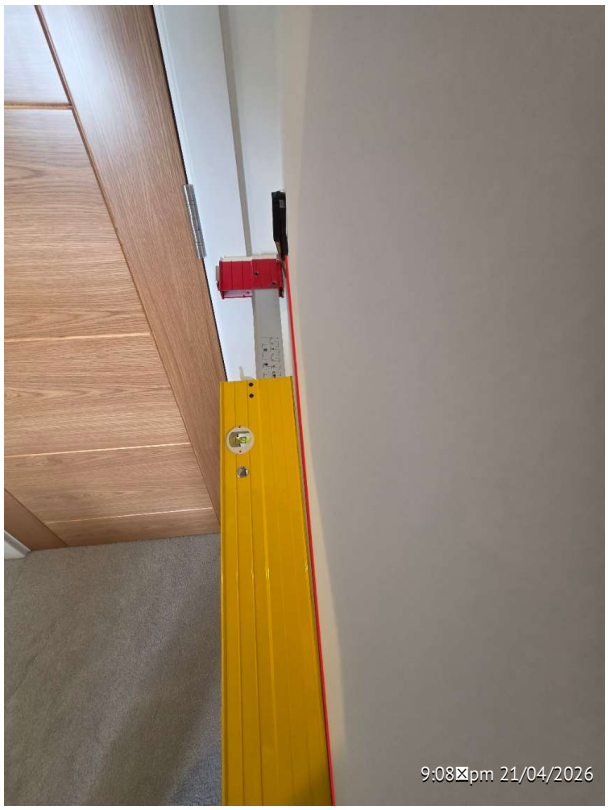
Location External, Drainage Access Points To Driveway

Observation:
Drainage access covers are insufficiently secured

Implication:
Functional and safety defect; loose or inadequately secured access covers present a trip hazard, risk of displacement, and potential access to drainage systems by unauthorised persons. This can also allow debris ingress, leading to blockages and reduced drainage performance

NHBC Standard:
Chapter 5.3 — drainage inspection chambers and access covers must be securely fitted, stable, and safe for pedestrian or vehicular traffic where applicable

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.6 Drainage — access covers must be properly secured and installed to ensure safe use, prevent displacement, and maintain effective drainage system operation



Joinery

Location Bed 2, Partition Backing Onto Ensuite 2

Observation:
Elevation is out of alignment by 8 mm over 2 m

Implication:
Deviation may affect finishes, and visual alignment, potentially causing functional or aesthetic issues

NHBC Standard: Chapter 6.1 “Internal walls and partitions” — walls should not deviate more than ±3 mm over 2 m to ensure flat, even finishes

Scottish Building Standard: Section 3.10 Internal finishes — walls must be installed within tolerances to maintain proper alignment and aesthetic appearance

Joinery

Location Bed 4, External Corner

Observation:
External corner measured 13 mm out of square over 500 mm

Implication:
Aesthetic defect; deviation exceeds NHBC recommended tolerance of 10 mm over 500 mm, affecting visual alignment of finishes, trims, or joinery, and may impact fitting of fixtures

NHBC Standard:
Chapter 6.1 — internal corners should be finished true and square, with a maximum deviation of 10 mm over 500 mm. Measured 12 mm exceeds this tolerance and is outside acceptable limits

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.11 Internal finishes — internal junctions should be finished accurately within prescribed tolerances to ensure proper alignment, fit of fixtures, and acceptable workmanship

Kitchen Installation

Location Kitchen, Underside Of Worktop At Dishwasher Washer

Observation:
Steam shield to underside of kitchen worktop above dishwasher is insufficiently installed

Implication:
Functional and durability defect; inadequate steam protection can allow moisture and heat from the dishwasher to penetrate the worktop, leading to swelling, delamination, and premature deterioration of materials. This reduces the lifespan of the worktop and may lead to hygiene issues over time

NHBC Standard:
Chapter 7.2 — kitchen worktops and adjacent components must be protected from moisture and heat sources to ensure durability and prevent deterioration

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.11 Fittings and appliances — kitchen installations must be adequately protected from moisture and heat generated by appliances to maintain durability, hygiene, and long-term performance

Kitchen Installation

Location Kitchen, Sink Base Unit

Observation:
Damage present to base unit stiffener at the front of the base unit, at the fixing point to the underside of the worktop

Implication:
Functional and structural defect; damage to the stiffener reduces the rigidity of the base unit and compromises its ability to properly support the worktop. This can lead to movement, misalignment, stress on fixings, and potential long-term failure of the unit assembly. It also reflects substandard installation or handling during fitting

NHBC Standard:
Chapter 7.2 — kitchen units must be structurally sound, correctly assembled, and adequately fixed to ensure durability, stability, and proper support of worktops

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.11 Fittings and appliances — kitchen units and associated structural components must be installed in sound condition and securely fixed to maintain stability, durability, and safe long-term performance

Landscaping

Location External, Rear Garden

Observation:
Perished turf to rear garden; turf shows signs of long-term saturation with waterlogging present within 3m of the dwelling superstructure

Implication:
Functional and environmental defect; persistent waterlogging close to the building indicates inadequate ground drainage and poor surface falls. This can lead to softening and degradation of landscaping, restrict usability of the garden, and increases the risk of moisture-related issues affecting adjacent building elements

NHBC Standard:
Chapter 10.2 — external landscaping must be designed and installed to ensure adequate drainage, particularly adjacent to buildings, to prevent water retention that could adversely affect the performance and durability of the superstructure and surrounding ground conditions. Areas within close proximity (typically within 3m of the dwelling) should not retain water in a manner that could lead to damp-related issues or structural impact

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 External hard landscaping — ground surfaces must be adequately drained and graded to prevent water accumulation adjacent to buildings, ensuring protection of

the structure and usability of external areas

Plumbing

Location External, Front Elevation, Downpipe Right Of External Garage Door

Observation:
Rainwater downpipe shoe is directing discharge into the superstructure

Implication:
Functional and potentially serious defect; directing rainwater onto or into the building fabric can result in moisture ingress, damp penetration, and accelerated deterioration of external masonry or finishes. Over time this may lead to internal damp issues, staining, or structural damage to affected elements

NHBC Standard:
Chapter 6.7 — rainwater goods must be designed and installed to discharge water safely away from the building to prevent penetration, saturation, or damage to the superstructure

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 Rainwater drainage — rainwater disposal systems must be installed to safely convey water away from the building to prevent moisture ingress and protect the building fabric from damage

Plumbing

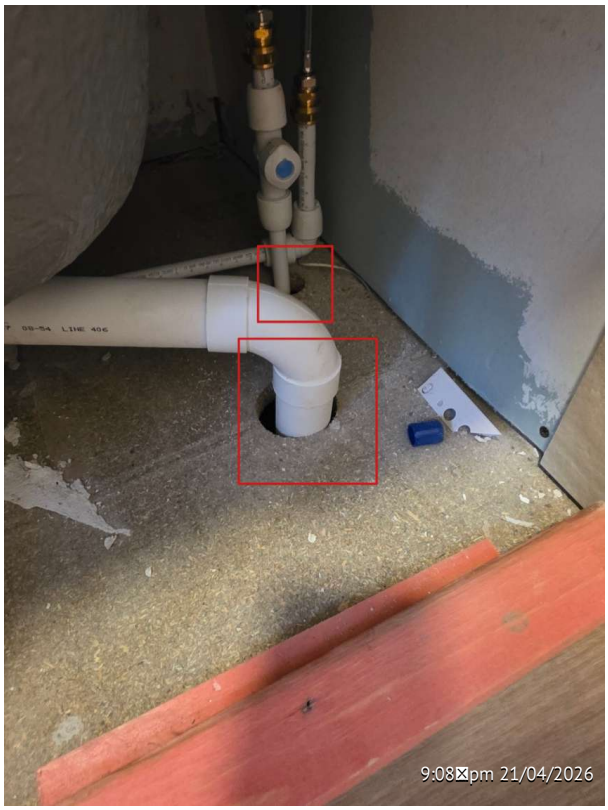
Location Master Bathroom, Bath Feet

Observation:
No means of fixings provided to any of the bath feet

Implication:
Functional and structural defect; absence of fixings means the bath is not properly secured to the substrate, resulting in potential movement during use. This can lead to instability, stress on waste and pipe connections, seal failure at perimeters, and long-term damage to surrounding finishes or flooring. It indicates incomplete installation and non-compliance with manufacturer requirements

NHBC Standard:
Chapter 7.4 — baths must be securely supported and fixed in accordance with manufacturer instructions to ensure stability, durability, and safe use

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.12 Sanitary facilities — baths must be properly installed and adequately secured to prevent movement, ensure safe operation, and protect adjacent finishes from damage



Plumbing

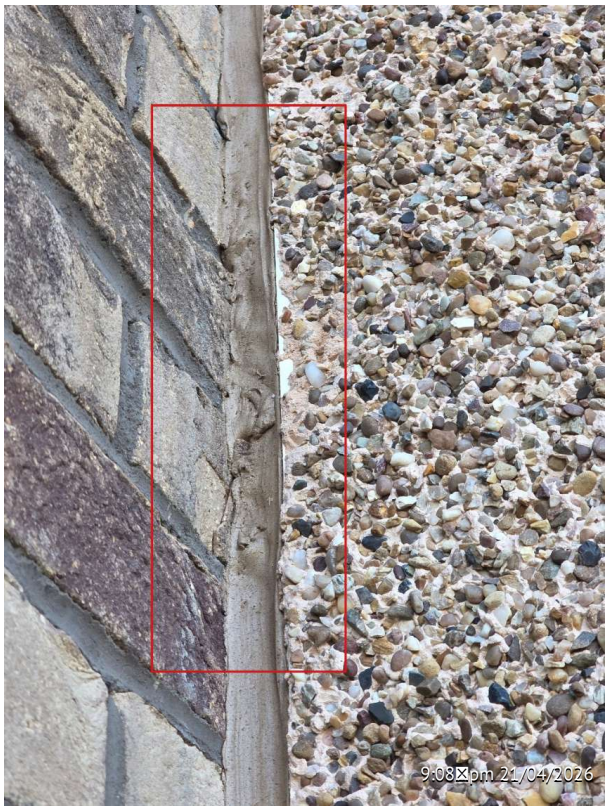
Location Master Bathroom, Waste Pipework

Observation:
Expansion and contraction noises were heard during testing of the master bathroom hot and cold water supplies

Implication:
Functional installation issue; audible pipe movement typically indicates inadequate allowance for thermal expansion, insufficient pipe clipping, or pipework in contact with structural elements. Over time, this can lead to loosening of fixings, noise nuisance, potential abrasion of pipework against surrounding materials, and increased risk of leaks at joints or connections

NHBC Standard:
Chapter 8.1 — water supply pipework must be adequately supported, restrained, and installed to accommodate thermal movement without causing noise, damage, or undue stress on the system

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.9 Water services — pipework must be properly supported and installed to allow for thermal expansion and contraction without causing damage, noise, or compromise to the system



Sealants

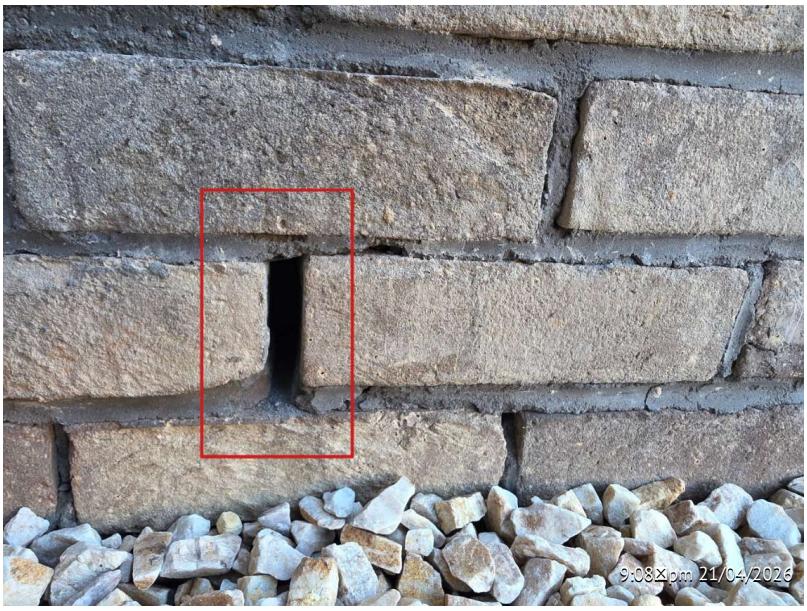
Location External, Front Elevation, Left Of Garage Door Opening

Observation:
Unsatisfactory and inconsistent approach to the finish of external mastics

Implication:
Aesthetic and durability defect; inconsistent application and finishing of mastic joints detracts from the overall visual quality of the external envelope and may result in weak points within the sealant line. Poor tooling or inconsistent coverage can reduce long-term weather resistance, increasing the risk of water ingress, air leakage, and premature deterioration of the seal

NHBC Standard:
Chapter 6.7 — external sealants must be applied in a neat, continuous, and consistent manner, properly tooled and free from defects to ensure effective weatherproofing and an acceptable appearance

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 External finishes — sealants and mastics must be applied uniformly and correctly to maintain weather resistance, durability, and visual quality of the building envelope



Superstructure

Location External, Left Of External Front Door

Observation:
Weep vents are missing, exposing cavity pathways through the external superstructure into the timber frame kit construction

Implication:
The absence of weep vents compromises the designed drainage and ventilation strategy of the external wall system. This can allow uncontrolled moisture ingress into the cavity, bridging into the timber frame structure, increasing the risk of damp penetration, timber decay, mould growth, and long-term structural degradation. It also undermines the ability of the wall system to safely evacuate moisture

NHBC Standard:
Chapter 6.2 / 6.7 — cavity walls and timber frame interfaces must include appropriate weep vents and ventilation openings to ensure moisture is properly discharged from the cavity and does not reach the structural timber elements, maintaining durability and weather resistance

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 Moisture from external sources — external wall systems must be designed and constructed to prevent moisture penetration into structural elements, with appropriate provision for drainage and ventilation of cavities to protect timber frame construction

Superstructure

Location External, Front Elevation, Below Lounge Window Opening

Observation:
Missing weep vent identified to the lower right-hand side of the window opening and associated precast sill

Implication:
Functional and durability defect; absence of weep vents prevents designed drainage of moisture from the cavity above openings and sill interfaces. This can result in trapped water, increased risk of moisture ingress, staining to masonry, and potential long-term deterioration of adjacent building elements, including timber frame components if present. It indicates incomplete installation of the cavity drainage system

NHBC Standard:
Chapter 6.2 / 6.7 — cavity walls above openings must incorporate effective weep vents to allow moisture to drain safely from the cavity, preventing water accumulation and protecting the building fabric and internal structure

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 Moisture from external sources — external wall systems must include appropriate drainage provisions such as weep vents at openings to ensure moisture is safely expelled from cavities and does not penetrate the building envelope

Superstructure

Location External, Brickwork bonds

Observation:
Brickwork bond exhibits inconsistent perp joint widths ranging from approximately 10mm to 30mm

Implication:
Significant aesthetic and workmanship defect; excessive variation in mortar joint width indicates poor setting-out and inconsistent laying practices. This results in a visibly irregular bond pattern, reducing the visual quality of the façade. In addition, excessively wide joints (up to 30mm) can be more susceptible to shrinkage, cracking, and long-term weathering issues, potentially reducing durability of the mortar joints.

In practice, acceptable tolerances are generally in the region of 8–12mm depending on brick type and specification. Joint widths exceeding approximately 15mm are generally considered poor workmanship, and variations approaching 20–30mm fall outside normal acceptable standards and indicate defective setting-out and laying practice.

NHBC Standard:
Chapter 6.1 — masonry work must be constructed with consistent joint thickness and alignment to ensure structural integrity, durability, and an acceptable appearance. Joints should be fully filled, properly compacted, and consistently formed in accordance with design and good workmanship practice

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 External wall finishes — masonry construction must be carried out to a consistent standard with uniform jointing to ensure durability, weather resistance, and satisfactory visual quality

Unsatisfactory

Location Bed 2, Sliding Wardrobe Doors

Observation:
Protective tape remains present on wardrobe door profiles

Implication:
Aesthetic and finish defect; residual protective materials indicate incomplete completion and detract from the visual quality of the fitted joinery. If left in place, adhesive degradation over time can lead to staining, edge marking, and difficulty in removal without damaging the underlying finish

NHBC Standard:
Chapter 7.2 — internal joinery and fitted furniture must be fully completed, clean, and free from temporary protective materials to ensure an acceptable appearance and durability of finishes

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.11 Fittings and appliances — fitted furniture must be properly finished and free from temporary protective materials to ensure visual quality, hygiene, and durability

Window And External Doors

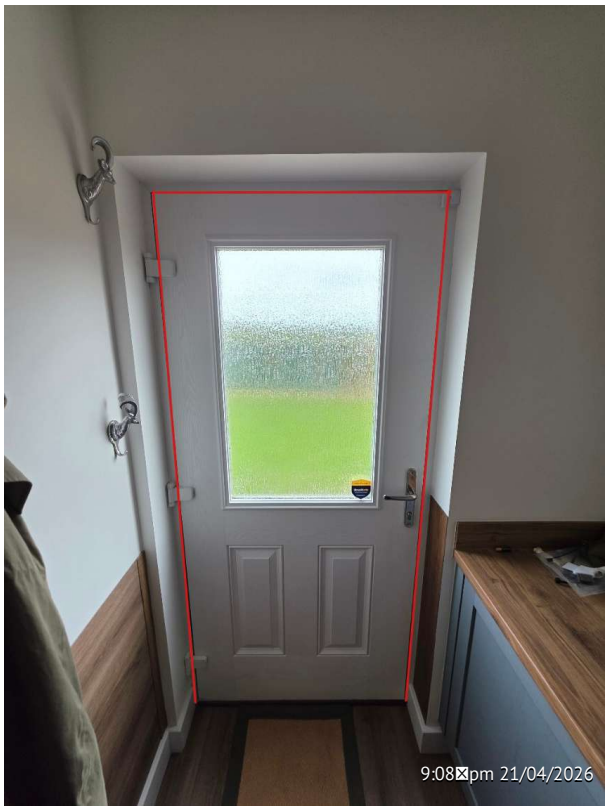
Location Utility Room, External Rear Door Handles

Observation:
External door handles are loose

Implication:
Functional, security, and safety defect; loose door furniture can impair correct operation of the locking mechanism, reduce resistance to forced entry, and lead to progressive wear or failure of internal fixings

NHBC Standard:
Chapter 6.7 — external doors and associated ironmongery must be securely fixed and correctly installed to ensure safe operation, durability, and security performance

Scottish Building Standard:
Scottish Building Standards Technical Handbook (Domestic), Section 3.10 External doors and windows — external door assemblies and ironmongery must be properly secured to ensure safe operation, durability, and adequate security against unauthorised access



Window And External Doors

Location Utility Room, External Rear Door Margins

Observation:
Inconsistent door margins to external door ranging from approximately 3mm to 7mm

Implication:
Functional and aesthetic defect; uneven margins indicate incorrect alignment or inadequate adjustment of the door leaf within the frame. This can lead to impaired operation, uneven compression of seals, potential draughts, and localised wear on hinges or locking components. Margins outside a consistent tolerance also detract from the visual quality of the installation and indicate incomplete commissioning.

External doors are expected to be installed in accordance with manufacturer tolerances and good workmanship standards, with consistent clearances typically around 3–4mm on modern doorsets. The key requirement is uniformity, correct operation, and effective sealing. Variations such as those observed (3–7mm) indicate inconsistent adjustment and fall outside normal workmanship expectations.

NHBC Standard:
Chapter 6.7 — external doors must be correctly installed and adjusted to achieve consistent clearances, ensuring smooth operation, effective sealing, and an acceptable appearance

Scottish Building Standard:

Scottish Building Standards Technical Handbook (Domestic), Section 3.10 External doors and windows — external doors must be correctly aligned and adjusted to ensure uniform margins, weather tightness, and satisfactory operational performance