



POST-HANDOVER INSPECTION REPORT

Website Sample Property

Anonymised Example · Scotland

Sample New-Build Home

CLIENT-ISSUE SAMPLE REPORT

POST-HANDOVER · INDEPENDENT INSPECTION · STANDARDS BENCHMARKED

8 EXAMPLE FINDINGS · DRONE · THERMAL IMAGING · ADEY PROCHECK

PROPERTY

Sample New-Build Home, Scotland

Client: Website sample - anonymised

Report type: Post-handover inspection sample

Inspection scope: Full property example

Standards: NHBC / Scottish Building Standards benchmarked

8 example findings included



Report overview

Website sample, inspection scope and assessment basis

CLIENT & PROPERTY

Website sample - anonymised
Sample New-Build Home, Scotland
Independent post-handover inspection
8 example findings

INSPECTION & REPORT

Report type: Website sample
Findings: 8 example items
High priority: 4
Medium priority: 4

REPORT CONTEXT

This shortened sample demonstrates the same structured, one-finding-per-page presentation used within our detailed client reports. It combines photographic evidence, implications, remedial action and relevant technical references.

ASSESSMENT APPROACH

The sample intentionally uses varied, high-impact examples to demonstrate inspection depth: fire safety, drone roof inspection, ADEY ProCheck heating-system analysis, thermal imaging, gas-appliance stability, water-service entry and cavity drainage.

STANDARDS CONTEXT

NHBC Standards and Scottish Building Standards are cited as technical benchmarks relevant to each example. For an actual property, the governing editions depend on building-warrant / construction dates and approved design information.

SCOPE & CLOSE-OUT

This is an anonymised website demonstration, not a certificate of compliance and not a report for a real property. Each example is included to show the level of photographic and technical detail provided to clients.

ITEM 001

HIGH**LOCATION**

Integral Garage, Garage Door Reveal

PHOTOGRAPHIC EVIDENCE

Website sample · anonymised evidence

DEFECT DEFINITION

The fire-protective plasterboard lining to the garage door reveal is incomplete, leaving the reveal construction exposed. The intended fire-resisting lining cannot be considered continuous at this location.

IMPLICATION

Where the garage lining forms part of the required fire-resisting separation, incomplete board coverage and exposed edges can reduce continuity of the protective layer and permit earlier fire and smoke spread through concealed construction.

REQUIRED REMEDIAL ACTION

Complete the reveal with the specified fire-resisting lining system, including the correct board type, layers, fixings, joints, edge protection and fire-stopping. Verify the completed detail against the approved garage fire-separation design.

NHBC TECHNICAL BENCHMARK

NHBC Chapter 6.3, clause 6.3.6 - fire-resisting construction should be completed to maintain the required resistance to fire, including the separation associated with an integral or attached garage.

BRITISH STANDARD / MANUFACTURER

Use the tested plasterboard/fire-lining system manufacturer detail for board type, layers, fixings, joints, edge protection and associated fire-stopping.

SCOTTISH STATUTORY CONTEXT

Scottish Standard 2.2, Separation, including the domestic-garage guidance, is relevant where the garage construction forms part of the fire-resisting separation between the dwelling and garage.

ASSESSMENT

HIGH - Fire Safety / Joinery. Prompt rectification and verification are required.

LIKELY TRADE Competent fire-stopping / drylining contractor · TRACEABILITY Website sample item 001

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ITEM 002

HIGH

LOCATION

Roof, Pitched Roof Junction / Abutment Detail

PHOTOGRAPHIC EVIDENCE



Website sample · anonymised evidence

DEFECT DEFINITION

Drone inspection identified damaged/displaced roof tiles at the pitched-roof junction, with local gaps and incomplete tile coverage visible around the intersection detail.

IMPLICATION

Displaced or damaged tiles and incomplete junction detailing can reduce weather protection and increase the risk of wind-driven rain or moisture reaching the underlay and concealed roof construction.

REQUIRED REMEDIAL ACTION

Inspect the affected junction at close range. Replace damaged tiles, reinstate the covering securely to the correct bond/fixing arrangement and confirm the junction/abutment detail is complete and weather-tight.

NHBC TECHNICAL BENCHMARK

NHBC Chapter 7.2: clauses 7.2.19 and 7.2.20 are relevant to secure tile/slate fixing and effective weathering at abutments, intersections and changes in roof geometry.

BRITISH STANDARD / MANUFACTURER

BS 5534 and the roof-tile manufacturer fixing/detailing instructions are relevant to tile fixing, laps, restraint and weathering at junctions and abutments.

SCOTTISH STATUTORY CONTEXT

Scottish Standard 3.10, Precipitation, is relevant because the roof and associated weathering details should prevent rain penetration from causing dampness or damage.

ASSESSMENT

HIGH - Roof / Weathering. Prompt close-range inspection and rectification are required.

LIKELY TRADE Competent roofing contractor · TRACEABILITY Website sample item 002

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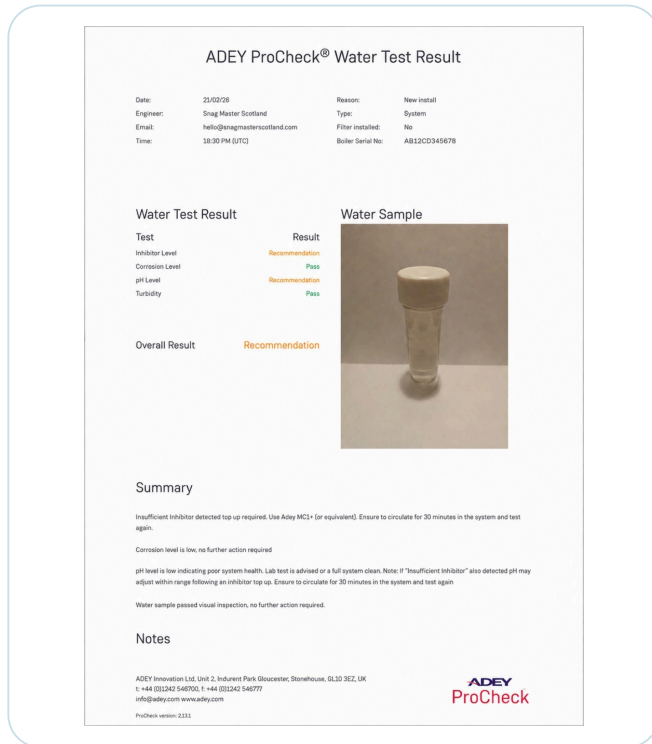
ITEM 003

MEDIUM

LOCATION

Central-Heating System, ADEY ProCheck Analysis

PHOTOGRAPHIC EVIDENCE



Website sample · anonymised evidence

DEFECT DEFINITION

The ADEY ProCheck result records an overall Recommendation, with inhibitor level and pH requiring attention while corrosion level and turbidity are recorded as Pass.

IMPLICATION

Insufficient inhibitor and an unsuitable pH can reduce corrosion protection within a wet central-heating circuit and may adversely affect long-term system condition if not corrected.

REQUIRED REMEDIAL ACTION

Treat the system in accordance with the ADEY result and heating-system manufacturer guidance. Restore the correct inhibitor concentration, circulate fully and retest. Investigate pH further if it remains outside the recommended range after treatment.

NHBC TECHNICAL BENCHMARK

NHBC Chapter 8.1, clause 8.1.10 - water-based space-heating systems should be installed and commissioned in accordance with recognised standards so they operate safely and satisfactorily.

BRITISH STANDARD / MANUFACTURER

BS 7593, BS EN 14336 and the ADEY / heating-system manufacturer treatment instructions are relevant to water treatment, commissioning and verification.

SCOTTISH STATUTORY CONTEXT

Scottish Standards 6.3 (Heating system) and 6.7 (Commissioning building services) are relevant to effective operation and commissioning of the fixed heating system.

ASSESSMENT

MEDIUM - Heating System / Water Treatment. Corrective treatment and retesting are required.

LIKELY TRADE Heating engineer - TRACEABILITY Website sample item 003

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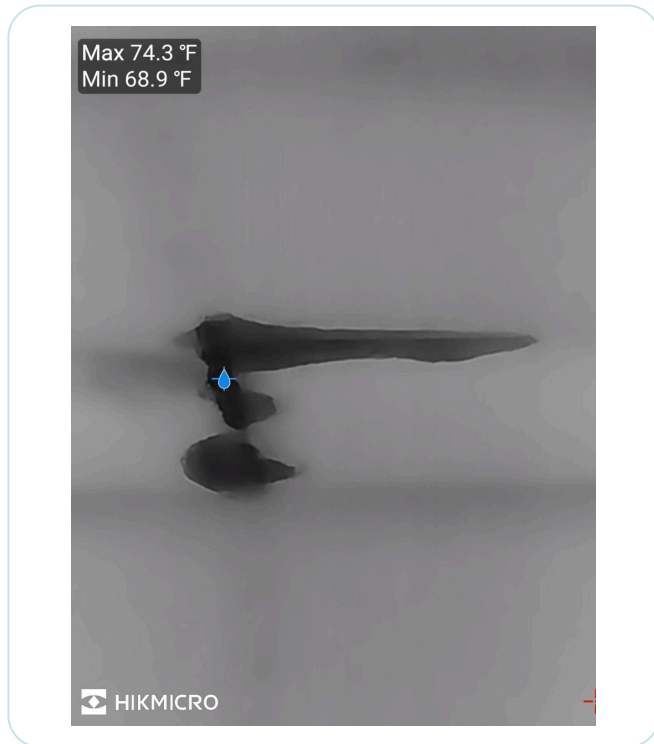
ITEM 004

HIGH

LOCATION

Ceiling Junction, Localised Thermal Anomaly

PHOTOGRAPHIC EVIDENCE



Website sample · anonymised evidence

DEFECT DEFINITION

Thermal imaging recorded a pronounced localised cold anomaly at the ceiling junction. The pattern is indicative only but is consistent with possible concealed moisture or another localised thermal irregularity.

IMPLICATION

If moisture is confirmed, concealed saturation can damage plasterboard, decoration and insulation and may promote mould growth. The thermal image alone does not identify the source or prove active leakage.

REQUIRED REMEDIAL ACTION

Confirm the finding with appropriate moisture testing and inspect above/behind the affected area where practicable. Trace and rectify the source, dry affected materials and recheck after drying.

NHBC TECHNICAL BENCHMARK

The relevant NHBC requirement depends on the confirmed source: Chapter 7.2 where roof/weathering defects permit moisture ingress, or Chapter 8.1 where internal services are leaking.

BRITISH STANDARD / MANUFACTURER

BS 5250 is relevant where condensation or building-fabric moisture management is confirmed. Any plumbing, roof or product defect should also be checked against its specific system requirements.

SCOTTISH STATUTORY CONTEXT

Scottish Standard 3.10 is relevant where precipitation ingress is confirmed; Standard 3.15 is relevant where the anomaly is caused by condensation. Final classification depends on source tracing.

ASSESSMENT

HIGH - Thermal / Moisture. Prompt source tracing and moisture confirmation are required.

LIKELY TRADE Appropriate competent contractor / specialist · TRACEABILITY Website sample item 004

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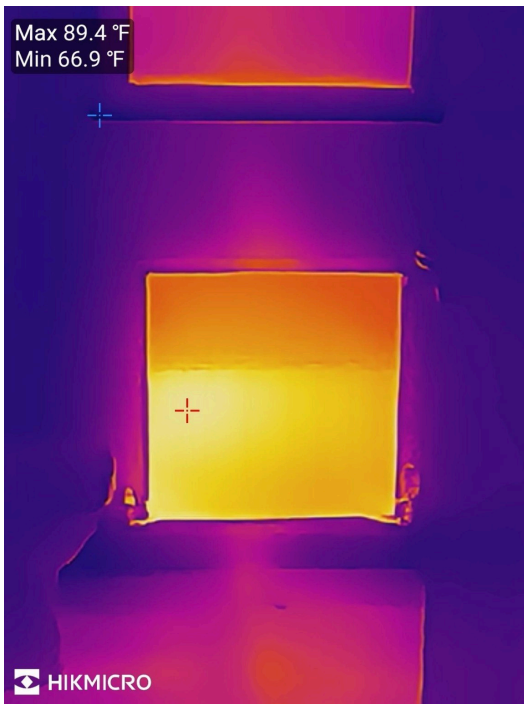
ITEM 005

MEDIUM

LOCATION

Radiator Assembly, Uneven Heat Distribution

PHOTOGRAPHIC EVIDENCE



Website sample · anonymised evidence

DEFECT DEFINITION

Thermal imaging shows uneven heat distribution across the radiator, with the upper section operating cooler than the lower section during the heating check.

IMPLICATION

The thermal pattern may indicate trapped air, inadequate balancing or restricted circulation, reducing emitter performance and preventing even heat output.

REQUIRED REMEDIAL ACTION

Bleed the radiator, check valve operation and system pressure, balance the heating circuit as necessary and repeat the heat-up test once the system has reached steady operating temperature.

NHBC TECHNICAL BENCHMARK

NHBC Chapter 8.1, clause 8.1.10 - heating systems should be installed and commissioned in accordance with recognised standards so emitters operate satisfactorily.

BRITISH STANDARD / MANUFACTURER

BS EN 14336, BS EN 12828 and the radiator / valve manufacturer instructions are relevant to commissioning, balancing and normal system operation.

SCOTTISH STATUTORY CONTEXT

Scottish Standards 6.3 (Heating system) and 6.7 (Commissioning building services) are relevant to satisfactory operation and commissioning of fixed heating services.

ASSESSMENT

MEDIUM - Heating / Commissioning. Bleeding, balancing and functional recheck are required.

LIKELY TRADE Heating engineer - TRACEABILITY Website sample item 005

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ITEM 006

HIGH

LOCATION Kitchen, Gas Hob Appliance

PHOTOGRAPHIC EVIDENCE



Website sample · anonymised evidence

DEFECT DEFINITION

The gas hob is not securely fixed within the worktop cut-out and moves under hand pressure. The appliance should remain stable during normal use and be secured using the manufacturer-specified fixing arrangement.

IMPLICATION

Movement can damage the worktop seal and place avoidable mechanical strain on the appliance and gas connection. Because this concerns a gas appliance, the installation requires competent review.

REQUIRED REMEDIAL ACTION

Arrange inspection by a Gas Safe registered engineer. Fit the specified retaining clips/brackets and sealing arrangement, confirm the hob is secure and complete appropriate gas-soundness and operational checks.

NHBC TECHNICAL BENCHMARK

NHBC Chapter 8.1 is relevant to the proper installation of fixed services and appliances and to satisfactory operation of the completed installation.

BRITISH STANDARD / MANUFACTURER

BS 6172:2010+A1:2017 and the hob manufacturer installation instructions are directly relevant to the installation and secure fixing of domestic gas cooking appliances.

SCOTTISH STATUTORY CONTEXT

Scottish Standard 3.17, Combustion appliances - safe operation, is relevant to the completed appliance installation. The fixing method is also controlled by gas-safety and manufacturer requirements.

ASSESSMENT

HIGH - Gas Appliance / Installation. Competent review and secure fixing are required.

LIKELY TRADE Gas Safe registered engineer · TRACEABILITY Website sample item 006

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ITEM 007

MEDIUM

LOCATION

Incoming Water Service, Service Entry

PHOTOGRAPHIC EVIDENCE



Website sample · anonymised evidence

DEFECT DEFINITION

The incoming water service is not insulated at the entry zone and the surrounding service duct / penetration remains incompletely sealed.

IMPLICATION

The incomplete entry detail can leave the pipe vulnerable to low temperatures and can permit uncontrolled air, moisture, debris or pests through the service penetration.

REQUIRED REMEDIAL ACTION

Complete the service entry in accordance with Scottish Water and the pipe/duct system requirements. Protect and insulate the incoming pipework and seal the surrounding penetration while preserving any required sleeve movement.

NHBC TECHNICAL BENCHMARK

NHBC Chapter 8.1, including the incoming-utilities and water-services provisions, is relevant to properly completed and protected service entries and water supplies.

BRITISH STANDARD / MANUFACTURER

Scottish Water service-entry requirements, BS EN 806-4 and the pipe/duct manufacturer installation instructions are the principal references for protection, insulation and completion of the incoming service.

SCOTTISH STATUTORY CONTEXT

Where the service penetration passes through the insulation / air barrier, Scottish Standard 6.2 is relevant to continuity of the building insulation envelope. The service-entry detail must also follow the approved warrant design.

ASSESSMENT

MEDIUM - Water Service / Sealing & Insulation. The entry detail should be completed and protected.

LIKELY TRADE Plumber / appropriate finishing contractor · TRACEABILITY Website sample item 007

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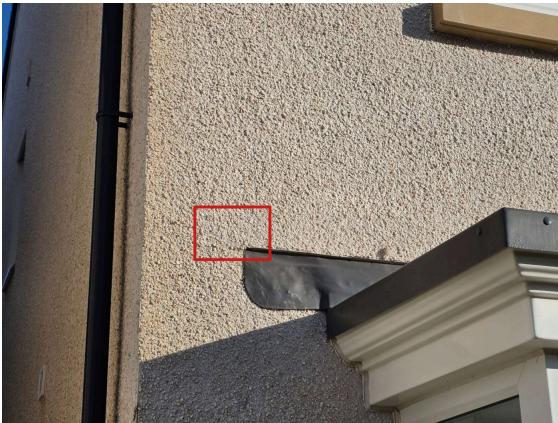
ITEM 008

MEDIUM

LOCATION

External, End of Lead Abutment

PHOTOGRAPHIC EVIDENCE



Website sample · anonymised evidence

DEFECT DEFINITION

No weep vent is visible at the expected end of the stepped cavity-tray / lead-abutment drainage position.

IMPLICATION

Where the approved cavity-tray detail requires discharge at this point, missing or blocked weep provision can prevent intercepted moisture draining safely to the exterior and increase the risk of moisture tracking into the wall.

REQUIRED REMEDIAL ACTION

Confirm the approved cavity-tray / abutment construction and check for concealed or blocked outlets. Where required by the detail, install or reinstate the specified weep outlet, tray stop-end and clear discharge route.

NHBC TECHNICAL BENCHMARK

NHBC Chapter 6.1, clause 6.1.17 - DPCs and cavity trays at roof abutments should be correctly detailed, with stop ends and weep provision where required to discharge water from the cavity.

BRITISH STANDARD / MANUFACTURER

BS 8215 and the installed cavity-tray / lead-abutment manufacturer detail are relevant to DPC/cavity-tray arrangements, stop ends and drainage to the exterior.

SCOTTISH STATUTORY CONTEXT

Scottish Standard 3.10, Precipitation, is relevant to external-wall weathering and cavity drainage so rain penetration does not reach the inner face or cause damage.

ASSESSMENT

MEDIUM - Superstructure / Drainage. Detail confirmation and rectification are required where the outlet is absent or blocked.

LIKELY TRADE Bricklayer / envelope contractor · TRACEABILITY Website sample item 008

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