

**103 WOOD LANE  
PILSALL  
WS3 5DZ**

**29<sup>TH</sup> OF OCTOBER 2025**

Surveyed by **KRIS BOX**



## INTRODUCTION

### Instruction:

Instructions were received on the 13<sup>th</sup> of October 2025 to undertake a snagging report of the property at 103 Wood Lane, Pilsall WS3 5DZ

. The survey was conducted on the 29<sup>th</sup> of October 2025.

The snagging report includes a drone survey and thermal imaging.

### Weather:

It was dry at the time of this inspection following a period of dry weather with more forecast. Outside temperature was 19 degrees Celsius.

### Description:

A new build 5-bedroom property built by K&S Assets.

### Orientation:

All directions given in this report assume the reader is looking towards the front entrance of the building, which faces approximately west.

### Limits to the inspection:

The property was unoccupied and unfurnished.

### Issues after the survey:

As new homes settle, common issues such as shrinkage cracks, nail pops, creaking floorboards, and misaligned doors may occur. If these problems occur after our inspection, please reach out to the developer directly.

We also suggest checking your property under various weather conditions, such as heavy rain or different lighting, to identify any issues that may not have been visible during our assessment.

In the rare event that you find an error or a concern that needs to be addressed before the report is sent to the developer, please contact us within 3 working days of receiving the report. Keep in mind that we might not include items that we believe to be too minor or irrelevant in our report.

### Disclaimer:

This report is not a structural building survey, and we cannot accept liability for any issues that arise after our visit or that fall outside the scope of our inspection. Additionally, we do not conduct technical assessments on installations such as electrical systems, gas, heating systems, solar panels, or ventilation.

Please be advised that furniture and floor coverings will not be moved during our inspection. The only internal check that may be considered is an examination beneath the bath, which involves removing the bath panel. However, this step will not be taken if the panel is sealed or secured with tiles.

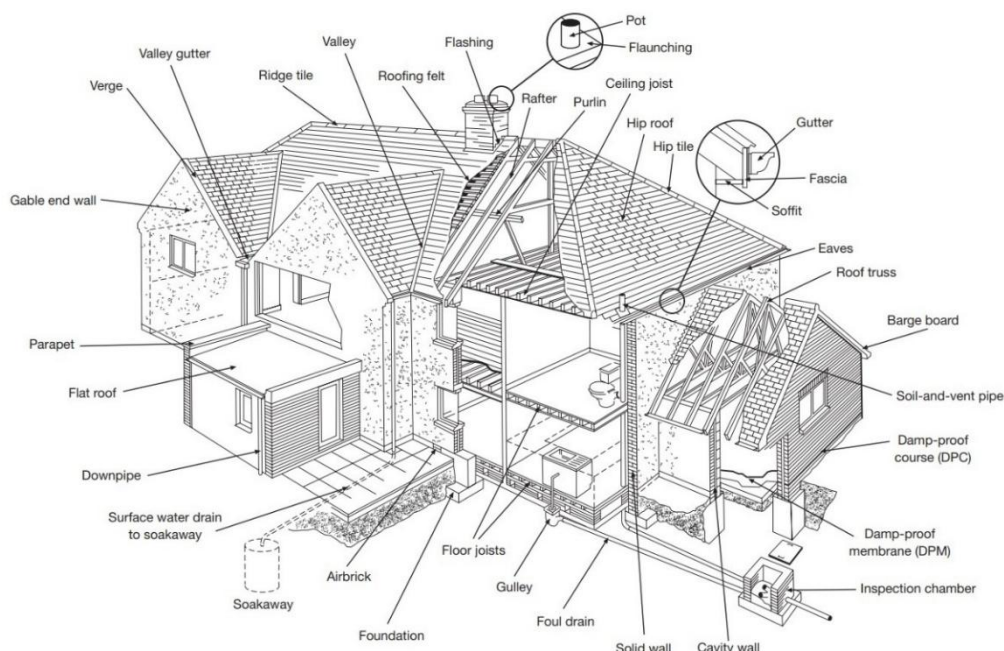
We raise concerns for our client as appropriate, while maintaining impartiality. We may decline to include concerns we believe are unwarranted.

We cannot guarantee that your builder will address all the issues mentioned in this report.

## TERMINOLOGY

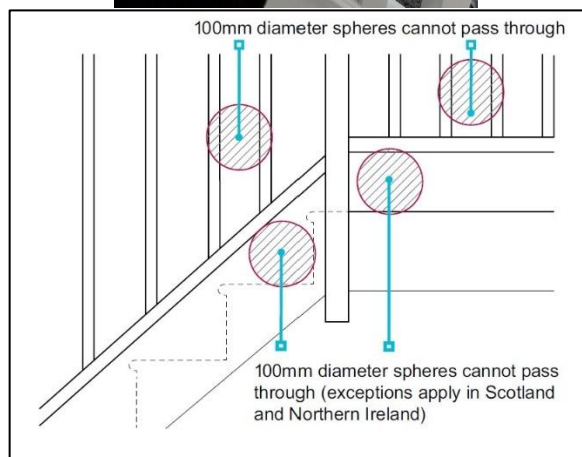
Throughout the report, there may be some abbreviations or terminology used. Some of the most common examples are explained below and can also be seen in the diagram below.

- "**Aco**" - a channel drain typically found in driveways
- "**Architrave**" - is the decorative finish around doorframes
- "**Banding**" - Typically in reference to brickwork or roof coverings, different batches will provide different appearance and so should be mixed to avoid obvious patches that clash
- "**Brickslot**" - A type of channel drain typically found in front of doorways
- "**CO**" - Carbon Monoxide
- "**Efflorescence**" - A white appearance on brickwork. It occurs when moisture pulls the salt out of the building material. It is essential for bricks to be covered and left in pallets to minimize this being an eyesore across the whole of the building.
- "**Fenestration**" - The installation of doors and windows
- "**LHS**" - Left Hand Side
- "**Make Good**" - The repair process which is likely done in several stages (for example sanding, filling and repainting)
- "**Perp**" - A perp is the vertical layer of mortar between the bricks
- "**Plastic Surgeon**" - A specialist trade also known as Magic Man. They are able to repair surfaces that are not gloss, metal or glass.
- "**Plumb**" - whether something is a vertical upright. Being "out of plumb" means that it deviates from this.
- "**RHS**" - Right Hand Side
- "**RWDP**" - Rain Water Down Pipe
- "**Stringer**" - (also called 'string' or 'stringer board') is the timber on either side of a flight of stairs, into which the treads and risers are fixed.
- "**Snots**" - this typically refers to mortar or plaster/paintwork residue that needs removing.



## STANDARD CHECKS

All bannister gaps checked to comply with NHBC regulation 6.6, except where specified otherwise in this report.



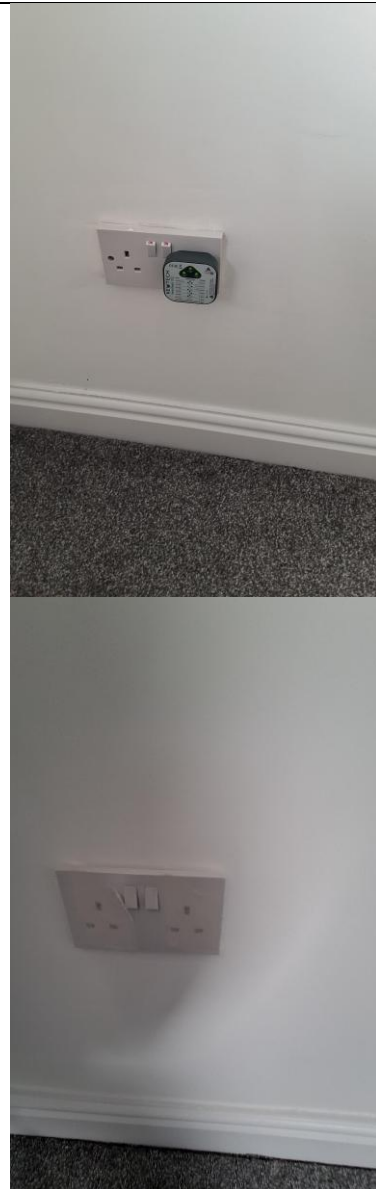
The smoke alarms are not linked. I could only find one smoke alarm on the ground floor.



Extractor fan/s operation checked with a smoke test and passed, except where specified otherwise in this report.



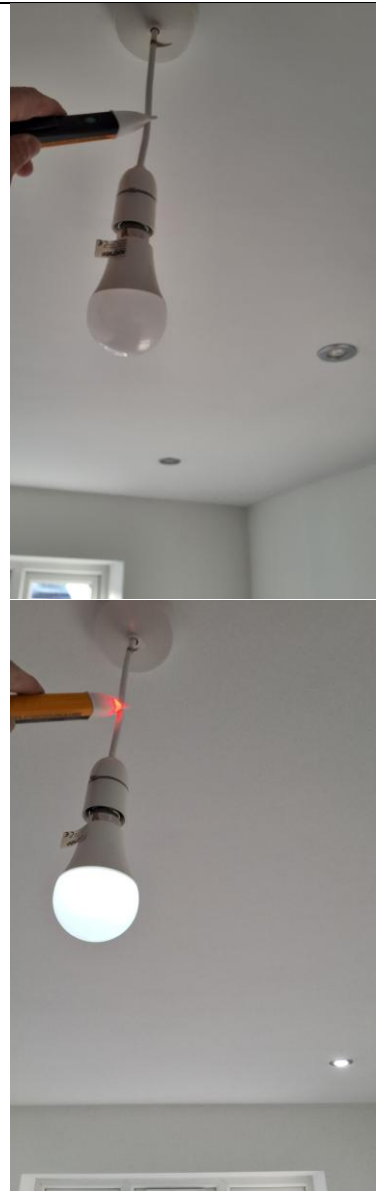
Every plug socket was checked with a socket tester and passed.  
Most of the sockets in this property were covered over. I didn't want to test in case of electrocution.





All light pendants were checked for electrical safety and passed, except where specified otherwise in this report.

Only one light bulb was in one pendant, which I tested. All the other light pendants were minus the light bulb.





I didn't fill the bath with water to check the waste because the bath panel was siliconed on.

I also couldn't check the temperature because the boiler wasn't working.



Fire door safety check.

All accessible through bolts on doors were installed, except where specified otherwise in this report.

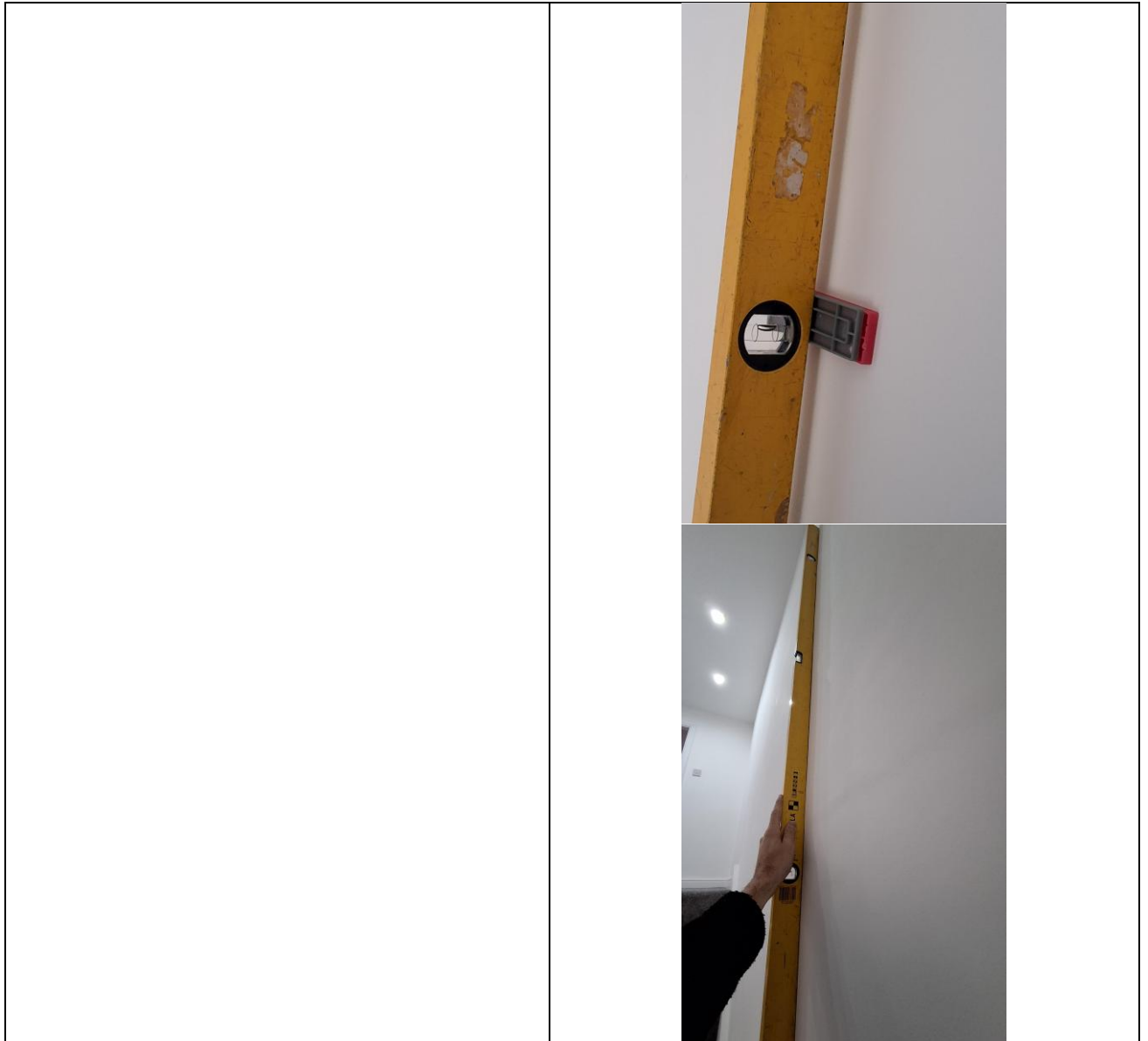


## Floor and wall tolerance

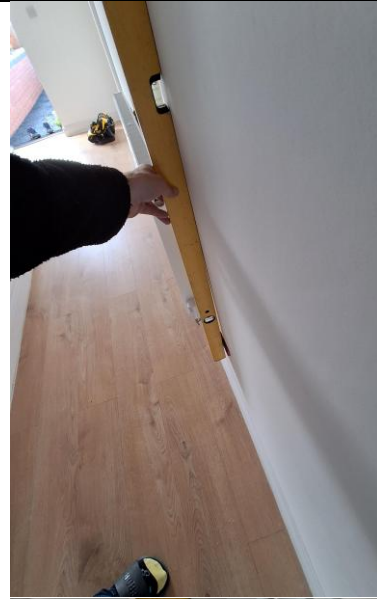
All the walls and floors were checked for level, and all were within tolerance, except where specified otherwise in this report.











All other components within the property were inspected for level and found to be within tolerance, except where specified otherwise in this report.









## LIMITATIONS



All areas were available for me to inspect. No limitations encountered.

## SERIOUS DEFECTS

Usually, I would add the serious defects to this section, but there are so many in this report, I can't add them all.

I classify all these defects as serious.

## ELEVATIONS

The front elevation which faces west.	
The left-hand elevation, which faces north	

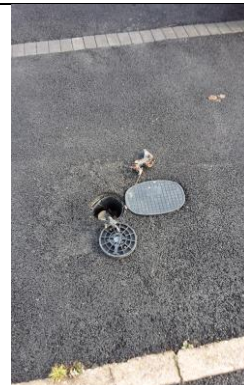
The rear elevation, which faces east



## EXTERNAL SERVICES

The water meter is positioned on the pavement at the front of the driveway.

This water meter casing is smashed, and the lid isn't attached.







The water meter is full of debris that needs to be cleared out.







There is an inspection chamber at the front of the driveway on the pavement.

This must be a metal cover, as vehicles will pass over this to gain access to the driveway



<p>There is damage to the drain cover.</p>			
<p>The drain cover is not classified for a driveway. It's an A15, which is for pedestrian routes only.</p> <p>This inspection cover will need to be replaced with a metal cover and surround.</p>			
<p>This drain is full of tarmac.</p>			
<p>The gas meter is positioned on the left-hand elevation.</p> <p>The gas metre box door is missing.</p> <p>The mastic seal around the box is missing.</p>			

Date of sign off 18/04/23			
<p>The gas meter is positioned on the left-hand elevation date of sign off 19/04/23</p> <p>I advise getting the house re-commissioned before completion</p>			
Sign off 19/04/23			
There is a second drain on the rear elevation			



This drain was clear, but the lid is all smashed and the screws for the lid are still in the chamber casing.



There is an Acho drain on the left-hand side of the driveway on the front elevation.

This is full of tarmac, and no drainage is connected to this Acho drain, so the water has nowhere to go.



As above











## EXTERNALS





Front elevation overview









<p>There is a pile of sand on the left-hand side of the driveway.</p>			
<p>There is a pile of tarmac on the left-hand side of the driveway.</p>			
<p>The blockpaving edges are all smashed up at the start of the driveway.</p>			
<p>The tarmac has a very poor finish.</p>			

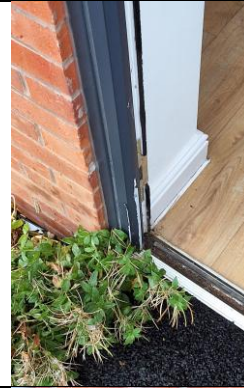
<p>There are no edgings on the left-hand side of the door to hold the tarmac in place.</p>			
<p>There are no edgings on the left-hand side of the front room window to hold the tarmac in place.</p>			
<p>The downpipe is insecure and is missing fixings at the bottom</p>			
<p>The windowsill end caps need adjustment on the left-hand window on the first floor.</p>			

Protection needs to be removed from the left-hand first-floor window.			
Pointing is required above the left-hand window.			
There is damage to the left-hand window in various places.			
There is damage to the left-hand windowsill.			

<p>There's a large scratch in the brickwork. By the outside light</p>			
<p>A full brick clean is required.</p>			
<p>Pointing is required on the right-hand side of the door.</p>			
<p>The mastic seal on the front door is poor and needs attention.</p>			



Door protection needs to be removed from the front door.



Weep holes are missing from underneath the living room window.







Protection needs to be cleaned off the first floor left hand window.







I looked through where the weep vent was meant to be under the living room window, and I cannot see a DPC or a cavity tray.





I would ask the builder to provide photographic evidence that this DPC has been installed above the splash course and below the weep vents.







<p>The left-hand elevation overview</p>			
<p>The gas electric metre box is missing the door, and the mastic seal surround is missing.</p>			
<p>A brick has been taken out to add an earth cable to the gas pipe, and it has been foamed back in. This needs to be taken out and properly pointed in with cement.</p>			
<p>A brick clean is required throughout this whole elevation.</p>			

<p>Using foam around a waste pipe is not acceptable. The brick needs to be taken out and replaced, and then this pipe needs to be cemented in properly.</p>			
<p>Using foam for a gas pipe is not acceptable. The pipe needs to be sleeved through the wall and then cemented in</p>			
<p>Using foam on a boiler blow-off is not acceptable. This brick will need to be taken out and replaced with the pipe drilled through and properly cemented in</p>			
<p>Using foam around gas pipes is not acceptable. You have sleeved the gas pipe through the wall and then filled it with foam. You have also destroyed the brick.</p>			



<p>This broken brick behind the tap needs to be replaced, and using foam to fill the gaps is not acceptable.</p>			
<p>Brick cleaning is required around the boiler flue.</p>			
<p>The extractor fan vent needs to be mechanically fixed to the wall. Not stuck on with silicon. Also, the pipe needs to be clipped to the vent, which it isn't</p>			
<p>A brick clean is required.</p>			

Rear elevation overview		
This needs to be properly pointed ,using foam is not acceptable.		
Door protection needs to be removed from the doors.		
A brick clean is required.		

Mastic seals are missing from underneath all the windows on this elevation.



Fixings are missing from the SVP brackets.

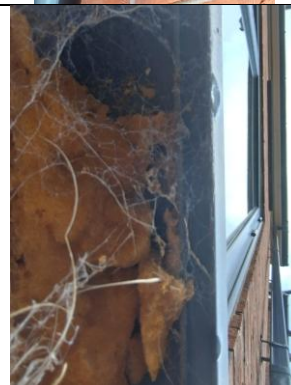


Using foam around SVP waste pipes is not acceptable; this needs to be cemented in properly.



The mastic seal is missing from underneath the bifold doors.

Using foam is not acceptable.



There's damage to the bi-fold doors in various locations.



## ENTRANCE

Overview







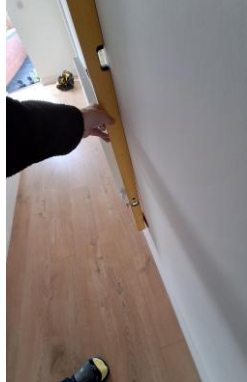



Decoration and a mastic seal is required all around the front door reveals







The flooring has been cut too short on the left-hand side of the front door.



<p>The mastic seal on the left-hand side of the main entrance requires attention.</p>			
<p>The mastic seal is missing from the front door.</p>			
<p>The gap by the front door in the plasterboard is excessive, and there is no mastic seal.</p>			
<p>The whole wall of the stairs must be redecorated</p>			


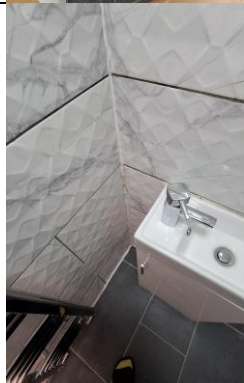


<p>The wall on the right-hand side of the radiator is 10mm out of plumb.</p>			
<p>Decoration is required to the whole wall underneath the bannisters.</p>			
<p>The skirting to the stair string needs to be re-cut; filling with filler is not acceptable.</p>			
<p>The architraves on the living room door are not flush.</p>			


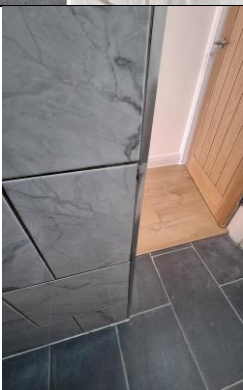




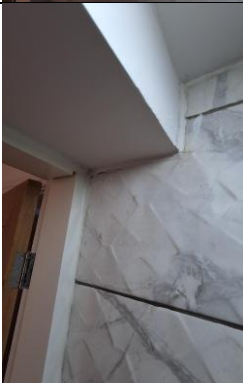


The living room door frame is damaged.			
The living room door frame is damaged.			
There is damage to the skirting on the left-hand side of the door.			
The wood flooring has been cut too short, and the gap has been filled with silicon.			





## DOWNSTAIRS WC



Overview.			
The mastic seal requires attention on the left-hand side of the sink.			
Using foam to fill holes underneath the sink in the vanity cupboard is not acceptable.			
Using foam to fill holes underneath the tower rail is not acceptable.			





<p>This is the water feed to the toilet?</p>	
<p>The tiling on the left-hand side of the toilet is not consistent and is very bumpy.</p>	
<p>Decoration and tiling are very poor.</p>	
<p>The decoration on the ceiling is very poor.</p>	

<p>The decoration on the left-hand side of the door is very poor.</p>			
<p>The decoration on the right-hand side of the door is very poor.</p>			
<p>The light is hanging from the ceiling.</p>			
<p>If you're going to use the wrong-size door frame, at least fill the holes</p>			





Holes need filling on the left-hand side of the door frame.			
The door keep needs cleaning.			

## LIVING AREA





Overview.			
The fire seal has been nailed into position. This will not work in the case of a fire.			




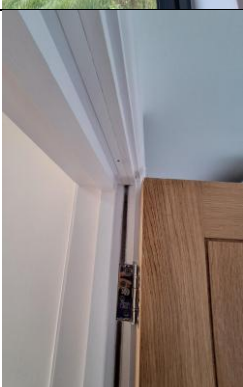
<p>There is a fire smoke seal in the top of the door frame and on the right-hand side, and a normal fire seal on the left.</p>			
<p>Carpentry isn't the best.</p>			
<p>The flooring has been cut short by the door frame and filled with mastic.</p>			
<p>Decoration is required around the double sockets.</p>			






Decoration is required to the skirting joint.			
Decoration is required to the left-hand corner.			
The wall on the right-hand side of the window is 6mm out of plumb.			
The wall on the left-hand side of the window is 6mm out of plumb.			


## DINING AREA





Overview			
The house consumer unit is positioned here.			
Date of sign off 06/11/23			
Cleaning is required to the bi-fold doors.			





Bi-fold doors overview			
The bi-fold doors were stiff to close.			
There is a huge mastic joint above the bi-fold doors.			
There are fire and smoke seals on the right-hand side of the door and fire seals on the left. They are not consistent, and they are nailed in			

The door keep is missing.			
There is damage to the door.			
The door margins are wrong.			




## KITCHEN

There is foam on the tiles.			
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<p>There is a permanent marker on the tiles.</p>			
<p>The stop cock is not easily accessible in case of an emergency.</p>			
<p>The cutouts in this sink base unit are very poor.</p>			
<p>There is damage to the left-hand side of the kitchen sink base unit.</p>			





<p>The boiler is positioned in the right-hand larder unit This was not working and had no water pressure</p>			
<p>The cutouts in the boiler cupboard larder unit are very poor.</p>			
<p>There is a sticky residue on the boiler cupboard door</p>			
<p>There are various marks on the tiles</p>			



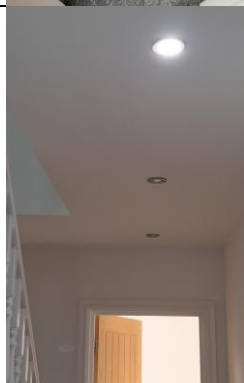



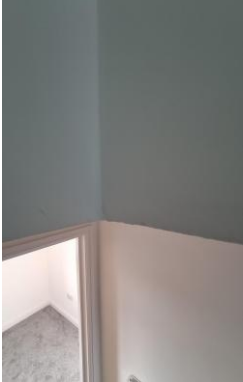

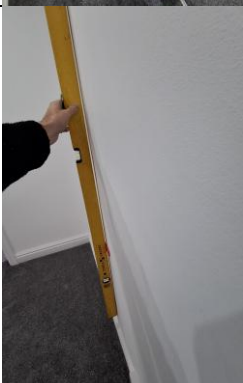

The tiling by the sink is poor.			
Cleaning is required underneath all the base units.			
The plinth underneath the boiler cupboard is too short.			

## STAIRS AND LANDING





Ground floor to the 1 <sup>st</sup> floor overview.			
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Decoration is required to the bulkhead on the right-hand side.			
Decoration is required to the bulkhead on the left-hand side.			
Decoration is required on the right-hand side of the top of the stairs.			
Decoration is required for the base rail and spindles.			

<p>Decoration is required between the bannisters between the ground floor and to first-floor stairs and the first-floor landing.</p>			
<p>First floor landing</p>			
<p>Only one of the lights was working on the first floor</p>			
<p>Stairs up to the second floor</p>			





<p>Decoration is required to the staircase bulkhead.</p>			
<p>The walls are all wavy and not consistent with plumb.</p>			
<p>The wall at the top of the stairs on the right-hand side of the first floor is 6mm out of plumb.</p>			
<p>The newel post cap needs decorating on the second floor</p>			

## MAIN BATHROOM





Overview.			
The bath panel to the back of the bath requires attention. Poorly fitted			
The bath panel need attention. It shouldn't be out like this.			
There is a massive blob of mastic on the right-hand side of the bath.			

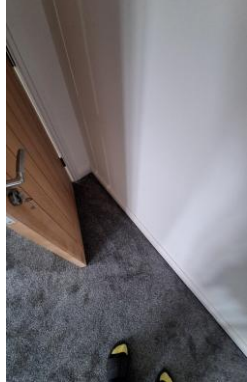



<p>Foaming behind the tower rail is not acceptable.</p>			
<p>There is a random screw in the right-hand architrave.</p>			
<p>The tiling above the doors doesn't meet up and is extremely poor.</p>			
<p>The mastic seal between the tiles and the ceiling requires attention throughout this bathroom.</p>			



<p>The bath panel has been siliconed on</p>			
<p>The bath panel needs serious attention. Additional screws in the top need covers</p>			
<p>The mastic seal on the left-hand side of the sink requires attention, and throughout the whole bathroom.</p>			
<p>Foaming, the SVP behind the toilet, is not acceptable.</p>			

## BEDROOM ONE & ENSUITE

Overview			
The door keep is missing.			
The wrong intumescent seals have been installed in this door frame, and they have been nailed in.			
The door is rubbing on the carpet.			

Door stop required			
Radiator pipes are coming up through behind the skirting.			
The floor is extremely creaky in the left-hand corner.			
The mastic seal requires attention on the left-hand side of the window.			

The mastic seal requires attention on the right-hand side of the window.



## BEDROOM TWO

Overview







Intumescent strips are missing







Decoration is required to the skirting on the right-hand side and underneath the radiator.






Decoration is required for the skirting all the way along the wall			
Radiator pipes are visible underneath the radiator.			
The mastic seal requires attention all the way around this window			
All the sockets are out of level.			


## BEDROOM THREE


Overview.	
The door keep is missing.	
The radiator is loose.	
The radiator pipes are visible underneath the radiator.	







Decoration is required to the skirting.			
Decoration is required to the skirting.			
The wall on the left-hand side of the window is 9mm out of plumb.			

## BEDROOM FOUR

Overview			
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<p>The light pendant cover needs to be installed.</p>			
<p>The light switch is hanging off and very unsafe.</p>			
<p>All the sockets are covered with tape " Do not use"</p> <p>Get a qualified electrician to sign off on this property. I advise an independent electrician</p>			
<p>All the sockets are taped over as if to say, do not use</p> <p>I strongly advise getting an electrician to check all the electrics within this property and get another sign-off.</p>			

<p>Decoration is required to the lower left-hand corner of the window.</p>			
<p>Decoration is required to the lower right-hand corner of the window.</p>			
<p>Decoration is required to the right-hand corner of the window.</p>			
<p>Decoration is required to the left-hand corner of the window.</p>			

The floor is extremely creaky throughout this whole bedroom.			
The door stop is missing.			

## BEDROOM FIVE

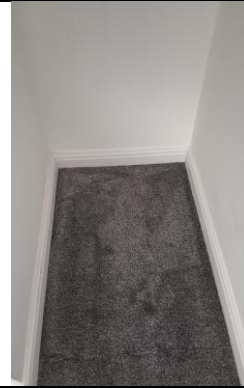
Overview			
The eve's door gaps are uneven.			

<p>There is a lot of foam around the gable wall and along the plasterboard.</p>			
<p>There are different color carpets in the eaves.</p>			
<p>The door into the eaves is loose.</p>			
<p>Decoration is required</p>			

Decoration is required			
Decoration is required			
Radiator pipes are visible.			
All the sockets have been taped over.			



Decoration is required to the skirting and the walls in this area



## WC TWO

Overview






There's foam underneath the towel rail.



The toilet's seat wouldn't stay up.



The mirror is missing.			
There was no water at all in the hand basin.			
There are marks all over the tiled floor.			
Foam behind the shower switch			

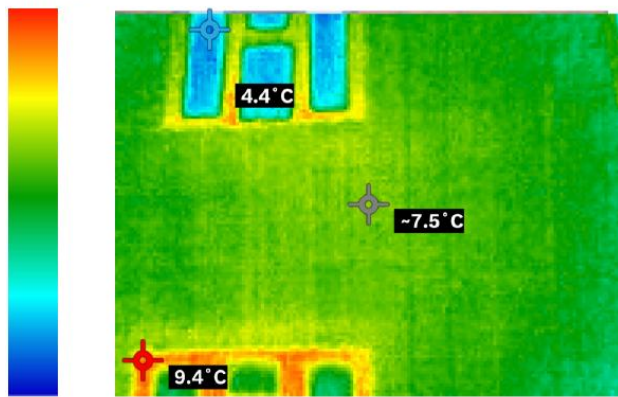
<p>Screw pops are visible in the ceiling</p>			
<p>The shower cover is glued on, and I couldn't take this off to check the waste</p> <p>I couldn't get the shower to work</p>			
<p>The mastic seal for the shower is very poor</p>			

## THERMAL IMAGING

I scanned and took images of the exterior of the property to check for insulation issues, and none were found

	Hotspot:	9.4°C		Material:	-
	Coldspot:	4.4°C		Emissivity:	0.95
	Center Spot:	~7.5°C		Reflected Temperature:	23.0°C

9.4°C



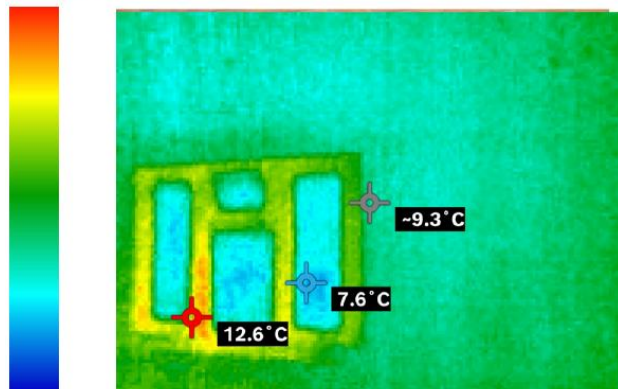
4.4°C



Taken on 29/10/2025

	Hotspot:	12.6°C		Material:	-
	Coldspot:	7.6°C		Emissivity:	0.95
	Center Spot:	~9.3°C		Reflected Temperature:	23.0°C

12.6°C

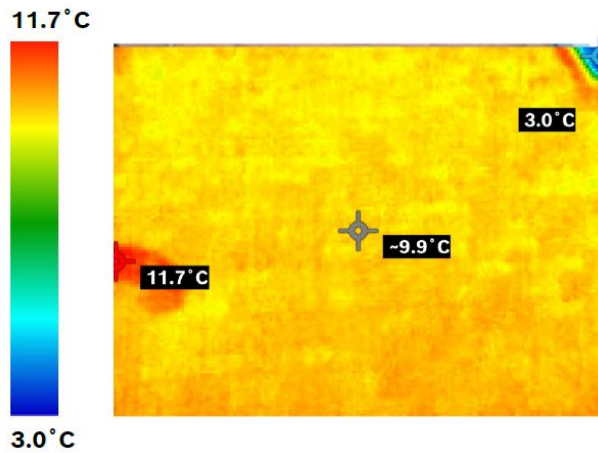


7.6°C



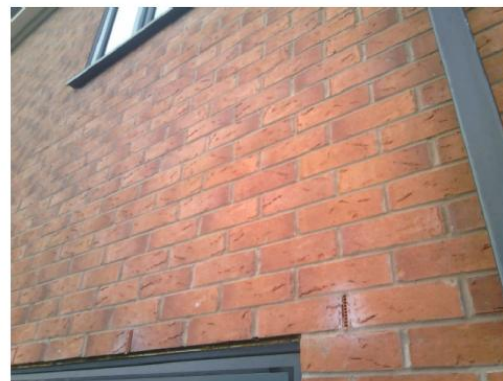
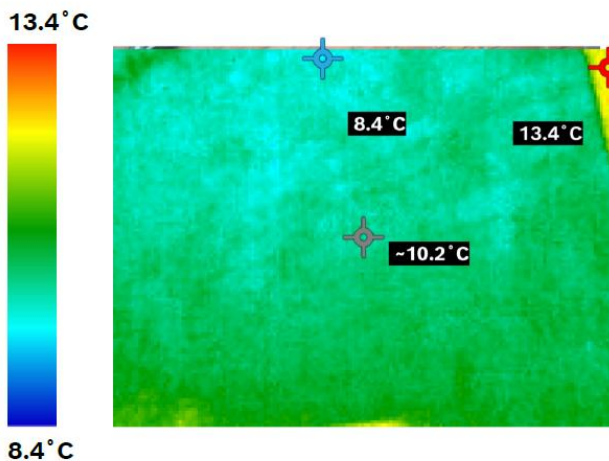
Taken on 29/10/2025

	Hotspot:	11.7°C		Material:	-
	Coldspot:	3.0°C		Emissivity:	0.95
	Center Spot:	~9.9°C		Reflected Temperature:	23.0°C



Taken on 29/10/2025

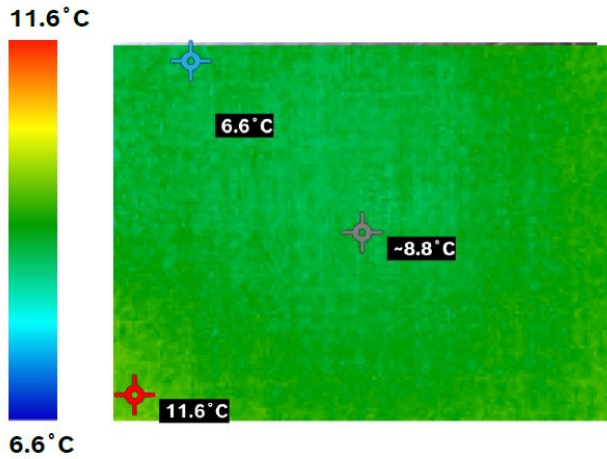
	Hotspot:	13.4°C		Material:	-
	Coldspot:	8.4°C		Emissivity:	0.95
	Center Spot:	~10.2°C		Reflected Temperature:	23.0°C



Taken on 29/10/2025

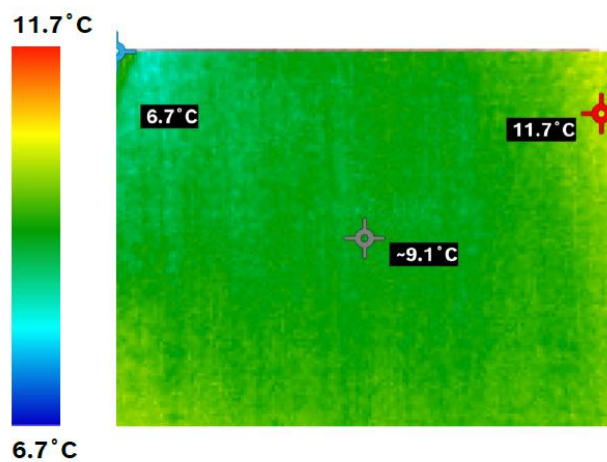


	Hotspot:	11.6 °C		Material:	-
	Coldspot:	6.6 °C		Emissivity:	0.95
	Center Spot:	~8.8 °C		Reflected Temperature:	23.0 °C



Taken on 29/10/2025

	Hotspot:	11.7 °C		Material:	-
	Coldspot:	6.7 °C		Emissivity:	0.95
	Center Spot:	~9.1 °C		Reflected Temperature:	23.0 °C



Taken on 29/10/2025



## ROOF SURVEY







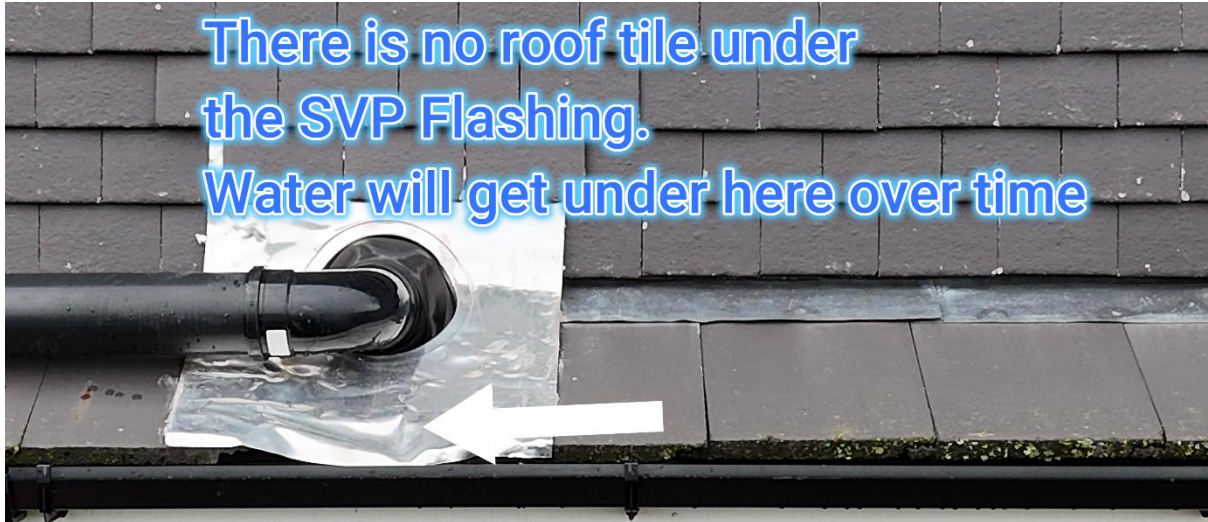
The gap in the EPDM needs to be filled to stop insects and water ingress



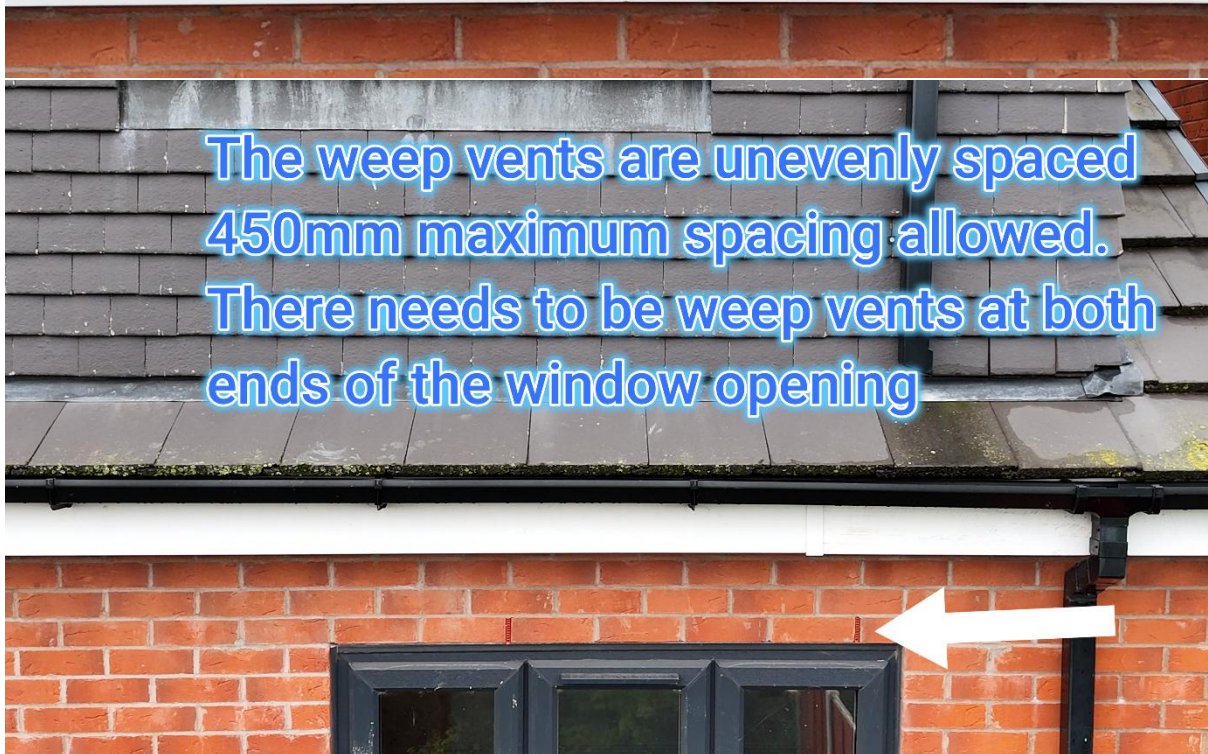
The gutter joiner has become loose and needs securing



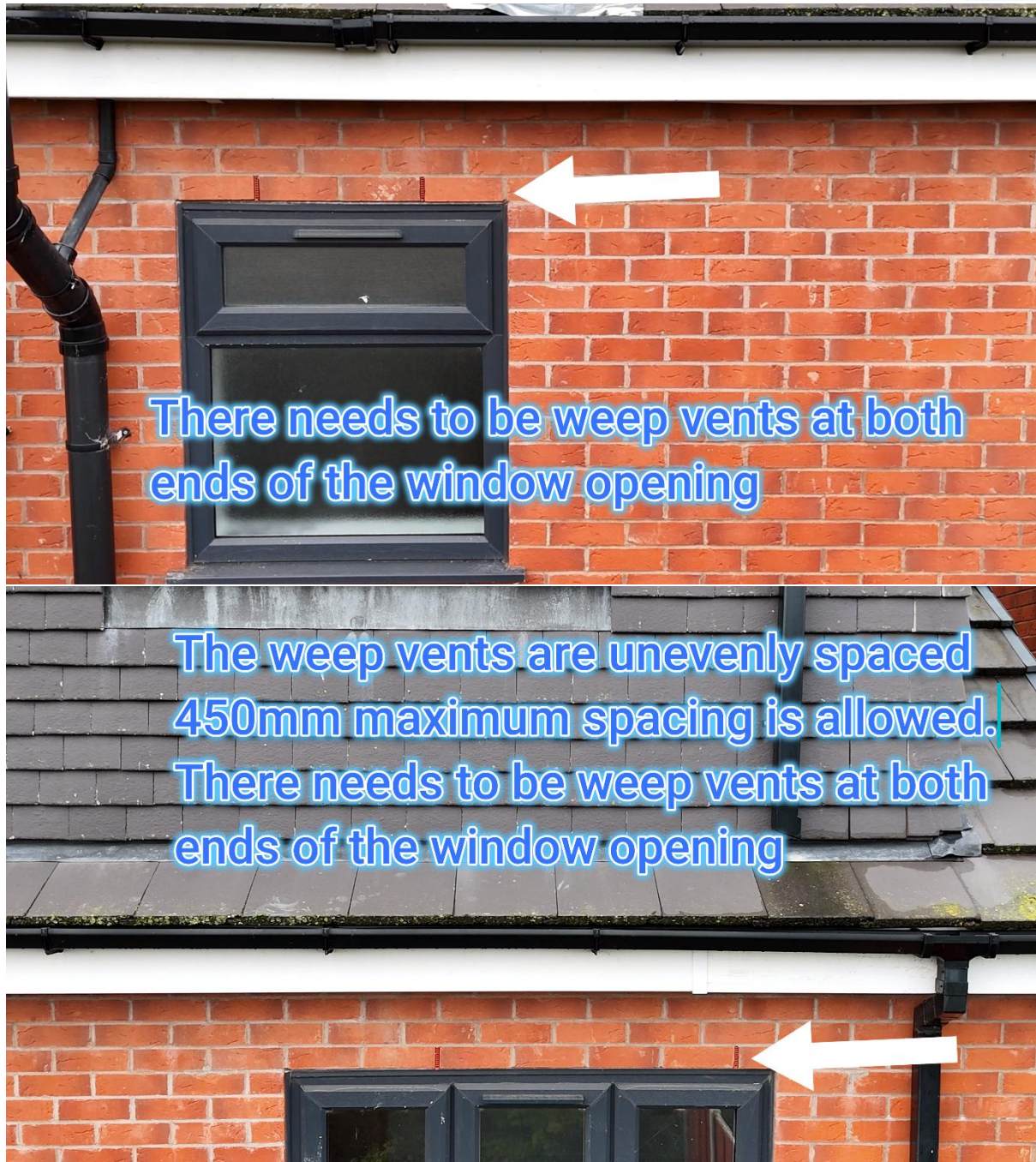
There is no roof tile under  
the SVP Flashing.  
Water will get under here over time



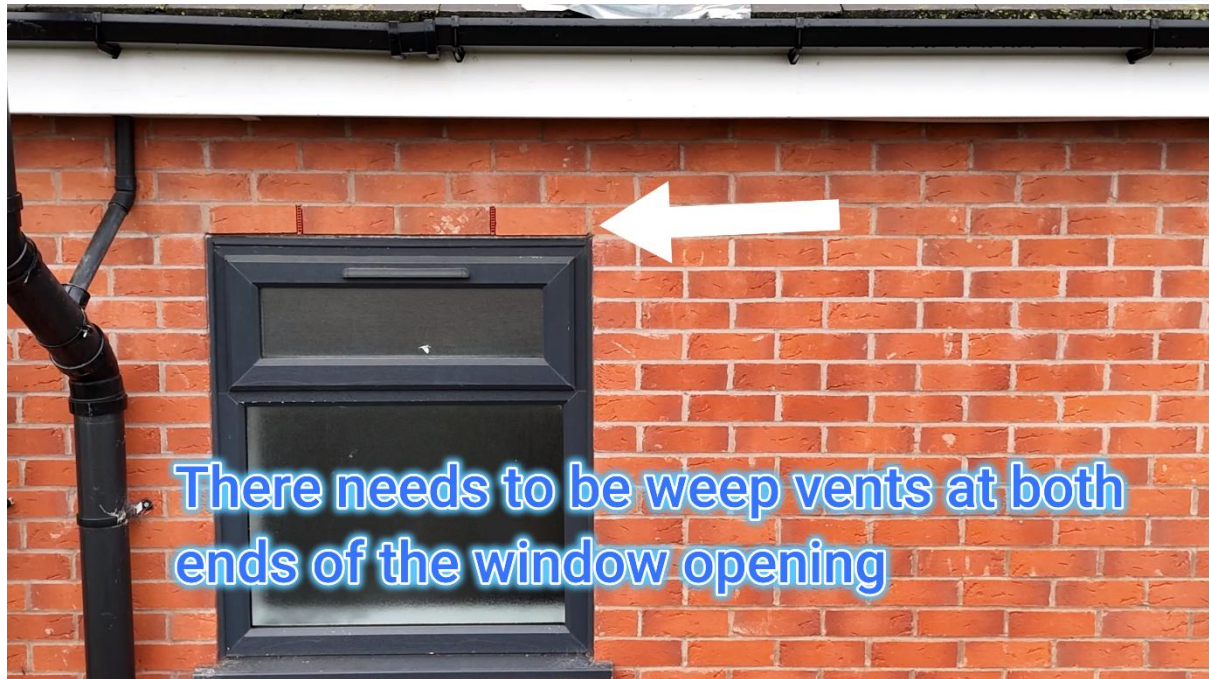
The weep vents are unevenly spaced  
450mm maximum spacing allowed.  
There needs to be weep vents at both  
ends of the window opening











There needs to be weep vents at both ends of the window opening



The SVP flashing must go under the tile

