

PROFESSIONAL
SNAGGING
SURVEYS



LAUREN HOUSE

25TH JANUARY 2025

Surveyed by **KRIS BOX**



www.home-snagging.co.uk



INTRODUCTION

Instruction:

Instruction was received on 20th January 2025 to undertake a snagging report of the property at Lauren House, Example Rd, GL20 7GG. The survey was carried out on 25th January 2025.

The snagging report includes a drone survey and a heat loss survey with moisture measurements and thermal imaging.

Weather:

It was dry at the time of inspection following a period of wet weather with more forecast. Outside temperature was 4 degrees Celsius.

Description:

A new build 2 bedroom property built by Jobby Homes Ltd. NHBC registered contractors.

Orientation:

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

Limits to the inspection:

The property was unoccupied and unfurnished with builders still on site although not in this property.

Issues after the survey:

As new-build houses settle over the first few years, you might notice some common issues arising, including shrinkage cracks both inside and outside, nail pops, creaking floorboards, and doors that don't align properly. If these problems appear after our inspection, please reach out to the developer directly.

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

In the rare event that you find an error or a missed concern in the report that needs to be addressed before it is sent to the developer, please get in touch with 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 note that we will not be moving furniture or floor coverings during our inspection. The only potentially intrusive check we may perform inside the property is looking under the bath, which requires removing the bath panel. However, we will refrain from doing this if the panel is sealed or tiled in place.

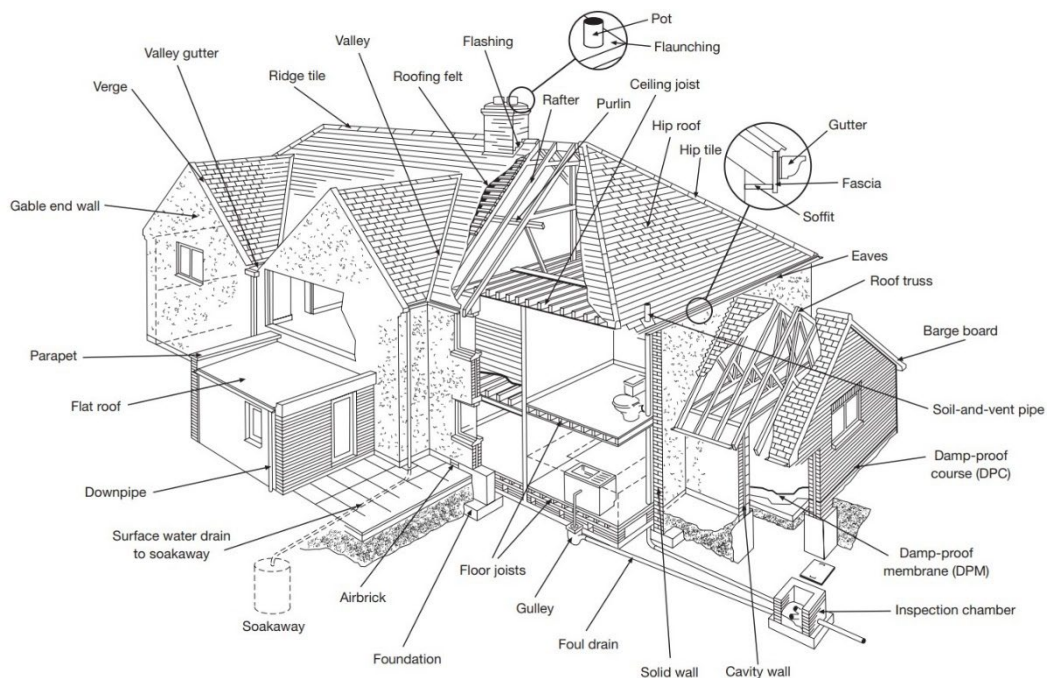
Our aim is to raise concerns on behalf of the homeowner or client who has contracted our services. While we strive to remain impartial when identifying issues that we believe are valid, we reserve the right to decline to include any concerns that we do not feel are warranted.

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

TERMINOLOGY

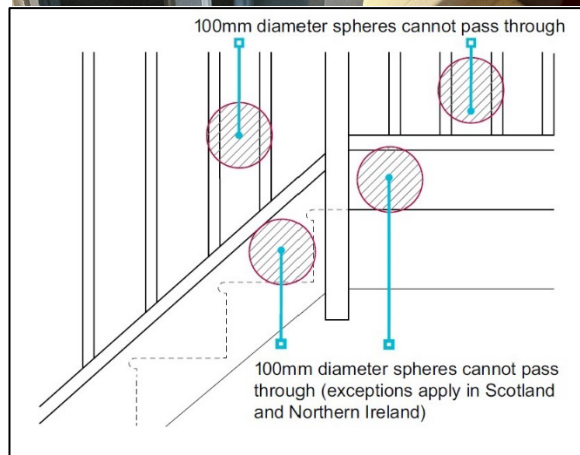
Throughout the report there may be some abbreviations or terminology use. Some of the most common examples are explained below and can also be seen in the diagram below.

- "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 perpendicular 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 banister gaps checked to comply with NHBC regulation 6.6



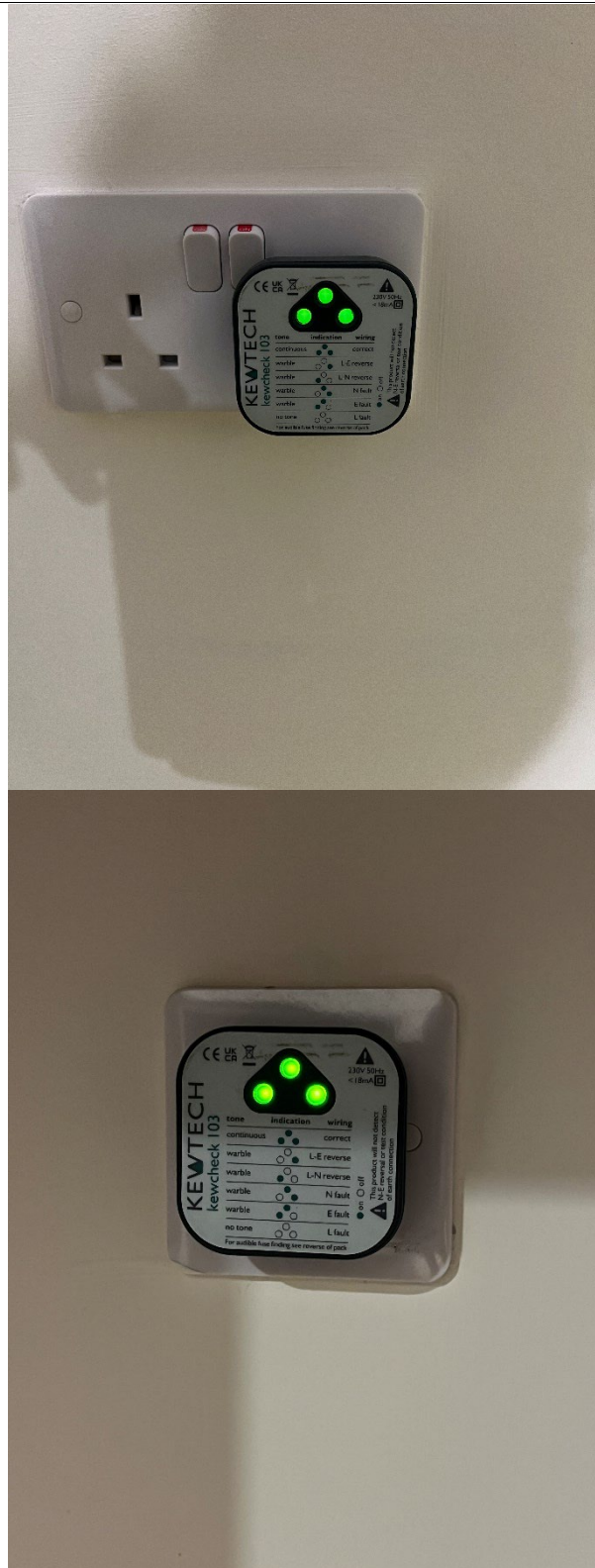
All smoke and Co2 alarms checked and working correctly



Extractor fan/s operation checked with smoke test



Every plug socket checked with a socket tester and passed





All light pendants checked for electrical safety and passed



Bath filled to check for leaks and water temperature (should be no more than 50 degrees Celsius)



Fire door safety check

All accessible door through bolts
checked



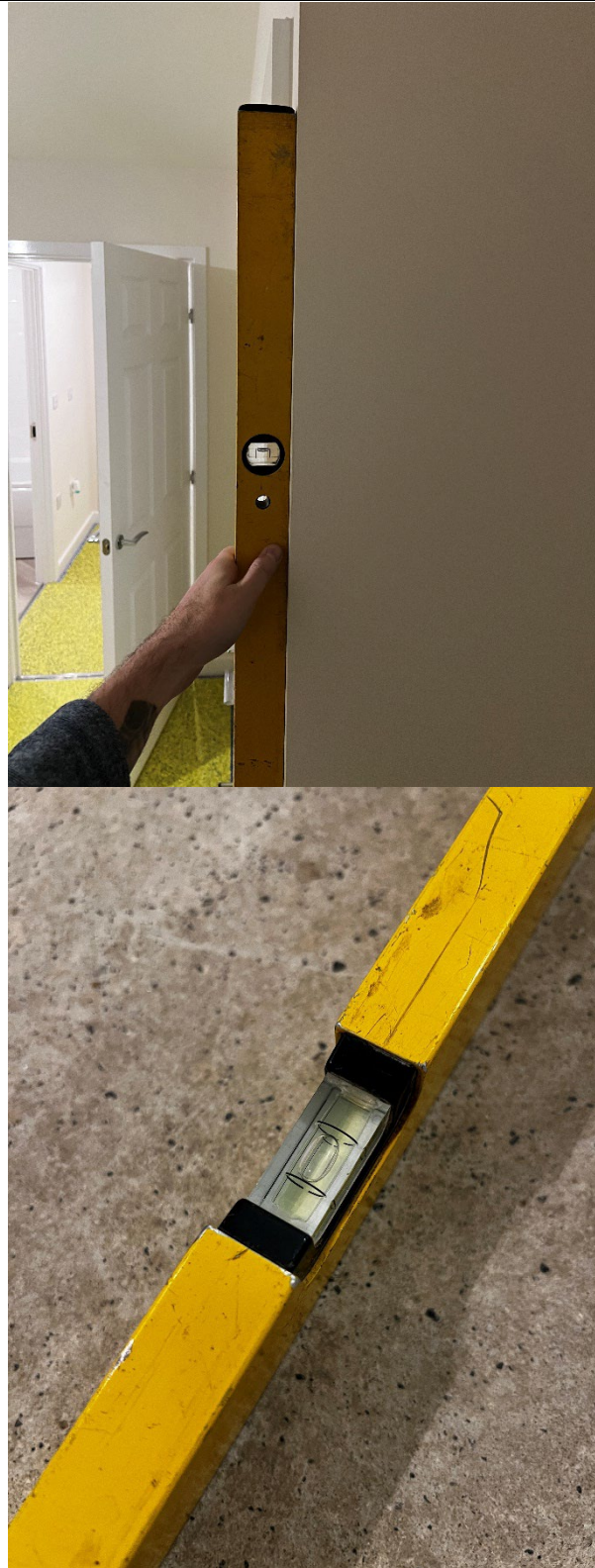
Fire door safety check continued

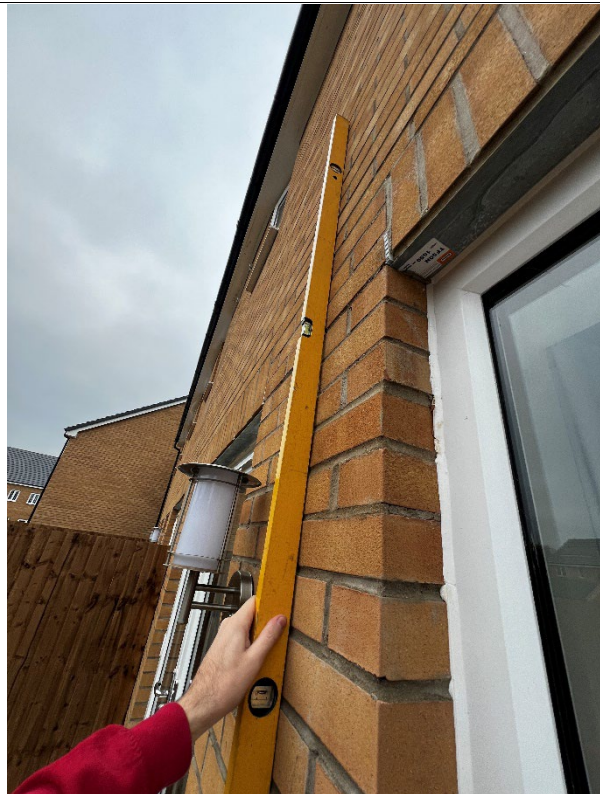
The fire door into the front room has a gap of 15mm which is 5mm over the allowed gap for a fire door.



Floor and wall tolerance

All the walls and floors checked for level, and all were within tolerance.









LIMITATIONS

All areas we available for us to inspect. No limitations encountered.

SERIOUS DEFECTS

The flooring in the kitchen has been cut too short and is visible and will need to be replaced



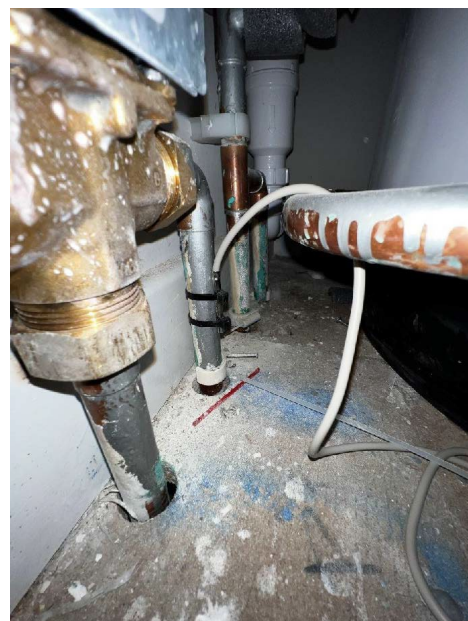
The loft insulation needs to be properly installed (layered). Currently laid incorrectly.



This cable that runs from the immersion heater to the control panel will need to be installed correctly. Needs to be off the floor and clipped to the wall as a bare minimum.



This waste pipe that penetrates the floor will need to be properly fire stopped as well as the other penetrations in the photo bottom photo.

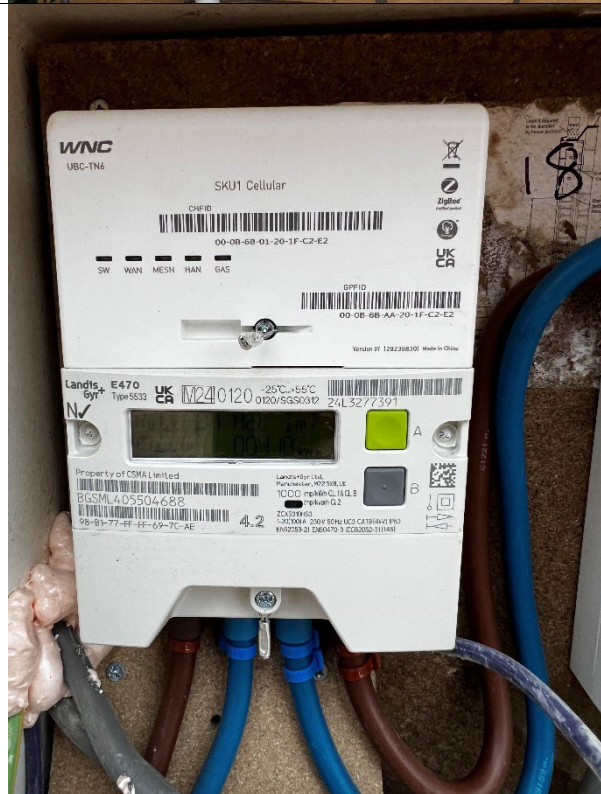


EXTERNALS

Electric cupboard



Electric meter all sealed in correctly



Vents require wind protection to be installed to stop wind ingress throughout the property





All weep vents need to be properly pointed in.

This is an issue throughout the property.





Pointing required





The contraband seal under the window sills needs attention. They are all fitted badly and needs to be installed properly



Information

Heat pump for heating



The wall penetrations need to be properly sealed.





Information

Heat pump shut off switch



The outside tap will need insulating to stop it freezing in the winter





Window seals need attention



Movement joint needs attention





The trim onto the soffit is loose and needs properly fixing back all around the property



The window sill cover end caps are all loose and need to be glued/fixed into position

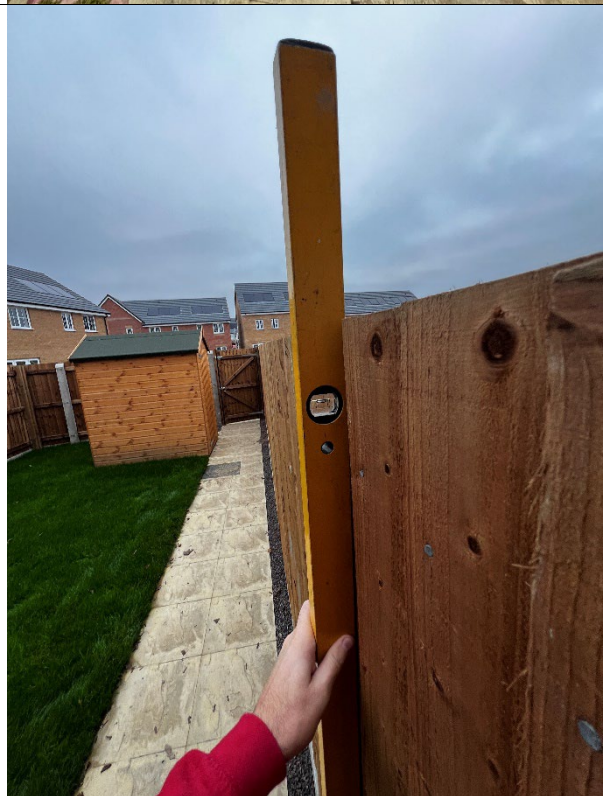




Rear garden overview

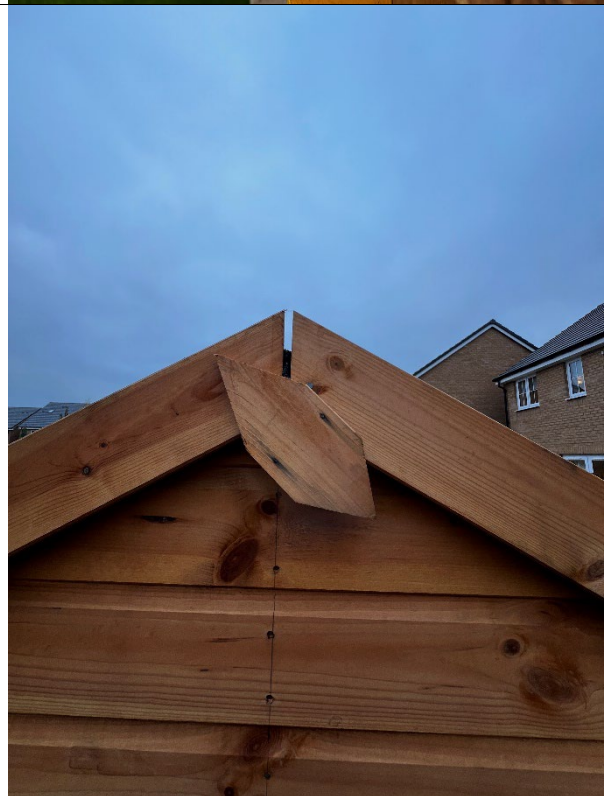


Fencing is level all around the property



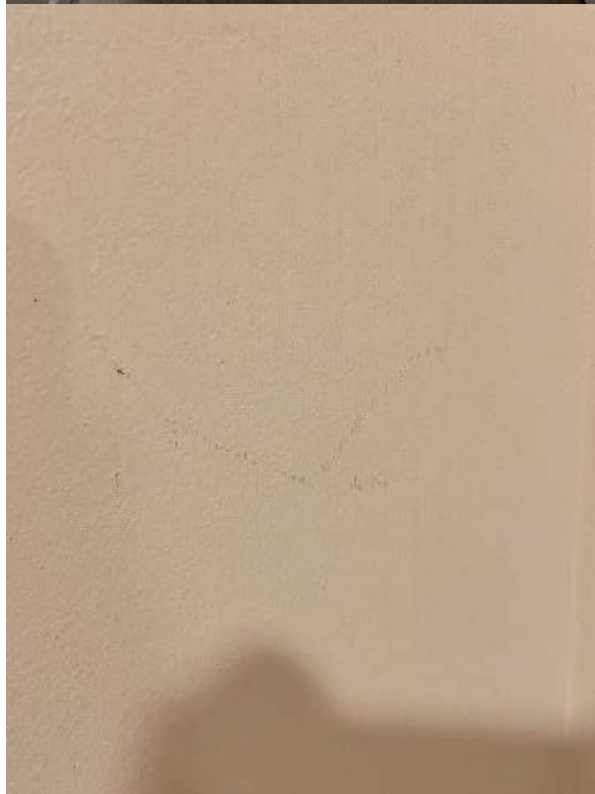
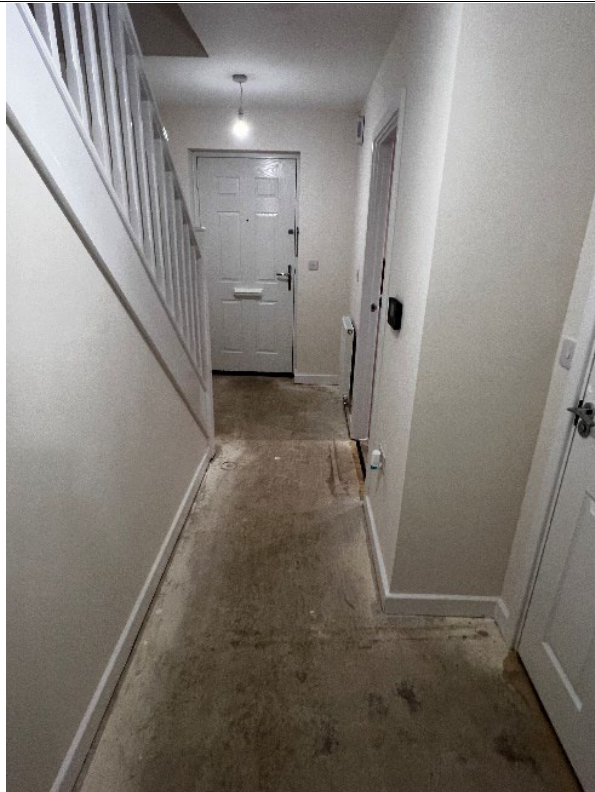


The shed needs attention



ENTRANCE

Various marks on walls that will need to be re decorated throughout this area.





Decoration around this spur socket needs attention



Space between the cupboard and stairs will need decoration





Wall marked above the door on
the corner of the reveal



More decoration required within
this area





As above, decoration required.

I advise my client to request a full re decoration within his area as localised could make the walls look patchy



Decoration around the light switch needs attention





More decoration needed



The decoration around the base of the newel post needs attention

Property needs a spark clean before handover to my client





This area on the staircase needs further decoration.

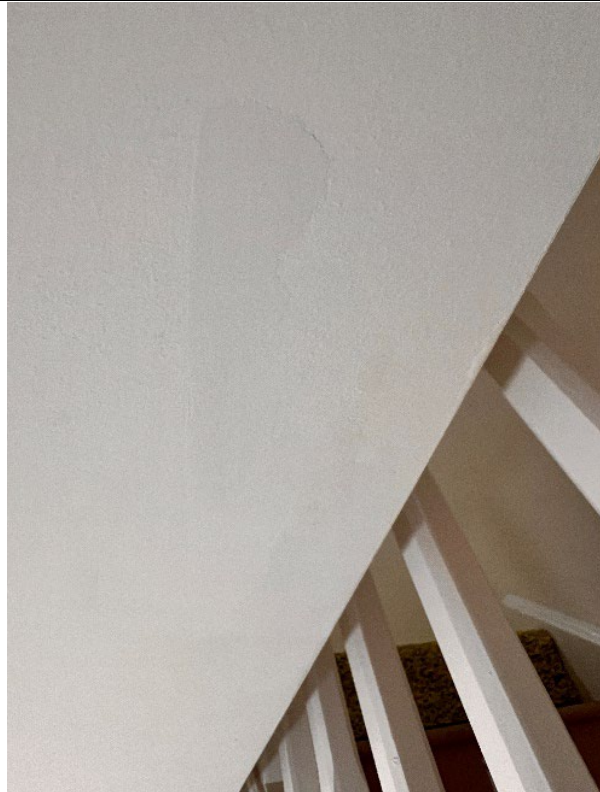


Decoration required throughout this area





Filler on the ceiling needs to be sanded and painted properly



Decoration to the front room door frame and architrave is appalling, this needs a full redecoration





The architrave on all the doors throughout the property needs to be cleaned, sanded and painted



Again, more decoration is required to the stair handrail and spindles





As above, decoration required





As above





Clearly this property hasn't had a builders clean or sparkle clean prior to handover to my client	

DOWNSTAIRS WC

Downstairs W/C Overview

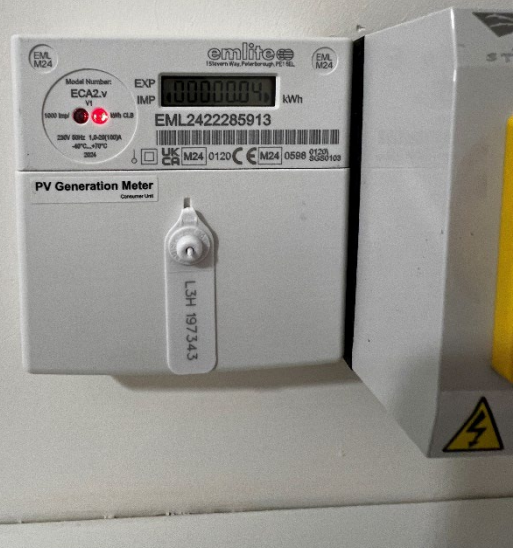
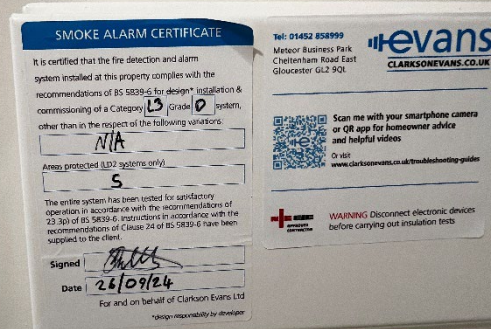


Information

This is where the consumer unit is positioned as well as the PV shut off switch

Date of inspection 26/09/24









The decoration behind the toilet is unacceptable and needs to be addressed



Plastic needs to be removed from behind the waste pipe and properly filled and decorated





This corner needs a lot of decoration , filler, sanding and painting to make good



Vinyl around the soil pipe is cut too short and need attention





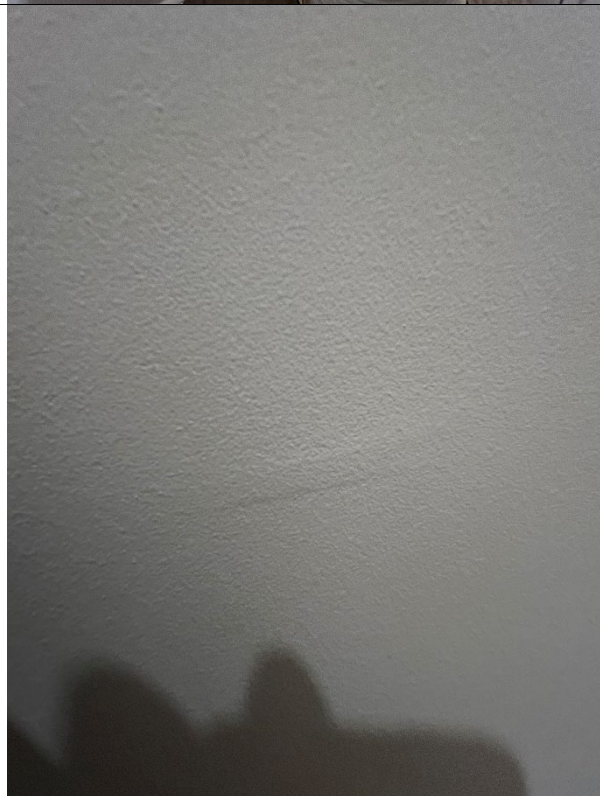
Information

The toilet shut off valve is located here.

Decoration is required in this location



More decoration issues





Sink tap flow needs to be turned down as when on full it overflows the sink



Decoration required





More decoration required

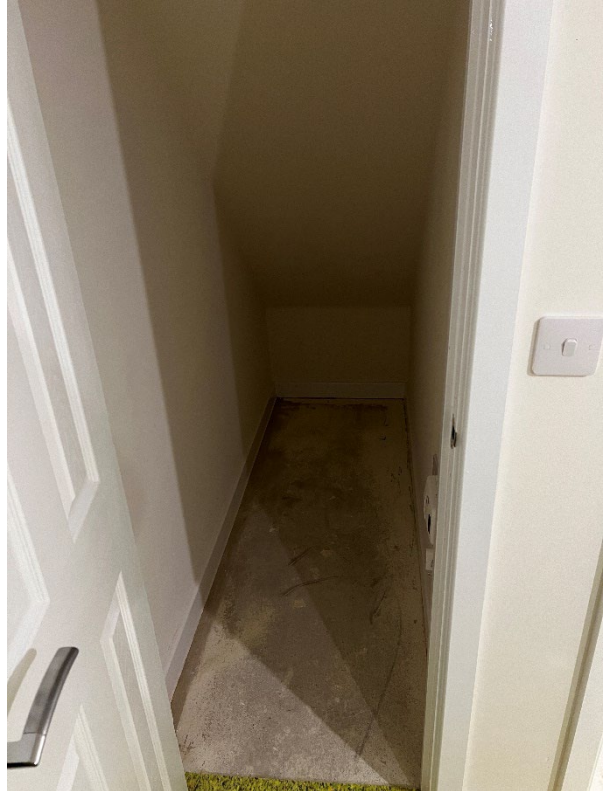


More decoration is required



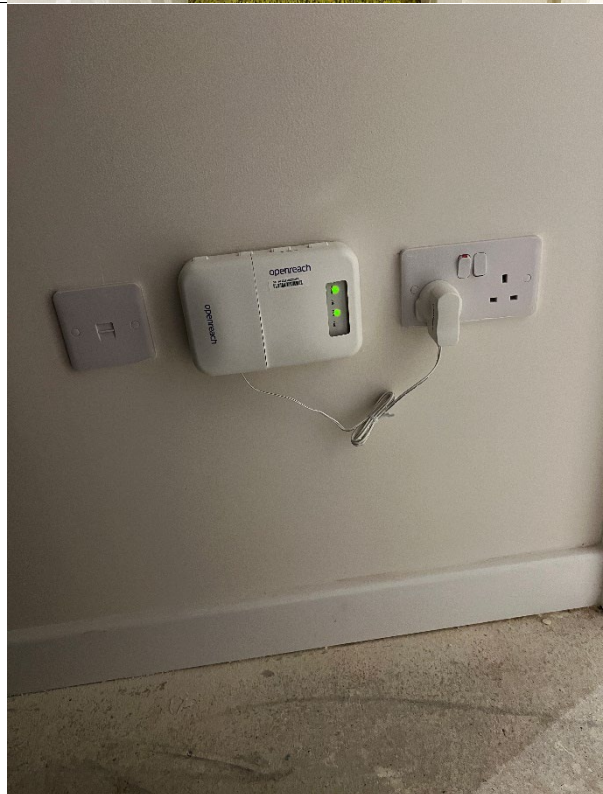
DOWNSTAIRS STORAGE CUPBOARD

Overview



Information

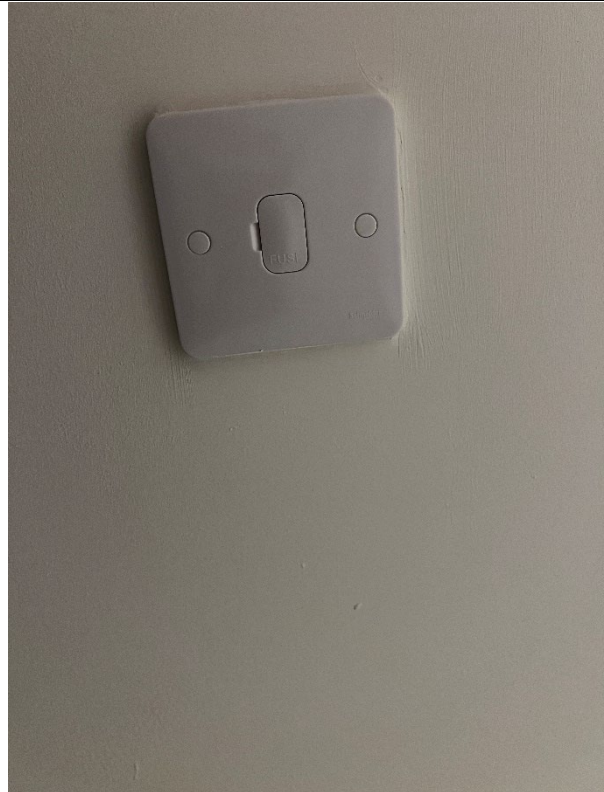
This is where the BT router is positioned





Question

What is this spur for?



Decoration required to architrave
and wall connection and paint
required to the top of the
architrave





Decoration poor to the fire seal



Door binding at the bottom,
needs adjusting





Damage to the corner need decoration

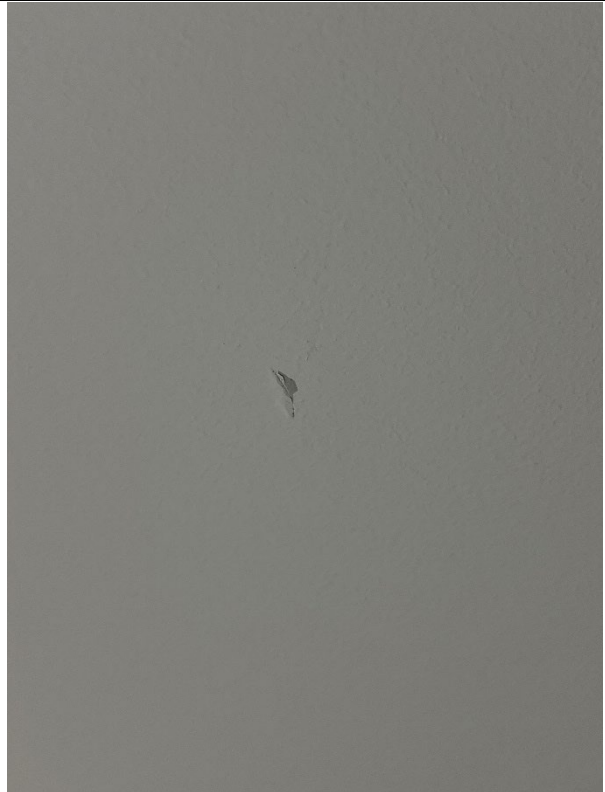


Radiator bleed valve needs cleaning and checking for leaks





More decoration required

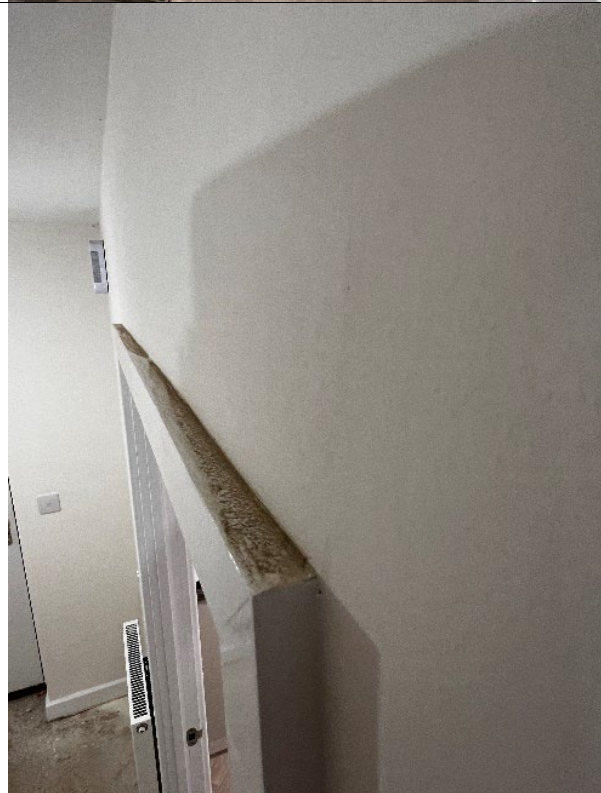


KITCHEN

Kitchen overview



No architraves have been painted throughout the property. This needs to be addressed.





Decoration around the fan isolation switch is poor



Decoration required to the door frame and architrave!

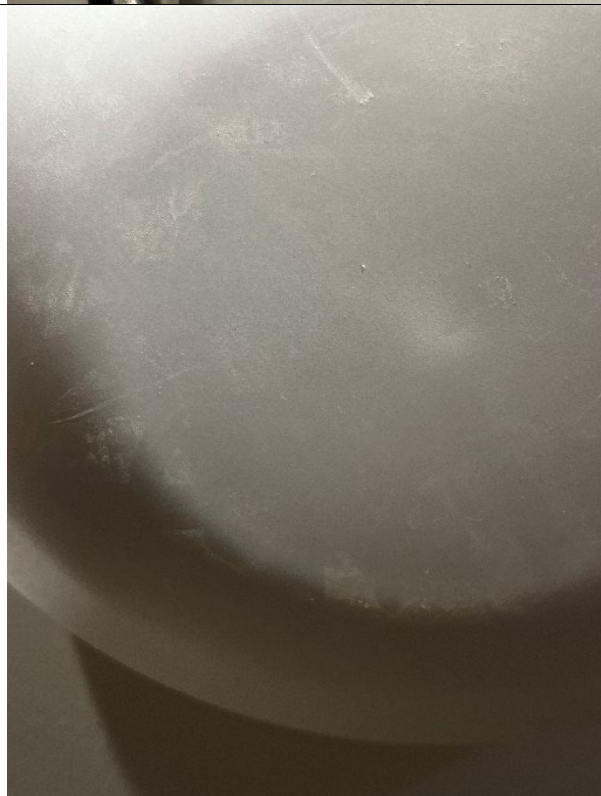




Decoration around the light pendant need's decoration.



The external fan cover is scratched and dirty, this will need to be replaced.





Information

Stop tap in located in the base unit under the sink



Holes needed in the side panel so my client can plumb in his washing machine



Information

Washing machine connection and
isolation valve

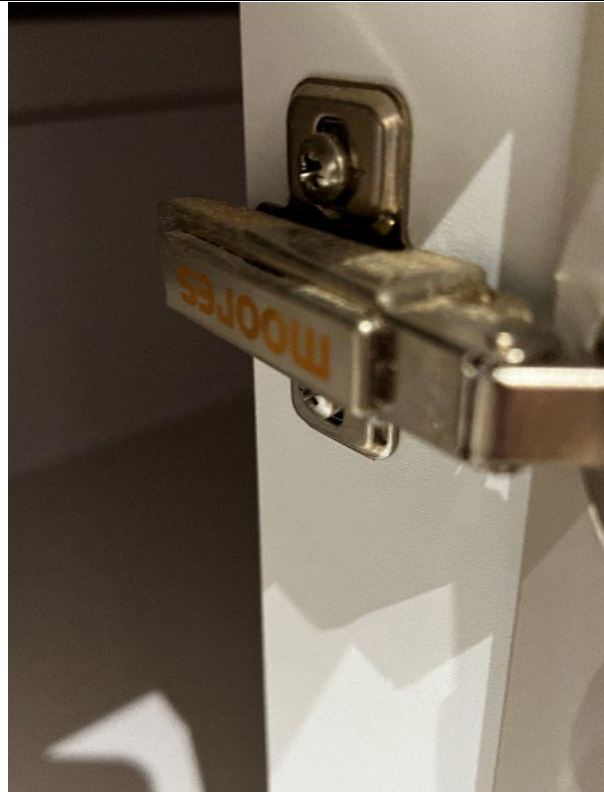


Burns to the base unit floor, this
will need to be fixed via a magic
man or a new base unit installed





Dust on the kitchen unit hinges, clearly no cleaning has been done on this property before handover. This is standard protocol



Holes in the base unit reveals needs to be addressed





The plinth isn't properly fitted and missing clips to hold it securely in place



Rubbish left under the kitchen base units needs to be cleaned out





As above

Also, the water pipe needs
sealing to stop air ingress



Debris under the kitchen base
units needs cleaning out

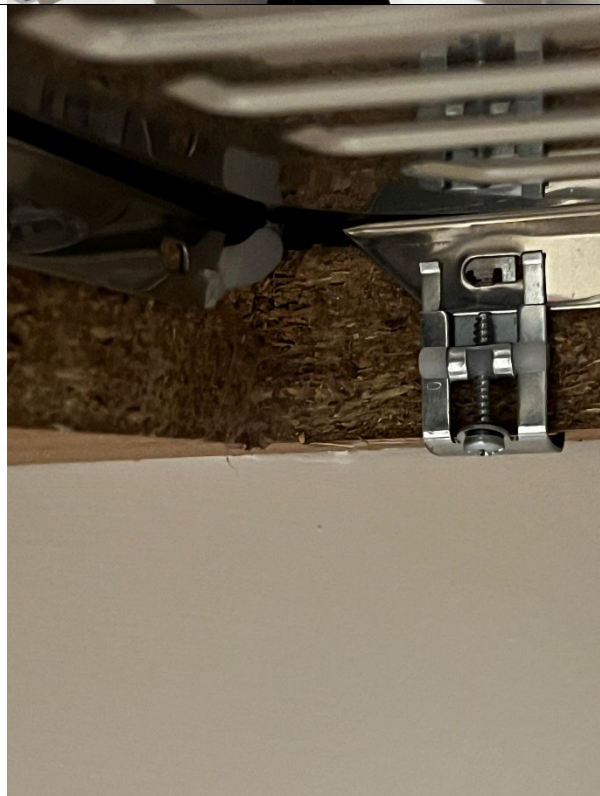




The sink base unit needs cleaning and decoration required



No silicon is visible to the kitchen sink cut out; this needs to be applied to stop water destroying the worktop over time

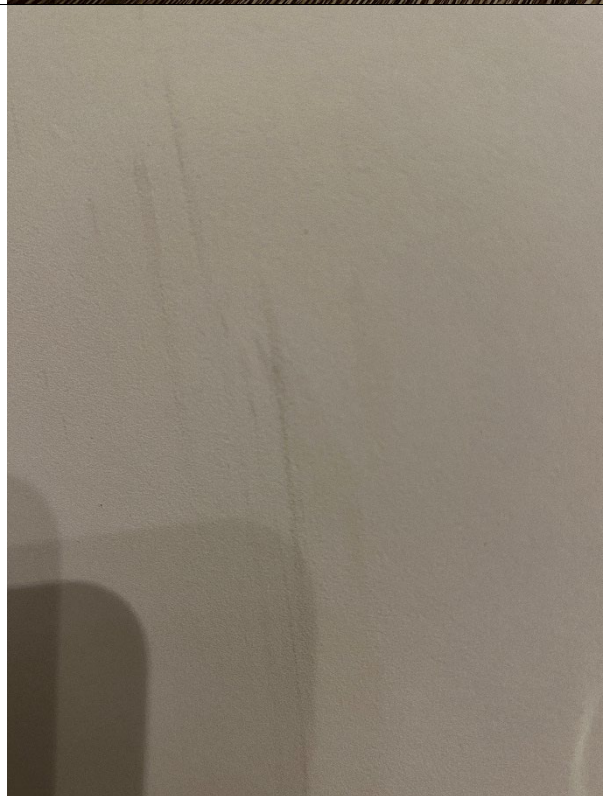




The silicon seal on the splashback is dirty and needs to be replaced



Marks on wall need to be decorated

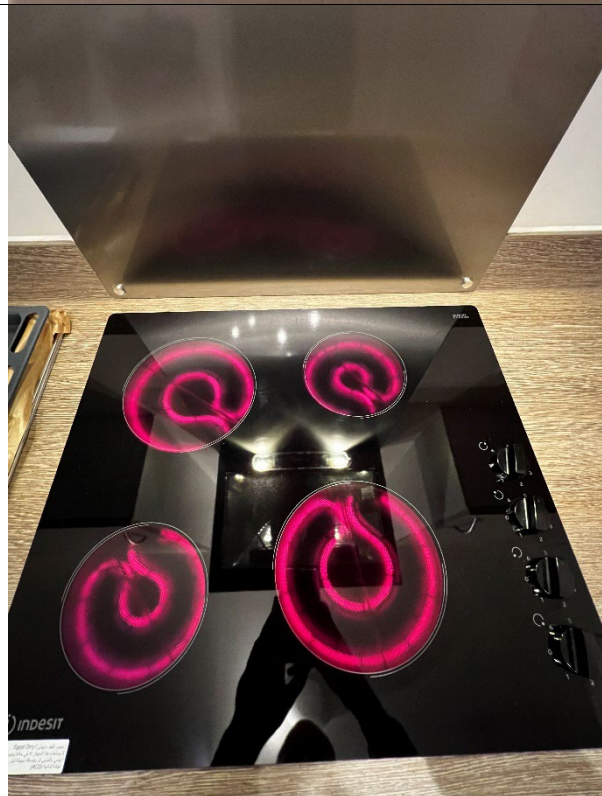


Plastic protection has been left
on the screws on the cooker
splashback. Attention to detail



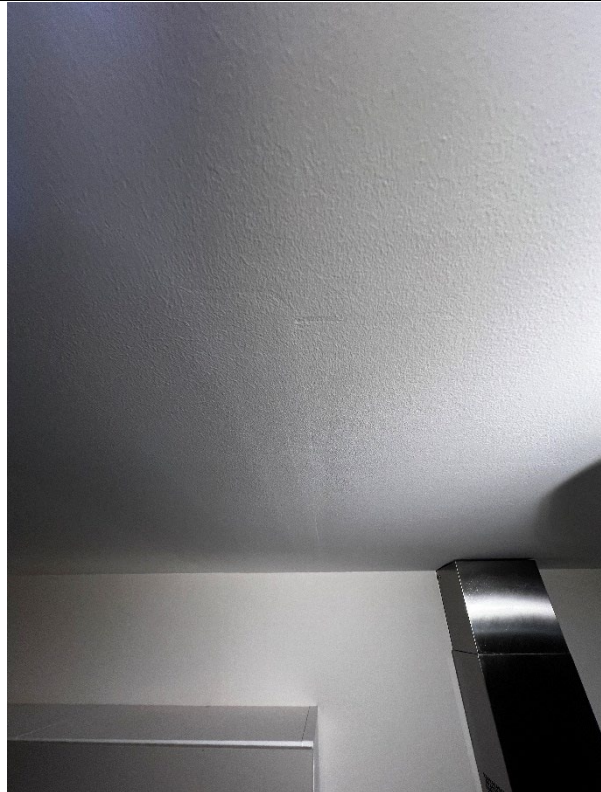
Information

The cooker hob was working at
the time of my inspection





Ceiling needs decoration, can see the tape which will need filling, sanding and decoration



Mark on the splashback



Information

The sink hasn't got an overflow ,
and the protective cover is still
on the 1.5 bowl as shown below
on the photo





The sink has a leak from the sink waste, this needs to be fixed.



Pipes loose and will need clipping to secure



Colour fill left under the worktop joint



Marks on wall unit doors will need cleaning off

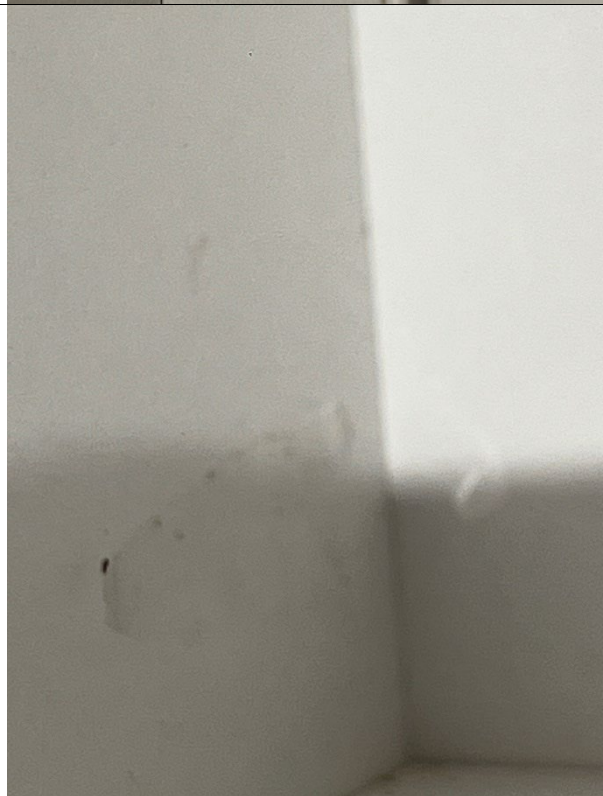




More damage to walls that need decoration



Decoration required





Marks on shelf inside base units
and wall units



The plinth needs properly
clipping and where are the plinth
end covers?





Information

Floor heater/ ventilation requires protective film removing



Plinth needs securing properly with clips and there is rubbish behind that needs cleaning out

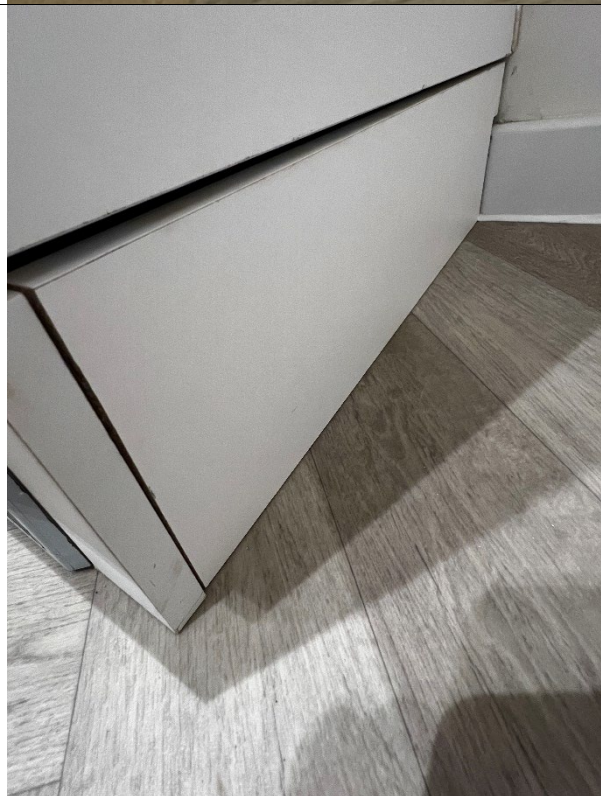




As above, rubbish needs cleaning out from under the base units



Poorly fitted and where is the mastic seal?





Screw head popping through ,
needs filling and decoration



Decoration is poor to the skirting
and needs addressing

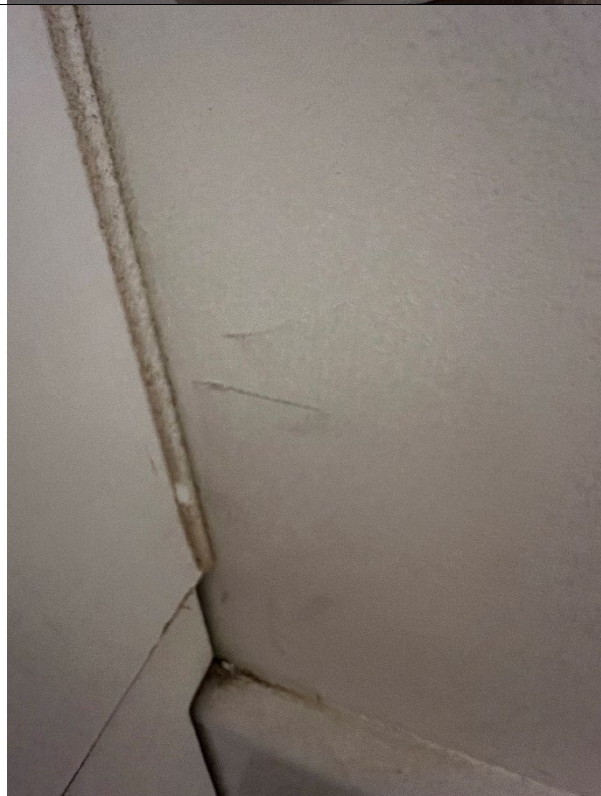




Poor decoration



The connection between the kitchen unit is poor and the silicon seal needs to be redone, and the decoration is poor





The rear of the door architrave
needs decoration



Door needs decoration





This needs to be tidied up!



The vinyl flooring has been cut too short and we can see the concrete screed below, this will need to be taken up and relayed fully





Various marks on the kitchen
base units needs to be fixed



More damage to base unit
reveals needs fixing





Holes at the back of the base unit in the cupboards needs covers or filling



The cooker hood is greasy and needs cleaning. It also needs to be fitted correctly





Information

Switches for the cooker and fridge etc to the right of the cooker hob





LIVING AREA

Door binding at the bottom,
needs adjusting



Damage to the corner need
decoration





Radiator bleed valve needs
cleaning and checking for leaks

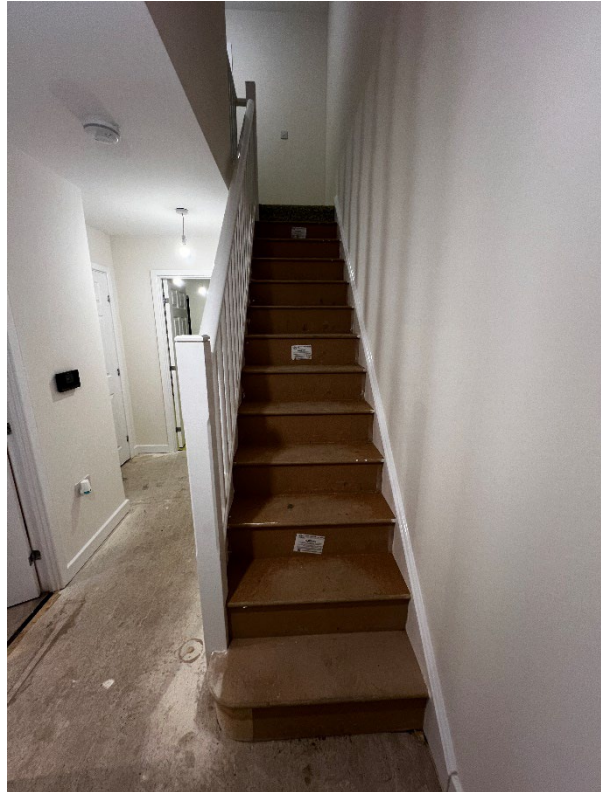


More decoration required



STAIRS AND LANDING

Staircase overview



The staircase needs a lot of decoration, there are areas than need filling and decoration as you can see from the following picture







Landing overview





Screws are visible around the loft hatch , they need filling over , sanding and decoration



Around the loft hatch needs decoration and making good.





Decoration required around the light switch



The top of the architrave needs decoration , this is throughout the whole house!



MASTER BEDROOM

Overview



Storage cupboard





Decoration is poor and needs addressing



Top of the door needs decoration, again this is throughout the whole property and needs to be addressed





Filler left on the floor.

Builders clean hasn't been done,
nor has a sparkle clean



This gap in the cupboard will
need decoration or architrave
installed to cover.

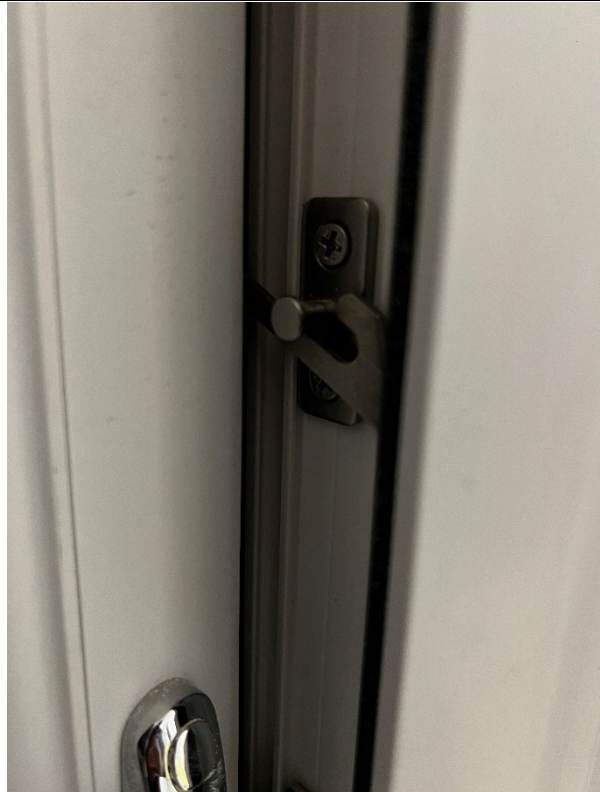
Would you have this in your
house?



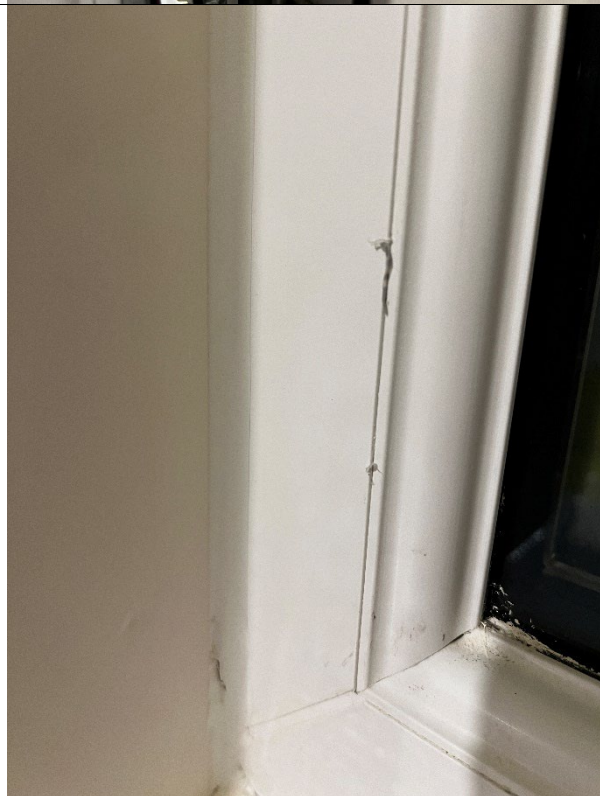


Information

Good to see window catches on the upstairs windows for safety



Decoration required and window frame marked





Decoration required and window frame is marked



Information

Ariel socket and BT point



BEDROOM TWO

Bedroom 2 overview



Window locks





Cleaning required



Information

Ariel point

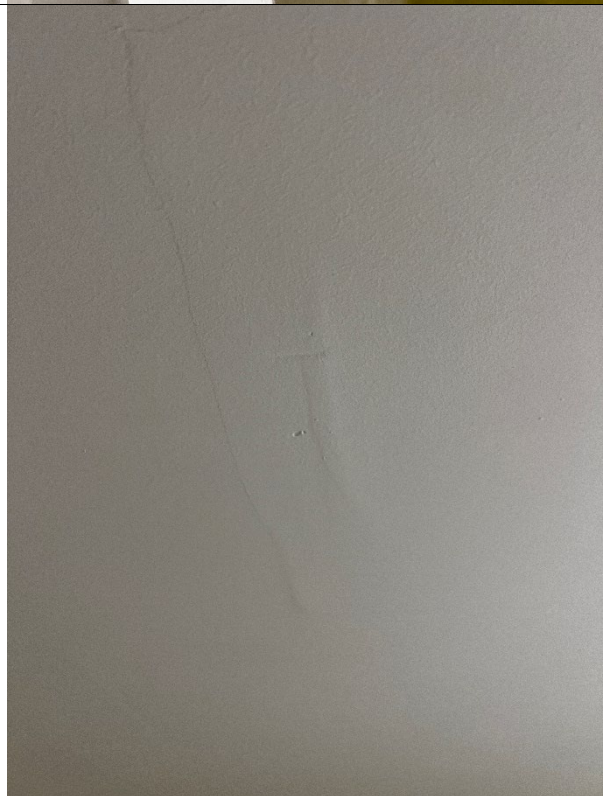




Decoration required to the top of the door and throughout the property



Decoration required



MAIN BATHROOM

Bathroom overview



Decoration required to door





Decoration required to top of the door

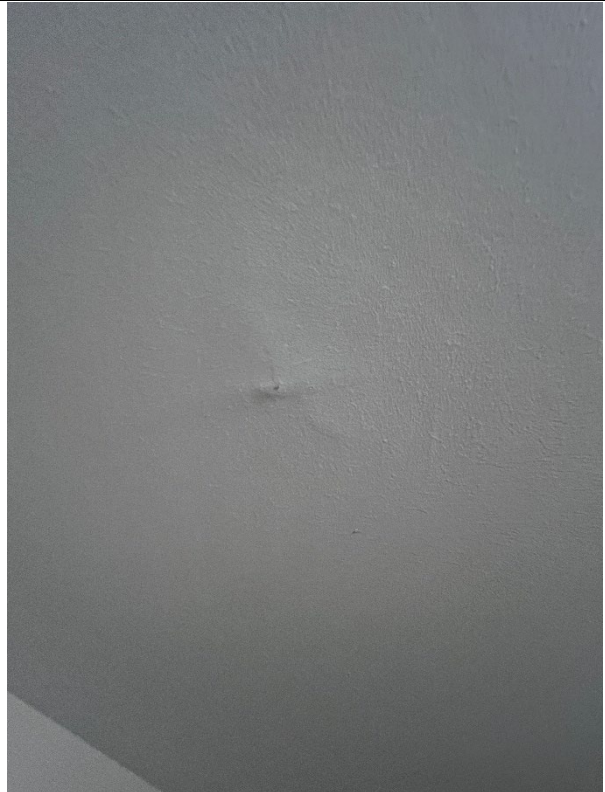


Decoration required to top of the architrave





Decoration required to the ceiling



Decoration required by the shower

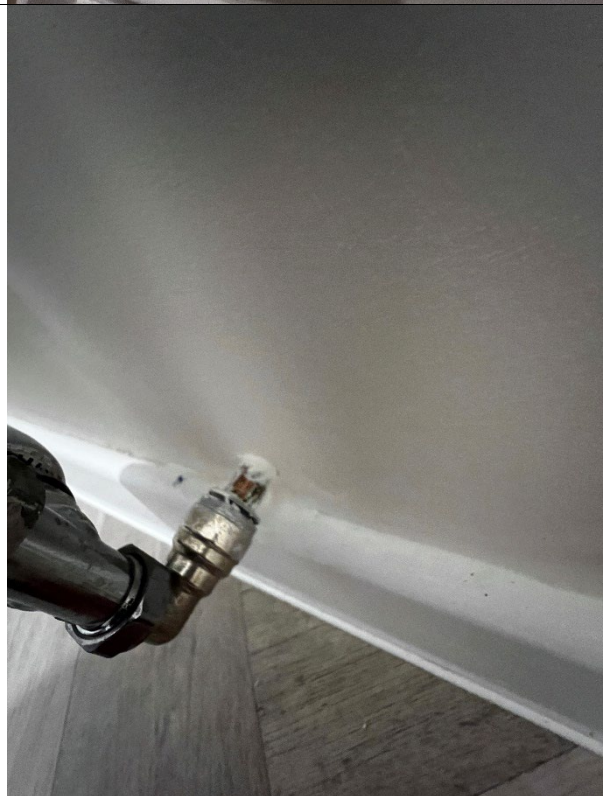




Decoration required



Decoration required and roses
added to finish



Information

Toilet water shut off valve is situated here



Decoration required and roses to finish





Has this house been cleaned?
This is appalling!



Silicon to bath needs replacing
with fresh silicon that isn't
stained and fitted incorrectly





Decoration required by the
shower

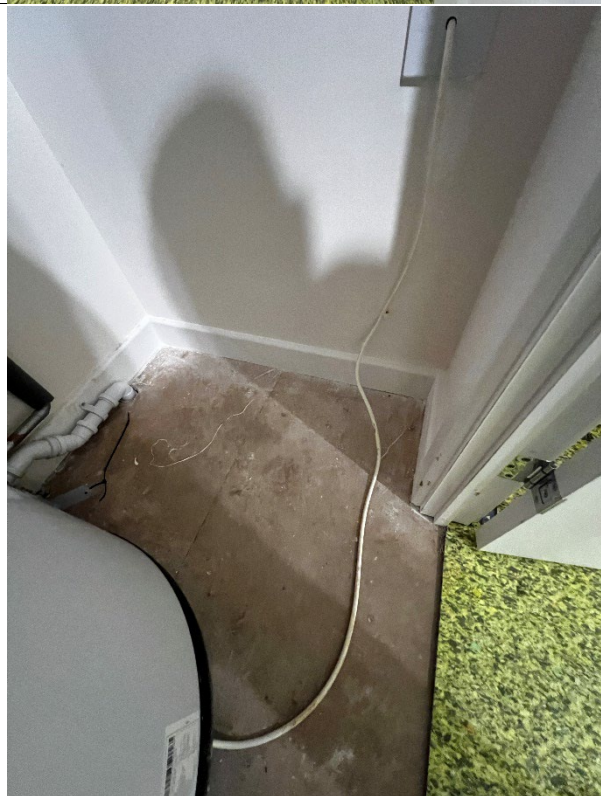


STORAGE CUPBOARD/IMMERSION TANK

Storage cupboard/ immersion tank overview



This cable will need to be installed properly





Information

Heating system control panel



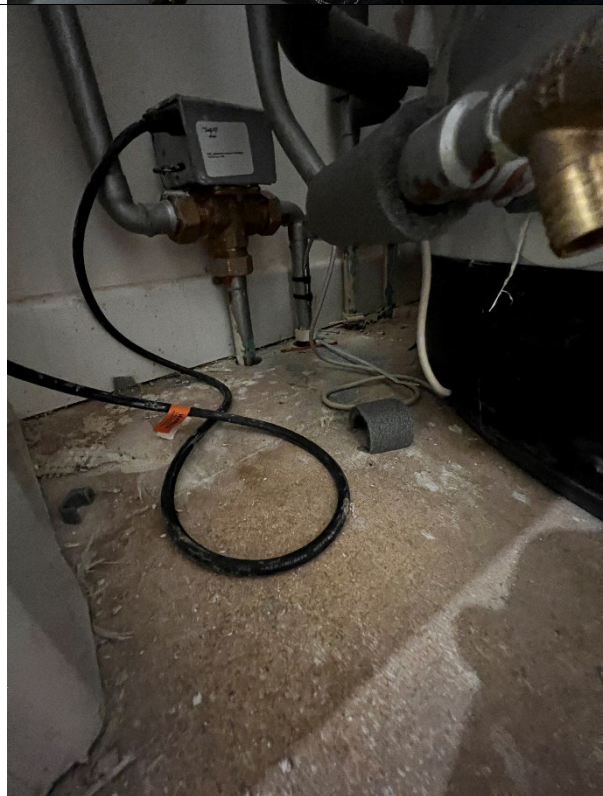
Immersion switch



Decoration required



Decoration required and
cleaning.

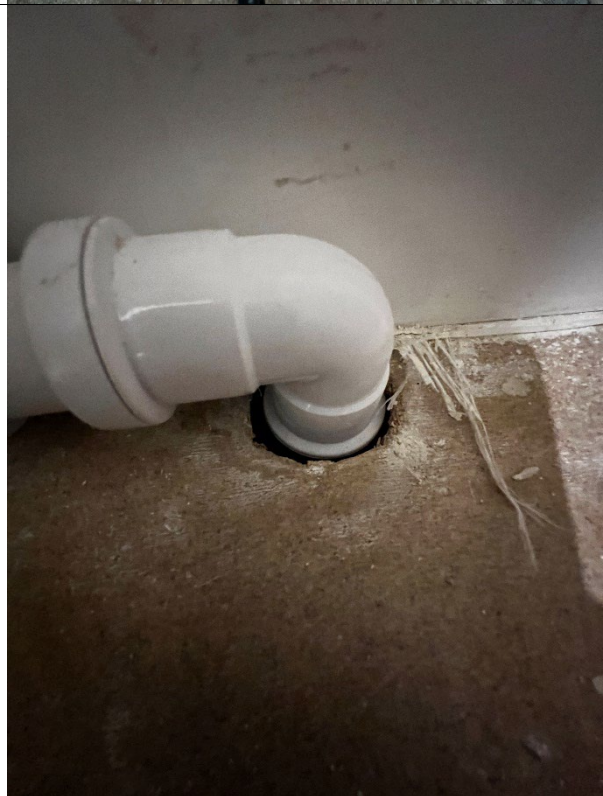


Decoration required and cleaning

Also fire stopping to floor
penetrations required here

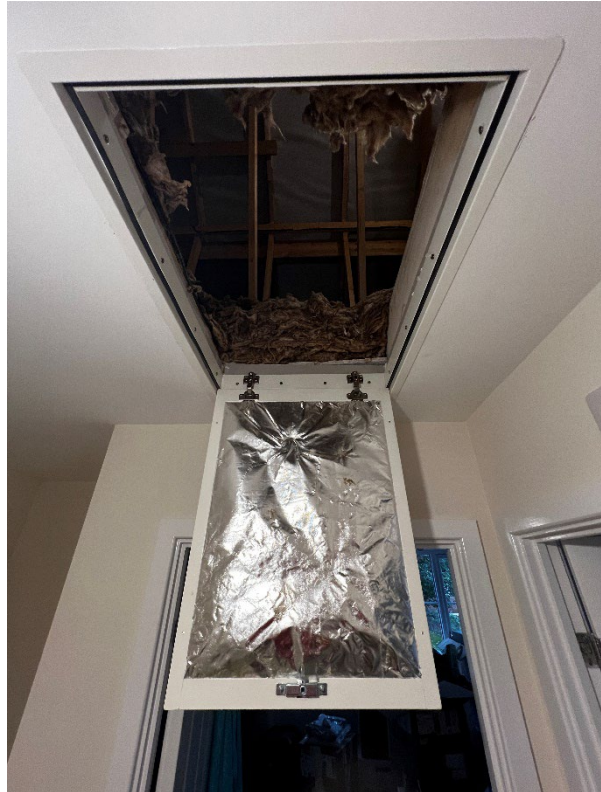


Fire stopping to floor
penetrations required here



LOFT

Loft Space overview



The loft insulation needs to be properly installed





Information

Ariel for the property with
distribution box



Information

Solar panel control box



Solar panel shut off switch



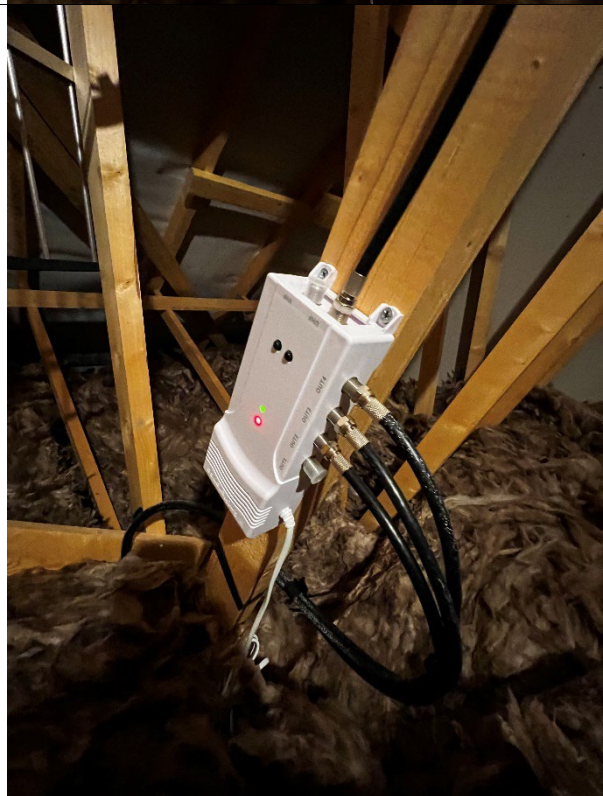


Information

Vented SVP



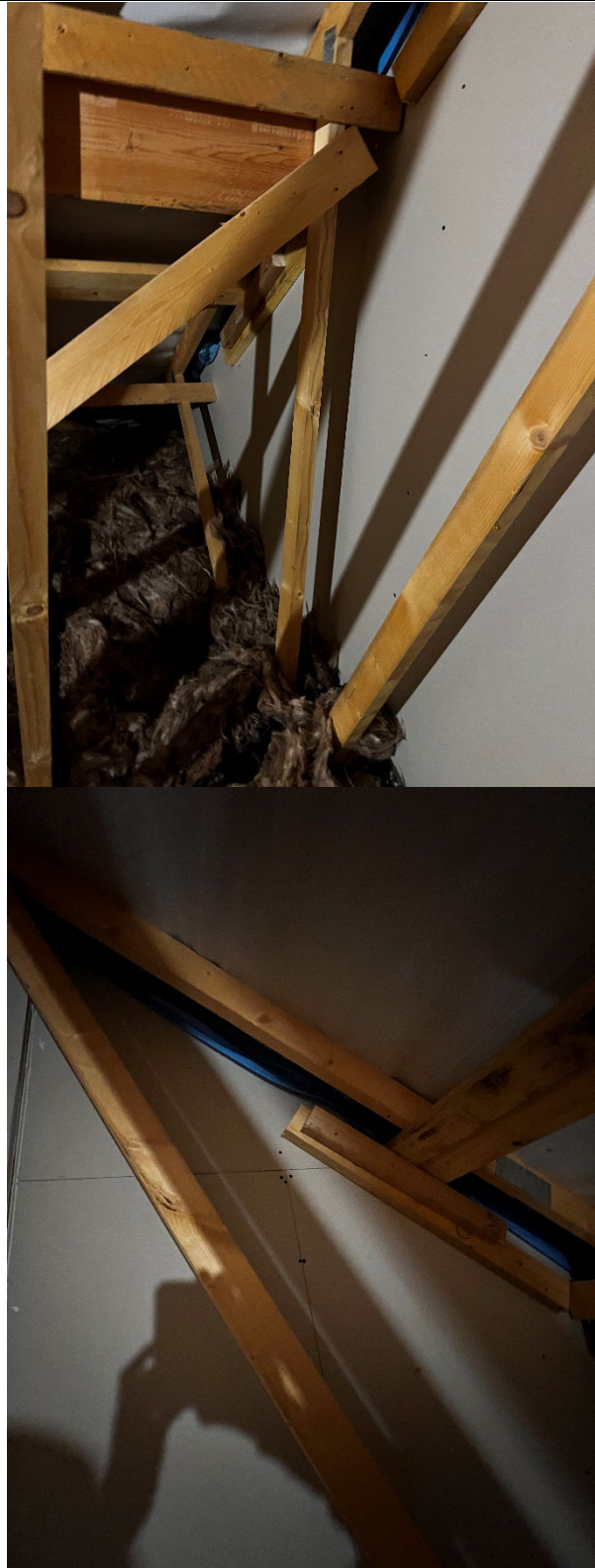
Ariel booster





Information

Fire break and fire socks present
at the time of my inspection





ROOF SURVEY

Our roof survey is carried out using our drone and all footage is supplied separately to this report. The footage is annotated with any issues or concerns.

HEAT LOSS SURVEY

Our internal heat loss survey helps us identify issues such as draughts, cold air penetration behind plasterboards, and potential gaps in rigid board insulation or loft insulation. We also examine radiators and underfloor heating systems for air pockets or pressure-related concerns.

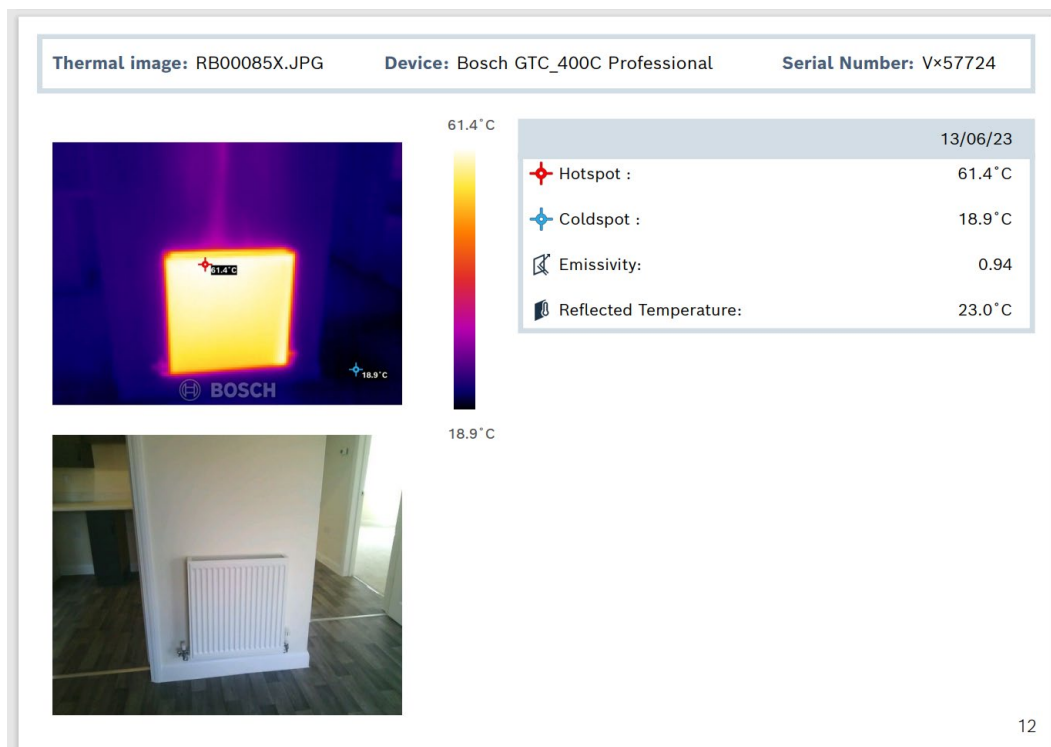


Image shows no concerns and even heat distribution

Image shows no concerns and even heat distribution

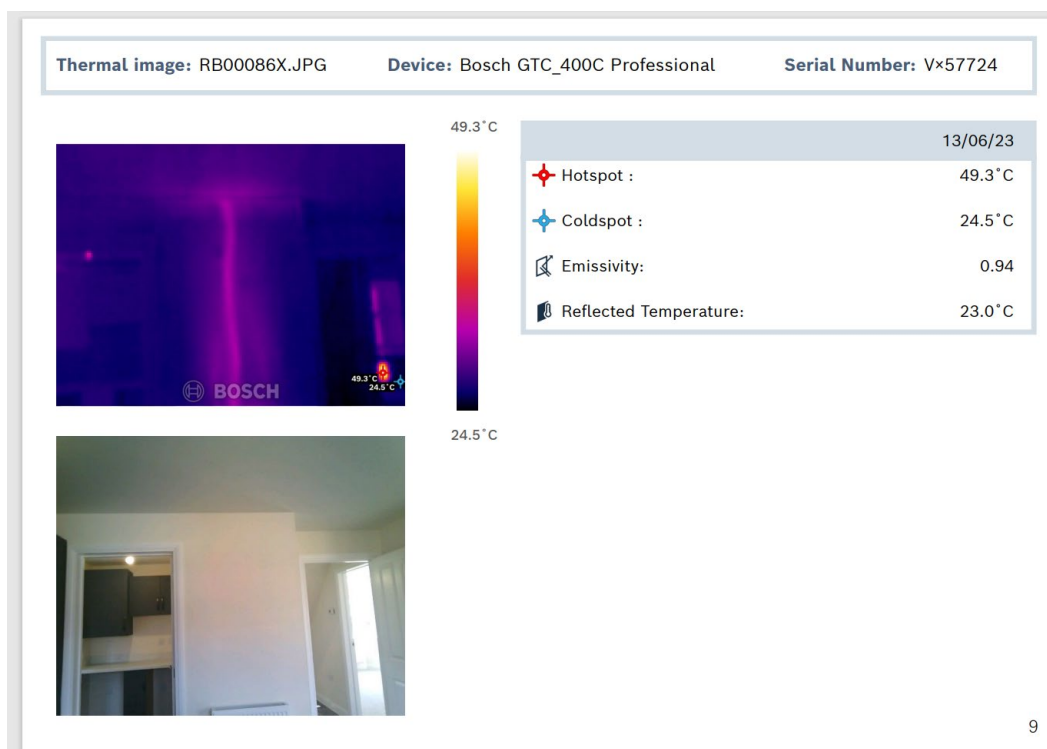


Image shows no leaks in internal heating pipe

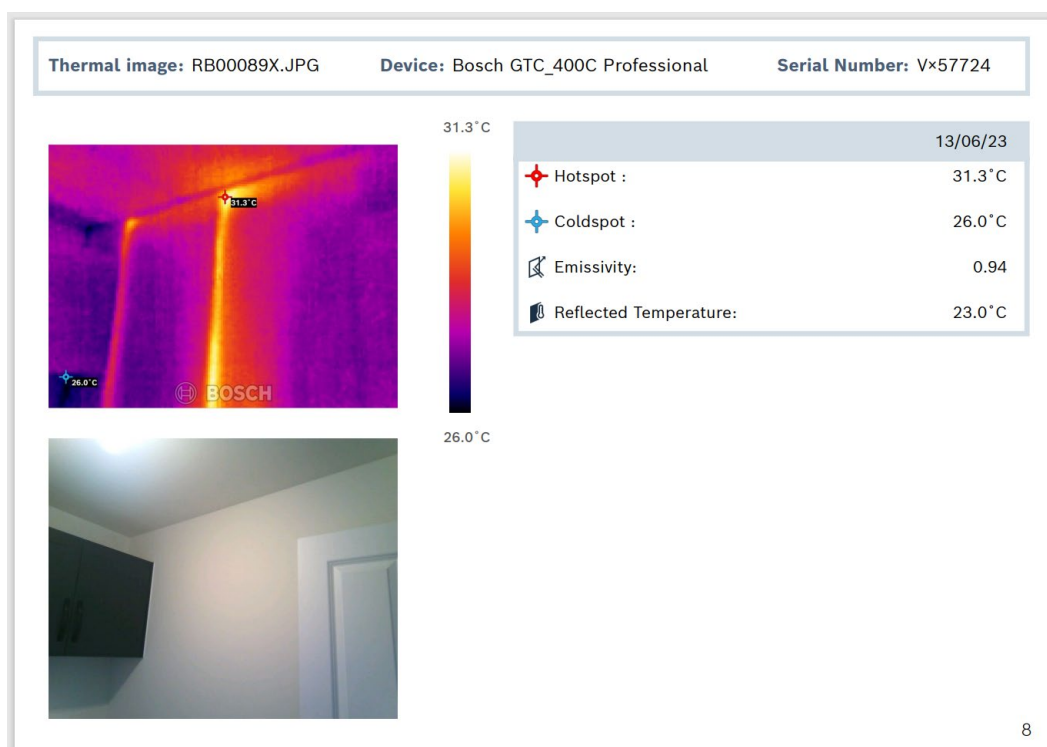


Image shows no leaks in internal heating pipe

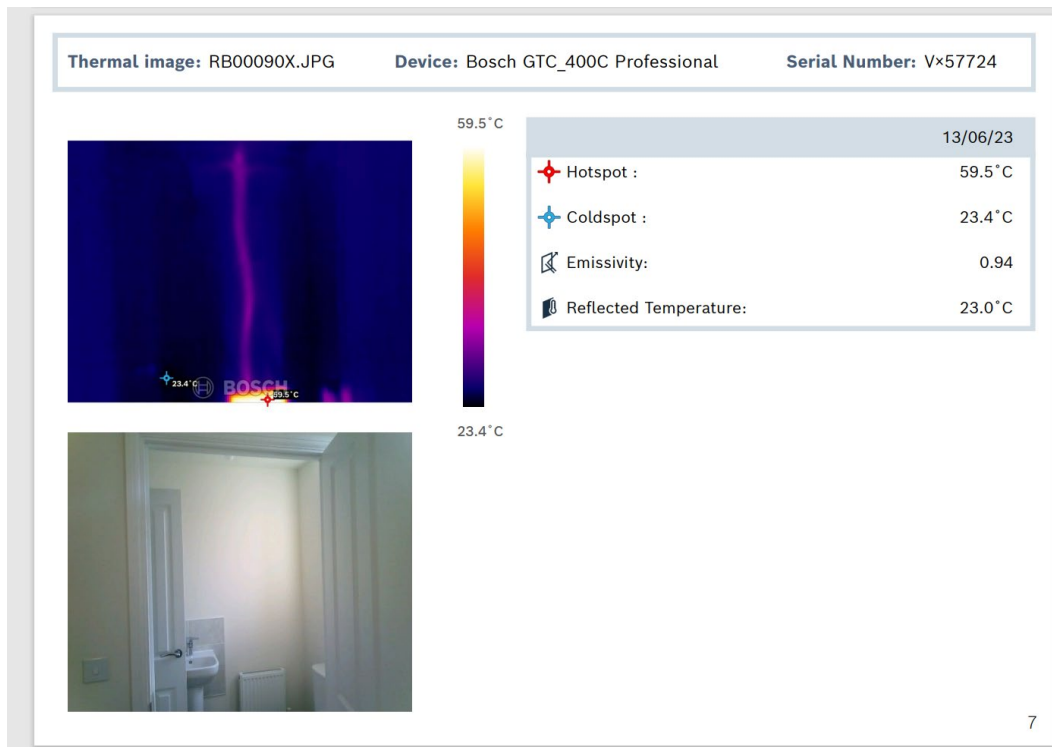


Image shows no leaks in internal heating pipe

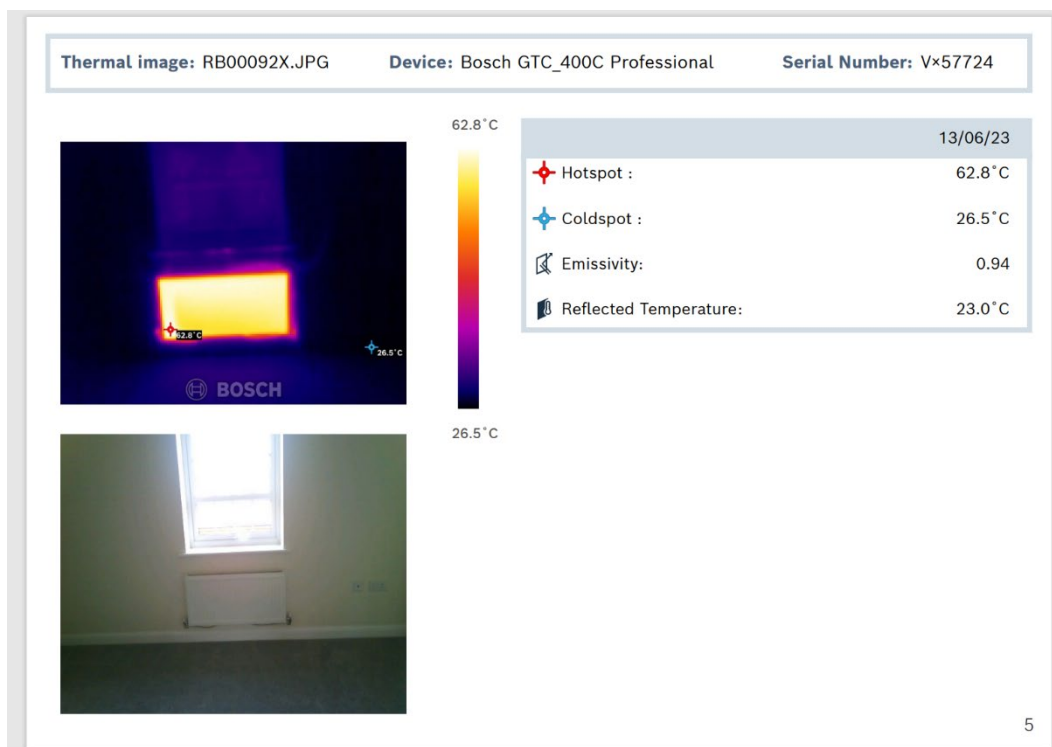


Image shows no concens and even heat distribution

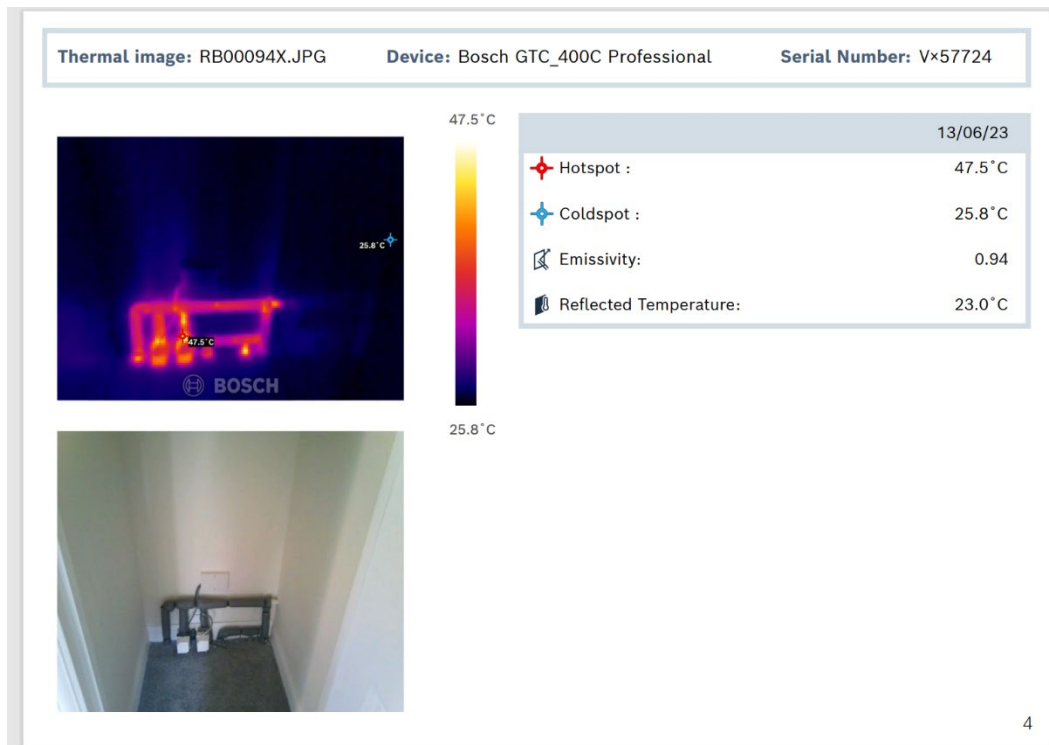


Image shows no leaks in heating pipe

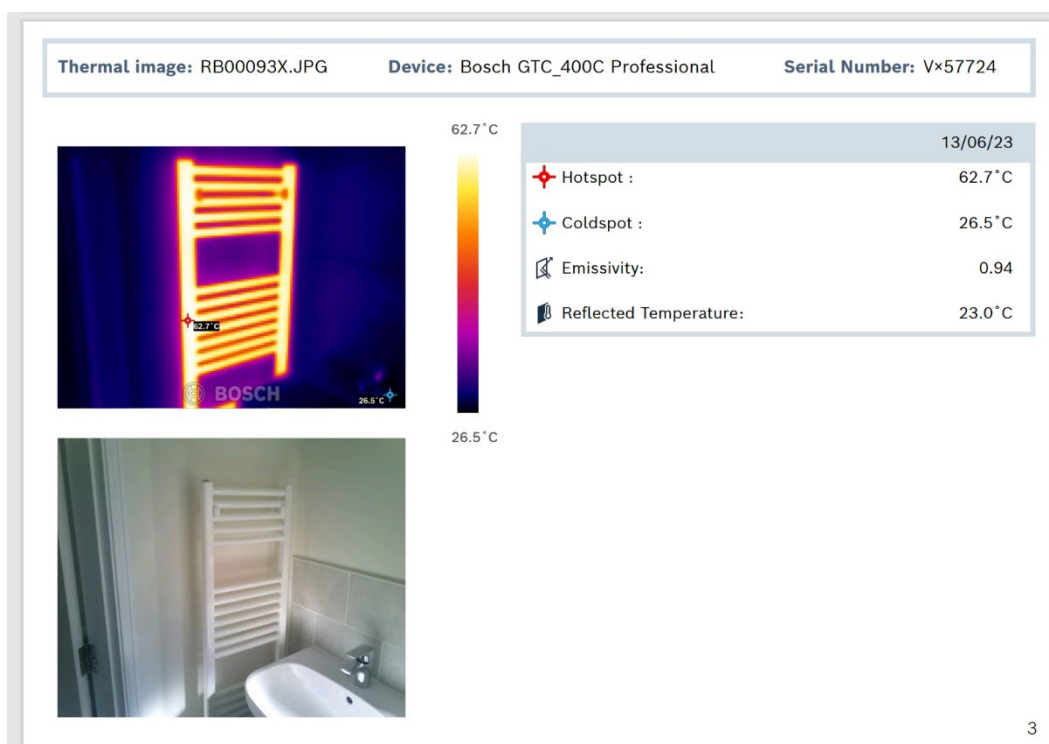


Image shows no concens and even heat distribution

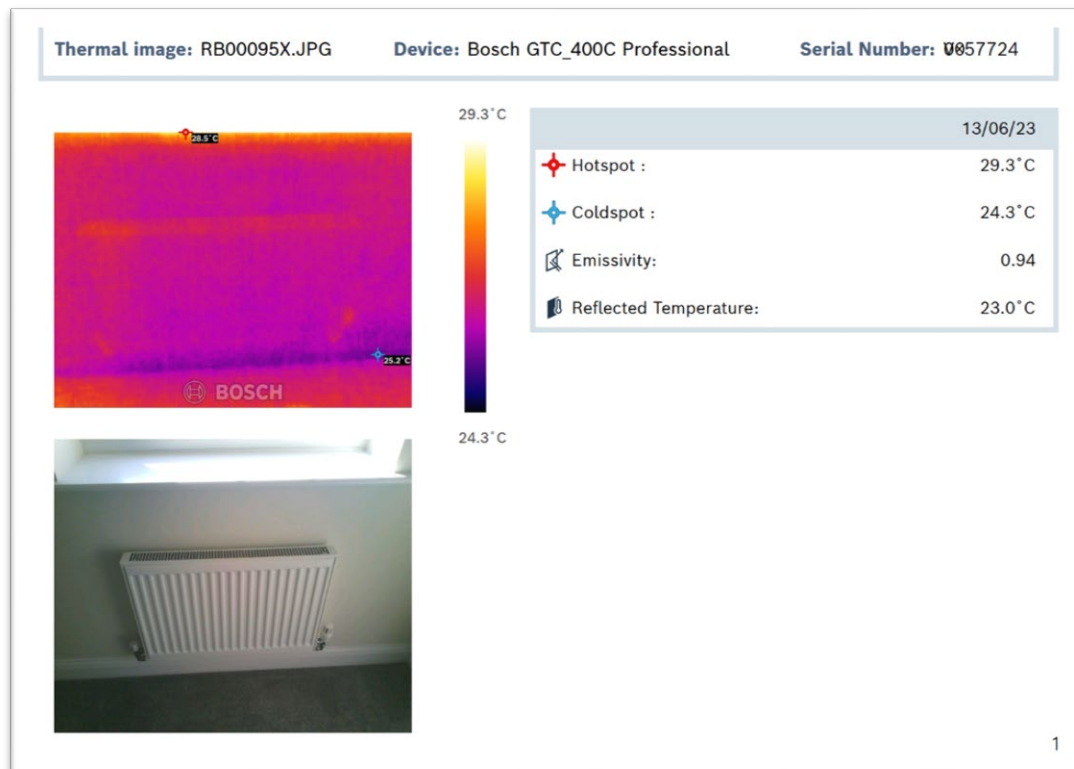
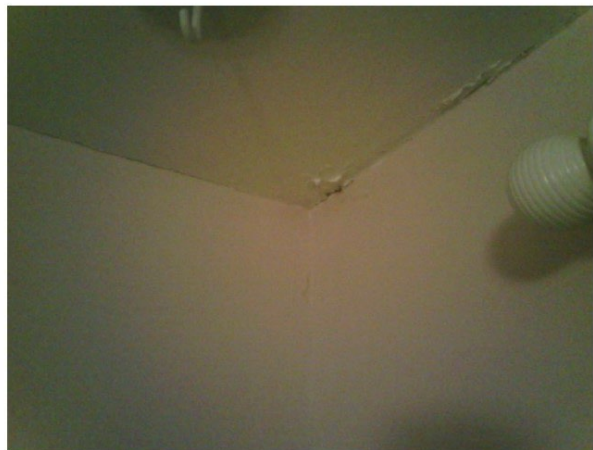


Image shows radiator not working

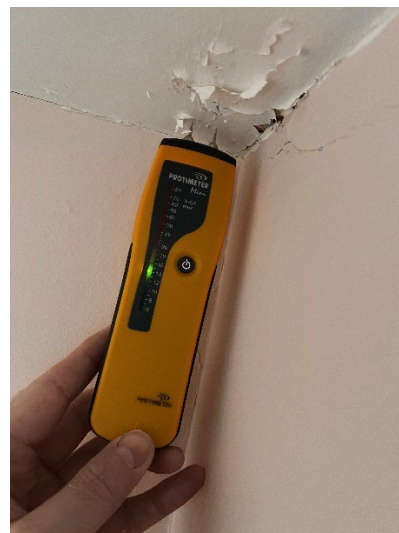
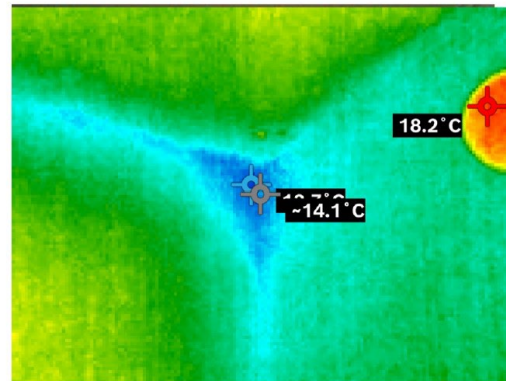
Client reporting cold spot in top corner of bedroom. Top image shows area overview, second image shows thermal image of cold spot. Third image shows the moisture meter not picking up any moisture. Insulation issue.

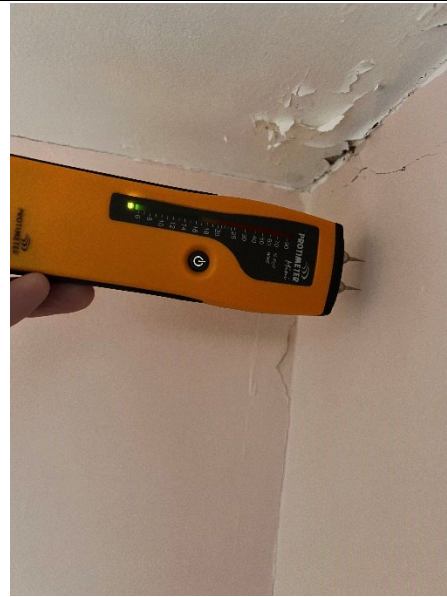


18.4°C



13.4°C





First image shows overview of internal window surround. Second image shows thermal image of cold spot. Third image shows the moisture meter picking up moisture. External seals need replacing.



19.5°C



9.7°C

