



Defects Report

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New Build Inspections – Defects Report

Client:	
Address:	
Plot number:	
House type:	5-bed 3-storey house with garage
Warranty details:	
Development name:	
Builder:	
Inspector:	
Inspection date:	

Description

This report details the outcome of a visual survey of the property detailed above to check the quality of workmanship against applicable standards. It covers both the interior and the exterior of the property as well as garden, driveway and garage if relevant. Areas not inspected, for whatever reason, are indicated in the report. New Build Inspections cannot guarantee that these areas are free from defects.

Limitations of inspection

We have restricted our examination to those parts of the roof, walls and floors of the building that were accessible, exposed or uncovered at the time of inspection. Thus, we have not opened up any concealed surfaces by removing plaster; timber paneling, removing furniture or raising fixed carpets or floor coverings. We are, therefore, unable to report that any unexposed or inaccessible parts of the property are free from defect. Furthermore this report does not address the structural condition, nor did it allow an intrusive survey of construction detailing to unexposed areas of the property.

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Therefore, we have only given an informal opinion when we could find accessible evidence of any defect.

All external features were viewed from vantage points at ground level only and therefore, we are unable to report on the condition of element that cannot be clearly viewed without any aid from ground level.

The Premier Guarantee standards consist of technical and performance standards. If the performance standards are followed, the technical standards will be satisfied. We would recommend where defects have been identified, the developer ensures that a suitably qualified person or Chartered Building Surveyor check them for compliance with the standards. If the design/installation has deviated from the standards, we would advise that proof of a written agreement between the developer/designer and the Premier Guarantee be obtained in order to satisfy the technical and design requirements of the Premier Guarantee standards.

We have not recommended any remedial works to rectify the defects identified, as a competent building contractor should be able to carry out these works based on the information contained within this report. Defects, which are deemed to be accepted as part of

the natural drying out or settlement process for new build properties (shrinkage cracking), have not been included in this defect report. However, where these defects have occurred the obligated party should rectify them.

Summary

The subject property is a 5 bed 3 storey house (with basement) comprising 5 bedrooms (all with en-suite shower or bathrooms), a lounge/sitting room, a utility room, a plant room, a shower room and a pool room (basement), a WC, a lounge, a kitchen/breakfast, a sitting room area, an airing cupboard, a further cupboard and eaves storage. The subject property was not occupied at the time of our inspection.

As at the time of our inspection, there were electricity, gas and water connections, but it could not be confirmed if telephone and the FM/TV/Satellite connections were operational.

In its current state, the subject property appears habitable and the majority of the defects identified are cosmetic as they relate to the finishing/decoration of surfaces and minor joinery, plumbing and electrical works. Their remedy is nonetheless essential.

We would recommend that these defects be addressed as soon as possible and that the developer advises homebuyer as soon as possible when the remaining defects will be rectified.

Central Heating

No defects identified – no defects were visually observed during the inspection.

Electrical and fire detection installations

No electrical completion certificate was available at the time of the inspection. Electrical outlets and lighting were tested

Smoke alarms were tested and appeared to be in working order. Remove hoods on occupation

Plumbing installations

- 1. Water pressure was checked and found to be satisfactory generally.*
- 2. All gate valves and stop cocks are to be labelled legibly with a suitable waterproof material.*

The following are specific defects identified during the inspection and should be acted upon by the client, in conjunction with the summarized items above.

External

LANDSCAPING

1. Make good pointing to paving around copings to basement area.
2. Further sanding and pointing requires undertaking to paving immediately outside the front door to the front door threshold.

BUILDER WORKS

3. The neighbouring property has a spy hole fitted; the subject property does not.
4. There is no security eye or security chain fitted to the front door. This is a requirement when it is not possible to validate the identity of visitors to the property, unless an intercom is to be fitted, which is not installed at the moment.
5. Weep vents require fitting to apertures left in brickwork to front elevation including those immediately above the front door.
6. It is recommended a mastic seal be made around the soffit to the underside of the portico.
7. Any damage to the portico should be made good using a stone repair kit in the same colour.
8. The stone to the pillars on this side is much less damaged than that of the neighbouring property, but still requires some areas of making good, refinishing of chips and refinishing of staining.
9. Grouting work is required between stone splash-back **and** to brickwork to front elevation, in fact all around the property.
10. An extra guttering clip is required to secure the hopper in position.
11. Finish off lead work around timber chute to direct water into hopper.
12. A hole has been drilled in the wall through the brickwork and has not been capped off or finished in any way.
13. Mortar pointing is required directly underneath the soffit to the front left-hand side of the building.
14. There are a number of windows to the front elevation which do not have holes to allow weep ventilation.
15. Make good pointing between windows to front elevation and stone heads above; this is particularly relevant looking at the top right-hand window at the front elevation.
16. Staining is noted to the corbelling, right-hand side of the front elevation.
17. Mortar pointing or sealing is required where the gas pipe enters the building.
18. Pointing up is required around the holes for the brown ventilator, left-hand side of the balcony immediately above the BT conduit.
19. Further grouting is required to the stone splash-back around the perimeter of the property.
20. Weep vents are missing above the windows to the basement.
21. The stone sills to the kitchen window have been damaged and require making good and where making good has taken place and not proved aesthetically effective, then the services of a cosmetic repair person should be employed to make good to a satisfactory standard.
22. There is much staining to the stone heads at upper level and to the corbelling at the edges of the front gable and corners of the front left and right elevation junctions.
23. The stone splash-back to the left-hand side of the basement aperture that runs behind the left-hand guttering downpipe to front elevation is not secured.
24. The left-hand elevation stone splash-back has been partially pointed and partially not.
25. Inside the garage there are no restraint straps fitted to the front and rear of the garage.
26. A mastic seal is required around the door frame.
27. The head of the door frame has quite a large gap that will require trimming.

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28. A mastic seal is recommended at low level to the garage soffit where it meets the brickwork and the removal of plastic protective film.
29. A trim is recommended around the garage door frame on the inside.
30. The latch plate keep to the garage personnel door has not been made.
31. The door does not sit easily in the latch and resistance is noted to closing.
32. Poor finishing is noted to the door and frame itself.
33. A mastic seal is required to the underside of the personnel door sill.
34. Grouting is required to the stone splash-back to the rear of the property.
35. Make good gap between stone and plastic trim below feature windows to kitchen.
36. Make consistent the pointing up between the lintel and the stone head above the feature door to the kitchen.
37. All the open apertures for the vents to the brickwork to the rear elevation should be filled with plastic ventilators. Those that do not incorporate the appropriate number or location of vent holes should have them made and plastic weep ventilators fitted.
38. A circular cover is required around boiler flue.
39. The external light is missing from above the basement door. Terminate electric cable correctly if no outside light is to be fitted above the basement door.
40. A trim is required around the basement door frame.
41. The basement door frame has no sill fitted.
42. Grouting is required to the steps area leading down to the basement.
43. Make good weep vents in steps area.
44. Continue the pointing work that has been started at the junction of two walls to the half landing of the steps to the basement.
45. Any repairs that have been undertaken to the stone sills to the rear should be redone and made good.
46. All stone heads and sills should be brushed off and refinished. Any damage should be made good.
47. Pointing is required to the front of the stone splash-backs and the plastic trim to the feature doors to the lounge. It also requires grouting up.
48. Shrinkage cracking is developing around the stone head to the feature doors to the lounge, left-hand side.
49. Make good where rubber pipe enters cable above the DC inverter in the right-hand elevation.
50. Make good around the boiler flue at the bottom of the chimney.
51. Make good all weep ventilators to right-hand elevation as discussed previously.
52. The framework to the rear of the gate that has recently been installed to support the latch all now requires staining to match the existing gate support system.
53. The gate catches on the ground as it opens and requires adjustment.
54. Some of the mortar pointing has fallen out of the shoulder of the chimney, right-hand side and the timber section that has been installed to support the tiling requires further decorative finish and sealant work applying.
55. The tiles do not quite work on the first course to the front elevation, left-hand side directly above the guttering and there is no overlap, or the first tile and a half is broken. They should work but something has gone wrong on the first course front left-hand side.
56. Can the pillars in the portico legs to the front door be improved at the joints at all?
- 57.

OTHER OBSERVATIONS

58. A roof tile is lying on the ground next to the guttering downpipe to the right-hand side of the front balcony.
59. A screw or nail is noted in the brickwork to the right-hand side of the hopper to the right-hand side of the balcony.
60. There is over paint to the glazing of the garage personnel door.
61. Over paint is noted to the hinges of the door.

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62. There is a broken tile to the rear elevation, second or third course up on the left-hand side; it is simply sitting in the guttering.

Interior

Front door and hallway (ground level)

DECORATIVE FINISHES

63. There is poor finishing above the RCI TV screen.
64. Scarring is noted around the third spotlight almost above the start of the basement steps.
65. Poor finishing is noted around the spotlight nearest the stairs to the first floor.
66. The sealant work in some of the corners of the room has become discoloured and requires cleaning down.
67. Bare blockwork is evident to the wall inside the cupboard, left-hand side of hall containing the electrical meters.
68. General refinishing is required to the countertop to the right-hand cupboard.
69. There is poor finishing around the perimeter of the larger cupboard

CARPENTRY / JOINERY

70. A shroud is noted to have been fitted to the rear of the front door/letterbox aperture on the neighbouring but none has been fitted to the subject property.
71. The skirting has recently been removed from the cupboard to the left-hand side of hall and it requires replacing.
72. The four cupboard doors in this larger cupboard, i.e. to the left-hand side of the hall have no handles fitted.
73. Where the skirting has been removed from the larger cupboard? it should be reinstalled/reinstated and re-sealed.

ELECTRICAL INSTALLATIONS

74. No pendant light has been fitted in the hallway.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

75. A mastic seal is required between the flooring and the front door frame.
76. There is over paint to the spotlight in the ceiling in the larger left-hand cupboard.
77. General cleaning is required everywhere

WC

DECORATIVE FINISHES

78. Further decorative finishing is required at the rear of the tiling to the basin.
79. There is poor finishing around the edging of the ceiling particularly above the window where the paint is beginning to peel.
80. The remainder of this room suffers from some discoloration around the edges of the ceiling.

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81. The wallpaper finish where it meets the wall on the right-hand side of the window indicates the lack of a straight line in the wall.

CARPENTRY / JOINERY

82. The door to the WC rattles in the frame.
83. There are some blisters in the paint finish in the head of the door inside the WC.

ELECTRICAL INSTALLATIONS

84. The cover to the fan beneath the window does not appear to be mounted level.

PLUMBING INSTALLATIONS

85. The tap is loosely fitted to the countertop.

OTHER OBSERVATIONS

86. It is recommended a mastic seal be made at the rear of the basin to prevent the grout falling out of the huge area that has been mass filled with it.
87. A mastic seal is required at the junction of the tiled shelf and beneath the basin where it meets the architrave of the door.
88. Tidy and clean up the controls for the toilet flush mechanism.

Lounge

DECORATIVE FINISHES

89. There is a patch in the ceiling between the first two rows of spotlights, right-hand side of the room.
90. There is some discoloration and slight shadow lines in the central area of the ceiling, the effect/extent of which largely depends upon the margin of light coming through the window at the rear. This can only be seen in certain lighting conditions.

CARPENTRY / JOINERY

91. There are some nicks in the small window frame to the front elevation, top right-hand corner.

ELECTRICAL INSTALLATIONS

92. The spotlight nearest the PIR detector does not quite fit in the aperture.
93. The fireplace perimeter lighting either side requires tidying up around.
94. The four lights in the middle of the room do not appear to line up with the three in front of the fireplace.
95. In fact there are two rows of spotlights to either side of the room, which appear to be spaced at different widths apart from each other, i.e. the two to the left and the two to the immediate right of the room. I would have expected them to be equidistant.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

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OTHER OBSERVATIONS

96. The folding feature doors to the rear of the room require cleaning, i.e. the doors, the glazing and frames internally and externally.
97. It is recommended a mastic seal be made where the frames meet the floor covering to hide the gap.
98. The edges of the frames require cleaning down somewhat where they meet the grey painted finish either side of the door.
99. The fire has not yet been installed and commissioned at the time of inspection.
100. Many of the spotlights particularly those above the fireplace require cleaning down and removal of over paint.

Kitchen / dining / sitting

DECORATIVE FINISHES

101. The threshold of the tiled floor and the wooden floor in the kitchen requires some form of threshold bar fitting.
102. There is poor finishing around the spotlight nearest the three mirrors in the breakfast area.
103. The spotlight nearest the left-hand of the three mirrors is poorly finished around.

CARPENTRY / JOINERY

104. The intumescent seal to the first open door to the pair of door to the kitchen is falling out and requires securing.
105. The kickboard beneath the left-hand over does not run straight.

ELECTRICAL INSTALLATIONS

106. The central light pendants above where the table will sit have not yet been installed.
107. At the side of the dining area a wall light fitting has not yet been installed.
108. Many of the spotlights in the breakfast area require touching up around the apertures in which they sit to conceal the gaps.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

109. There are marks on the drawer front, left-hand side of waste bins.
110. There appears to be a small section of sealant missing, left-hand side of sink.
111. A mastic seal is recommended where the countertop meets the island unit. This has been undertaken on the vertical but not on the horizontal. (On the neighbouring property this was not undertaken to either).
112. It is recommended a mastic seal be made across the bottom of the mirrors where they meet the cabinet countertop for the floating cupboards in the sitting area.
113. Make good over paint to window frames and mastic seal around window frames to the whole room.

Stairs down to basement level/hallway

DECORATIVE FINISHES

- 114. A plaster pop is developing and there is scarring to the edge of the wall and to the edge of the stair directly below the newel post and above.
- 115. Touching up is required to the stair architrave on the upper floor, which can be seen from the basement stairs.
- 116. There is some poor finishing around the edge of the architrave to the under stairs cupboard. It has not been sealed as it should be all the way round especially the top of the door.
- 117. There are cracks in the paintwork around the light switch to the shower room.

CARPENTRY / JOINERY

- 118. The door to the cupboard under the stairs does not latch first time every time.

ELECTRICAL INSTALLATIONS

- 119. A number of the light rings/fittings mounted in the floor in the basement hallway do not sit level with the floor and require some adjustment.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

- 120. There are some marks in the left-hand wall as one goes down the stairs.
- 121. General cleaning is required to the paintwork in the hallway/stairs to remove finger prints around frames and stair parts on this level.

Lounge/sitting room

DECORATIVE FINISHES

- 122. There is poor finishing around the speaker nearest the door.
- 123. The spaces in the tiling can still be seen and no grouting work has been undertaken to the tiling outside the window.

CARPENTRY / JOINERY

- 124. The door rattles in the frame.

ELECTRICAL INSTALLATIONS

- 125. The door socket next to the TV socket on the left-hand wall has no screw on the left-hand side.
- 126. The TV socket has not been fully screwed back to the wall.

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PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

127. There is some staining to the brickwork in the aperture outside the window in this basement level.

Plant room off lounge/sitting room

DECORATIVE FINISHES

128. A suspended ceiling has not been installed.
129. Some sections of flooring require making good.
130. A full decorate is required to the plastered walls.
131. The holes in the plasterwork for boiler flue are to be made good.

CARPENTRY / JOINERY

132. Skirting is to be installed where appropriate or if appropriate given the nature of this room.
133. The handle at the back of the door is loose.
134. The fitting of a lock to this door is recommended also to prevent unauthorised access to the plant room from the house and to prevent easy access from the plant room to the basement level (there being no alarm system present in the basement).
135. The door between the lounge and the plant room rattles in the frame.
136. There is a nick on the door frame, left-hand side.

ELECTRICAL INSTALLATIONS

137. The fan motors are to be connected.
138. The lights are not yet fitted.
139. There is no alarm system installed to the basement. Is this to remain the case?

PLUMBING INSTALLATIONS

140. The front cover is missing from the boiler.

OTHER OBSERVATIONS

141. Clean down the door and remove plastic from door frame.
142. Make mastic seal around door frame where it meets the walls and floor.

Utility room

DECORATIVE FINISHES

143. There are no splash-backs to the walls left and right-hand ends of the countertop.

CARPENTRY / JOINERY

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- 144. No door handle has been fitted at the time of inspection.
- 145. A kickboard is missing from the sink side of the utility room.

ELECTRICAL INSTALLATIONS

- 146. No cover plate has been fitted to the light switch at the time of inspection.
- 147. The two double sockets and adjacent fuse spur socket behind the washing machine are not mounted level.
- 148. A spotlight beneath the cabinets on the left-hand side is not operational.

PLUMBING INSTALLATIONS

- 149. The washer and dryer have yet to be installed.
- 150. The right-hand side of the sink does not appear to be clipped down fully and tight with the countertop.

OTHER OBSERVATIONS

- 151. There is over paint to the hinges of the door.
- 152. A mastic seal is recommended between the countertop and the splash-back. The lack of one is particularly evidenced by the gap between the two to the left-hand side of the sink.

Shower room

DECORATIVE FINISHES

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

CARPENTRY / JOINERY

- 153. The latch plate keep has not been decorated.
- 154. The door rattles in the frame.

ELECTRICAL INSTALLATIONS

- 155. The hanging light fitting in this room has no shade.
- 156. The lights in this room were not operational at the time of inspection.

PLUMBING INSTALLATIONS

- 157. At the time of inspection the shower enclosure has not been installed and therefore, the shower was not tested.
- 158. The Geberit mechanism for the toilet flush has not been installed at the time of inspection.

OTHER OBSERVATIONS

- 159. Mastic sealant work is recommended to the rear of the vanity unit.
- 160. General cleaning is required in this room.

Pool room

DECORATIVE FINISHES

- 161. Various areas of grouting are required to the steps around the shower room door.
- 162. Multiple scars are noted in the ceiling to the first set of spotlights nearest the window.
- 163. A sealant or further grouting is recommended to the rear wall where it meets the tiled floor.
- 164. Further finishing is required to the walls below the access panels.

CARPENTRY / JOINERY

- 165. There is a locking mechanism for the swimming pool room door but none for the shower room door; therefore the lock to the swimming pool door serves no real purpose given that access can be made through the shower room.
- 166. There are many paint spots on the bottom of the window. Remove any plaster and grout from the window edges.
- 167. The latch plate keep to the hallway door has not been decorated.
- 168. There are various nicks in the door frame which require making good.
- 169. Poor finishing is noted around the escutcheon plate for the knob/door handle to the door to this room.

ELECTRICAL INSTALLATIONS

- 170. The light switch/fitting adjacent to the shower room door from the swimming pool will not fit flush with the wall as the wall is uneven.
- 171. Many of the spotlights in the ceiling require pushing up flush.
- 172. The lights switch is missing from the left-hand side of the door to the hallway.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

- 173. The manhole covers all require screwing into place.
- 174. A mastic seal is required around the window.
- 175. Looking out into the light box area outside the window, one can see that the tiles to the drain have not been grouted and remove the grouting spacers
- 176. Any staining to the brickwork should be removed.
- 177. Windows require cleaning.
- 178. General cleaning is required.
- 179. Covers require installing to ventilation ducting on left-hand wall.
- 180. All access panels should be closed for safety purposes.
- 181. The pool is empty at the time of inspection.

Stairs and landing 1 (from ground floor)

DECORATIVE FINISHES

- 182. There are tooling marks to the plasterwork of the ceiling.
- 183. Poor finishing is noted around the downlighter immediately above the entrances to Bedrooms 1 and 2.

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184. Cracking is evident between the architrave of doorway to Bedroom 2 and the door frame to Bedroom 1, i.e. at the head of the door frame on the first floor landing.
185. There is poor finishing around the downlighter in the ceiling at the head of the stairs from the ground floor.

CARPENTRY / JOINERY

186. There is white over paint to the grey painted finish of the handrail/balustrade across the top of the first floor landing. There are also marks in the painted finish on the top surface.
187. Damage is noted to the painted finish of the newel post at the head of the stairs from the ground floor
188. The painted finish of the newel post on the top of the flight of stairs from the ground floor requires further attention where the handrail joins the newel post. The painted finish is crude and incomplete.
189. There is over paint on the white finish of the newel post at the head of the stairs on the first floor landing where the grey handrail meets the back of the newel post.
190. There is similar over paint where the handrail along the flight of stairs from ground floor meets the newel post at the head of the stairs.
191. Further attention is required to the painted finish at the back of the newel post on the bottom of the flight of stairs to first floor, i.e. where the handrail joins the newel post.

ELECTRICAL INSTALLATIONS

192. The lighting is not functioning at this floor level, i.e. on the first floor landing area.
193. The double socket power outlet within the hot water cupboard is loose on its fixing.
194. There is a clear gap showing across the top of the double socket outlet on the landing adjacent to the door to Bedroom 3 between the socket outlet and the wall.

PLUMBING INSTALLATIONS

195. There is no lagging of the primary pipework for the hot water tank within the water tank cupboard.
196. No sign-off of the installation for the hot water system is evident.

OTHER OBSERVATIONS

197. There are marks in the painted finish on the interior of the water tank cupboard door.

Bedroom 3 (front right with shower room)

DECORATIVE FINISHES

198. There are holes in the plasterwork of the ceiling behind the feature pendant downlights.
199. Poor finishing of the plasterwork is noted behind the double socket power outlet at the front far corner of the room, i.e. at the bed head end.

CARPENTRY / JOINERY

200. The built-in wardrobe units in this room are still under construction at the time of inspection.
201. Some rattling of the door to the bedroom is noted in the frame when the door is closed.

ELECTRICAL INSTALLATIONS

- 202. The switched fuse spur that services the high level socket outlet on the wall adjacent to the en-suite room sits proud from the wall.
- 203. One corner of the double socket power outlet at the front far corner of the room, i.e. at the bed head end clearly sits proud of the wall whilst the plaster bulges over the other end.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

- 204. Marks are noted in the painted finish of the architrave within the bedroom, i.e. the architrave to the latching side of the door to the **en-suite**

En-suite shower room

DECORATIVE FINISHES

- 205. There are black marks on the white surface of the wall tile to the right of the shaver point.
- 206. The grouting of the wall tiles is incomplete above the door and to the side of the door.
- 207. There is a gap between the base of the wall tiles and the end corner of the shower tray, i.e. beneath the wash hand basin, which requires mastic sealing.

CARPENTRY / JOINERY

- 208. The edge of the door where the latch has been let in is poorly finished.
- 209. There is a crack running up the door from the screw holding the latch in place at the top of the latch.
- 210. The cut-out for the latch plate within the door frame does not appear to have been decorated before the latch plate was fitted.

ELECTRICAL INSTALLATIONS

- 211. There is no lighting functioning at the time of inspection (we are only relying on borrowed light from the bedroom to offer any visibility).

PLUMBING INSTALLATIONS

- 212. The WC is not connected to the drains for testing at the time of inspection.
- 213. The shower in this en-suite room was not tested at the time of inspection as there is an amount of dust and debris in the shower tray, which would not benefit from being washed down the drains.

OTHER OBSERVATIONS

214. There are marks in the finish of the ceiling adjacent to the juxtaposition of the mirrored wall feature above the WC and the downlighter in the ceiling.

Bedroom 2 (front left with en-suite bathroom)

DECORATIVE FINISHES

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

CARPENTRY / JOINERY

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

ELECTRICAL INSTALLATIONS

215. The double socket power outlet behind the door is loose on its fixings and sits proud from the wall.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

En-suite bathroom

DECORATIVE FINISHES

216. The mirror is in place above the wash hand basin but there does not appear to be any trim between the mirror edges and the wall tiles.

CARPENTRY / JOINERY

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

ELECTRICAL INSTALLATIONS

217. The wall lights are in the process of being fitted at the time of inspection.

PLUMBING INSTALLATIONS

218. The WC was not tested as it is not connected to the drains at the time of inspection.

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219. Some leakage is evident from above the shower head itself. The water not only discharges from the nozzles but also appears to be pouring from above the shower head.

OTHER OBSERVATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

Bedroom 1 (rear with en-suite bathroom/shower)

DECORATIVE FINISHES

220. At the time of inspection significant work is being undertaken on the wall finishings prior to the final paper finish being applied.
221. There are holes in the plasterwork of the wall behind the wall light nearest the en-suite room.
222. Further finishing is required around the third downlighter in from the bedroom into the dressing area above the wardrobes. Further making good work is required to close up the previous position.

CARPENTRY / JOINERY

223. The door from the landing to the bedroom rattles in its frame when closed.
224. There are some chips in the painted finish of the window board above the main bedroom window beneath the semi-circular window at the top.
225. The fit-out of the built-in wardrobes in the wardrobe/dressing area for bedroom 1 is a work in progress at the time of inspection.

ELECTRICAL INSTALLATIONS

226. The wall lights in the wardrobe/dressing area for bedroom 1 are in place but are not functional at the time of inspection.
227. It appears that the fitting of the third downlighter in from the bedroom into the dressing area above the wardrobes has been moved from a different location, with the hole being elongated.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

En-suite bathroom/shower

DECORATIVE FINISHES

228. The wall forming the bottom half of the shower enclosure separating the WC from the shower does not appear to have been constructed square from the main wall. As a

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consequence, the shower enclosure appears to be square but is not true to the line of the wall on which it is mounted.

CARPENTRY / JOINERY

- 229. The door rattles in the frame when closed.
- 230. There is poor finishing of the right-hand end of the window board. This requires further attention to fully make good.
- 231. The drawers to the unit beneath the wash hand basin are currently being installed at the time of inspection.

ELECTRICAL INSTALLATIONS

- 232. The extractor fan above the radiator is in place but not yet fully fitted.

PLUMBING INSTALLATIONS

- 233. The installation of the bathroom fittings in this room is as yet a work in progress at the time of inspection.
- 234. The controls for the bath have not yet been installed.
- 235. The WC was not tested at the time of inspection as it is not yet connected to the drains.

OTHER OBSERVATIONS

- 236. There are marks in the painted finish of the ceiling adjacent to the top of the shower enclosure above the door.
- 237. A mastic seal is recommended behind the unit housing the shower controls and the tiled surface to prevent the ingress of water to the wall behind.

Stairs and landing 2

DECORATIVE FINISHES

- 238. There are marks in the plasterwork of the ceiling where the sloping ceiling meets the flat ceiling above, adjacent to the left-hand end of the first Velux window light at the head of the stairs on the second floor landing.
- 239. Work is currently in progress to the plasterwork of the ceiling over the stairwell adjacent to Bedroom 5.
- 240. Scarring of the plasterwork is noted around the downlighter at the centre row of the six downlighters, i.e. directly beyond the smoke detector.

CARPENTRY / JOINERY

- 241. There is damage to the paintwork at the top of the frame with the hinged access panel to the under eaves storage to the right of the head of the stairs.
- 242. The door to the under eaves storage could not be opened to examine the storage area within at the time of inspection.
- 243. There is some damage to the paintwork of the top of the stair string immediately below that access panel to the under eaves storage at the head of the stairs.
- 244. Damage is noted to the paintwork of the handrail/balustrade across the top floor landing.

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ELECTRICAL INSTALLATIONS

- 245. One of the downlighters is not yet fitted. The wiring is still projecting through the ceiling, with the junction box fitted but no downlighter at this point in time.
- 246. The central downlighter over the stairwell appears to be detaching from its fixing and dropping.
- 247. Work is in progress to the electrical panels within the under eaves storage accessed from the second floor landing.
- 248. A cover to the fuse box/switch box is not yet fitted.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

- 249. There are marks in the painted finish of the wall above the stair string at the base of the stairs from first to second floor.
- 250. Marks are noted in the plasterwork within the corner of the walls above the stairwell, i.e. the wall forming the enclosure for the water tank cupboard and the back wall, a little above the second level floor height.
- 251. There are marks in the painted finish of the stair string at the foot of the stairs.

Bedroom 5 (second floor right with en-suite bathroom)

DECORATIVE FINISHES

- 252. There is a crack in the plasterwork of the wall where it meets the sloping ceiling in the far rear corner of the room.
- 253. A plaster pop is developing approximately 300mm above the position where the sloping ceiling meets the back wall.
- 254. Some tooling marks are evident in the plasterwork of the ceiling between the two downlighters at the far end of the room.
- 255. There is a plaster pop in the wall above the entrance door to the room adjacent to the hinged edge of the door frame where the wall meets the sloping ceiling.

CARPENTRY / JOINERY

- 256. The fitting of a door stop is recommended to prevent the top corner of the door damaging the sloping ceiling at the front of the room.

ELECTRICAL INSTALLATIONS

- 257. The lighting circuits do not appear to be connected at this point in time.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

258. Finishing work is still in progress on second floor/top floor at the time of inspection.

En-suite bathroom

DECORATIVE FINISHES

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

CARPENTRY / JOINERY

259. No latching mechanism has been fitted to the access door to the under eaves storage area.

ELECTRICAL INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

PLUMBING INSTALLATIONS

260. There is some leakage of the shower head fitting above the shower head discharge points itself.
261. The WC is not connected at the time of our inspection.
262. The side panel of the bath has been fully tiled leaving no obvious means for access in the event of a need for maintenance.

OTHER OBSERVATIONS

263. There are marks in the finish to the front left-hand edge of the wash hand basin unit.

Bedroom 4 (second floor left with shower room)

DECORATIVE FINISHES

264. Poor finishing of the plasterwork is noted on the underside of the fan isolation switch above the bathroom door.

CARPENTRY / JOINERY

265. The installation of a door stop is recommended to prevent the entrance door to the room colliding with the sloping ceiling above.
266. Damage is noted to the painted finish of the skirting boards to the perimeter of the room as a consequence of the carpet fitting.

ELECTRICAL INSTALLATIONS

267. A double socket outlet and Telecoms/aerial outlet are located in the far left-hand corner of the room from the access door. These two panels have not been fitted square to each other or properly aligned.

268. The light circuits for this room are not functioning at the time of inspection.

PLUMBING INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

OTHER OBSERVATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

En-suite shower room

DECORATIVE FINISHES

269. There are tooling marks in the plasterwork of the wall below the light switch on entry to the room.

CARPENTRY / JOINERY

270. There is some tile grout on the front face of the drawer unit to the wash hand basin.
271. The sliding door to this en-suite room is not properly aligned; it comes into contact with the base of the door frame before closing properly.

ELECTRICAL INSTALLATIONS

No deviations from Premier Guarantee technical standards, the building regulations and accepted custom and practice.

PLUMBING INSTALLATIONS

272. A significant proportion of the jets for the shower head are not discharging water when it is in operation.
273. The WC is not in use at the time of inspection as it is not connected.

OTHER OBSERVATIONS

274. There is grout on the surface of the mirror behind the wash hand basin.
275. Paint is noted on the wall tile to the right-hand side of the door above the bath, i.e. two tiles down from the shower head at about eye level.

Generally

276. At the time of inspection it was not possible to inspect the flooring in the hallway, kitchen and lounge on the ground floor.
277. The top edges of all door frames should be mastic sealed to hide the gaps and should be decorated. It has been advised by the commissioner of the report that one of his principal pet hates is the fact that the tops of the door frames are not sealed and decorated fully.
278. Overarching comments for Bedrooms 2, 3, 4 and 5: the fitted wardrobe installations have not yet taken place in any of these rooms at the time of inspection.
279. Finishing work is still in progress on second floor/top floor at the time of inspection.

Report ends