

Inspection 17/02/2023 Copy
4 Bedroom , Example Developers

22 Example Close

Created: 28 Mar 2023

Last Updated: 28 Mar 2023

Prepared for: Mr And Mrs Example



214

TESTS COMPLETED

65%

OVERALL SCORE

172

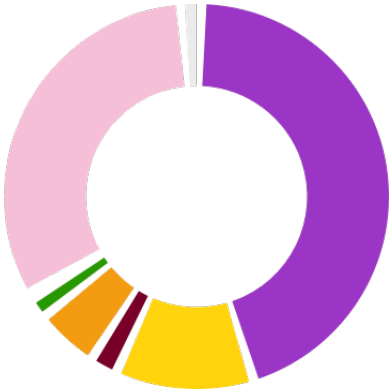
ACTIONS REQUIRED

RESPONSIBLE PERSON

- Builder
- Carpenter
- Electrician
- Plumber
- Tiler
- Kitchen Insaller
- Landscaper
- Decorator
- Unassigned
- Unassigned

ACTIONS ASSIGNED

- 0 (0%)
- 77 (45%)
- 20 (12%)
- 4 (2%)
- 9 (5%)
- 3 (2%)
- 0 (0%)
- 1 (1%)
- 55 (32%)
- 0 (0%)
- 3 (2%)



	RESULT	COMMENTS
ABOUT		
1.1 The Property	N/A	The property inspected at the time of inspection was a four bedroom detached David Wilson house.
1.2 Meet Your Inspector	Pass	<p>Your inspector today , is an experienced professional . He has been assessed as competent through the New Homes Quality Board scheme</p> <p>You inspector carries relevant insurances and will be a member of one of the following professional bodies CIOB, RICS, RPSA, SAVA, ABBE or other recognised body</p>
1.3 Our Service & Limitations to the Inspection	Pass	<p>The inspection of your property will undertaken by a suitably qualified inspector and should be non-disruptive and non-invasive and should assess fixtures, fittings and services by way of checks comparable with normal daily use.</p> <p>It has been approved by an industry-wide technical working group in collaboration with the New Homes Quality Board (NHQB) and its availability is a requirement of the New Homes Quality Code.</p> <p>The purpose of this Checklist is to assist the home building industry show a commitment to cooperation and transparency in delivering a high-quality standard to every new home.</p> <p>The homebuyer can and should expect their home to be constructed to a high specification and that the approach to the home and surrounding area is safe on the day they move in. The home should be clean and ready for the customer to enjoy and live in safely from day one.</p> <p>Inspectors will follow the NHQB guidance below when completing the inspection and where it isn't possible to comply with the guidance make reference to this limitation in the inspection notes:</p> <p>Please note the following methodology must be used by the inspector</p> <ul style="list-style-type: none"> • External walls should be inspected in daylight from a minimum distance of 10m. • Internal ceiling, wall, paintwork finishes, mastic and sealing should be inspected in daylight from a minimum distance of 2m and not shining a light on the surface. Where no natural daylight is available, inspection should be carried out with a single light source. • Cupboards, wardrobes, surfaces and fitted furniture (including kitchens and bathrooms) should be inspected in daylight from a distance of 0.5m. • Glazing should be inspected in daylight from a minimum distance of 2m (laminated or toughened glass from 3m) and not shining a light on the surface, with fine scratches less than 25mm and bubbles or blisters if they are neither obtrusive or bunched, being acceptable. • All checks on the property unless otherwise stated will be visual from the ground [in the case of exterior] or from internal floors [in the case of the interior]. • For top floor apartments, loft spaces and eaves should only be checked where safely accessible to do so.

Apartments only

External common parts (where relevant)

The Inspector will assume that the common parts include all areas beyond the confines of the subject property where there is no evidence to suggest the area is demised to a different property, and which are commonly included within a maintenance/repair agreement associated with properties of a similar type

The inspection will be limited to those common parts that would normally be used by the occupier of the subject dwelling, i.e. the individual paths, parking areas, gardens, bin stores, storage, garages etc. that would normally be used by an occupier of that individual dwelling.

Reports will include only those parts of the external structure, including

walls, roofs, windows, doors, joinery etc. that are immediately and directly associated with the subject dwelling. It should exclude locked, or restricted access areas including electrical/lift/riser/services cupboards, lockers or buildings, restricted storage and maintenance facilities.

Internal common parts

The Inspector will assume that the common parts include all areas beyond the confines of the subject property where there is no evidence to suggest the area is demised to a different property, and which are commonly included within a maintenance/repair agreement associated with properties of a similar type.

The inspection will be limited to those common parts that would normally be used by the occupier of the subject dwelling, i.e. the individual corridors, staircases, halls, landings etc. that would normally be used to access that individual dwelling. It should include only those parts that can normally and freely be accessed by an occupier of the subject dwelling without special permissions. It should exclude locked or restricted access areas including electrical/lift/riser/services cupboards, lockers or housings, roof spaces accessed from common areas, restricted storage and maintenance facilities.



1.1 A

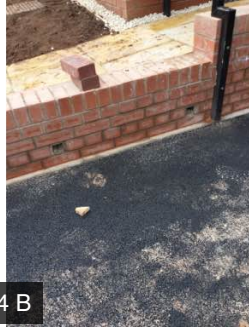
GENERAL

3.1 Health & Safety

Fail

Action	Assignee	Due Date	Complete?	Action Comments
Action 1	Builder	N/A	No	At the time of inspection the right-hand side elevation has yet to be fully complete and finished

3.2 Scaffolding		Pass	At the time of inspection there was aris fencing to the right hand side elevation making access difficult but protecting the plot from the neighbouring retaining wall		
3.3 Roads & Footpaths		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Damage is noted to the front of the steps leading up to the front entrance door
	Action 2	Builder	N/A	No	Please clean down the steps leading up to the front entrance door
	Action 3	Builder	N/A	No	The curb edging at the time of inspection to the front elevation was damaged in numerous areas and sections were missing
3.4 Tidiness		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	The driveway at the time of inspection was dirty and requires cleaning down prior to completion
	Action 2	Builder	N/A	No	Please clean down the retaining wall and the drainage to the retaining wall
	Action 3	Builder	N/A	No	The front elevation at the time of inspection had not yet been completed
	Action 4	Builder	N/A	No	Please clean down the soffit and fascia board to the garage
	Action 5	Builder	N/A	No	Vegetation growing to the rear elevation requires removing prior to the turf being laid
	Action 6	Builder	N/A	No	Rear elevation in numerous areas requires cleaning down prior to handover
	Action 7	Builder	N/A	No	Please remove all rubble and debris from the rear garden prior to the turf being laid
	Action 8	Builder	N/A	No	The brickwork to the right-hand side of the garage requires jet washing down
	Action 9	Builder	N/A	No	Roof to the garage requires cleaning down prior to completion
	Action 10	Builder	N/A	No	The rear elevation generally requires to be clean down prior to completion
	Action 11	Carpenter	N/A	No	Threshold bar to the utility room door would benefit from being refinished
	Action 12	Builder	N/A	No	Please clean down the glazing to the utility room door
	Action 13	Builder	N/A	No	Please remove the plot board and make good the holes in the pointing to the brickwork once the plot board has been removed
	Action 14	Builder	N/A	No	Please remove nails and screws from the vented soffit board



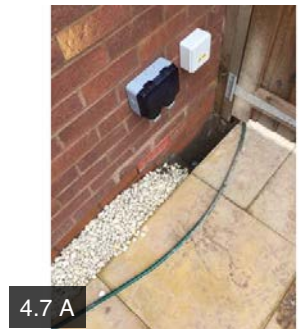
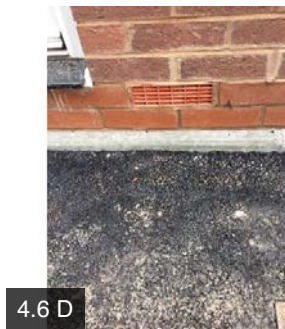
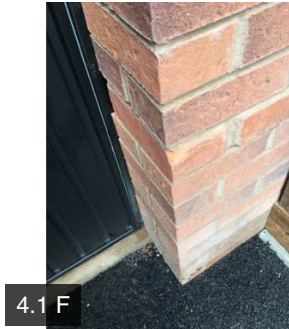
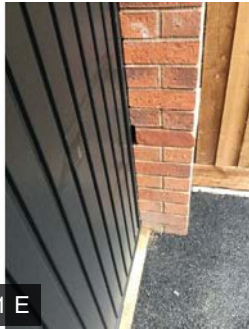
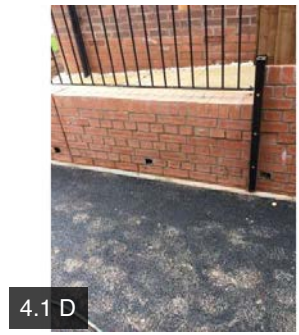
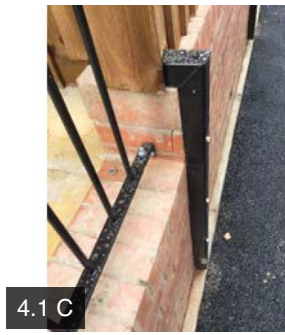
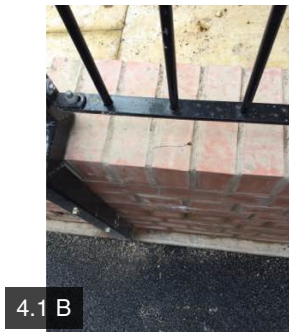
WALLS

4.1 Bricks & Mortar

Fail

Action	Assignee	Due Date	Complete?	Action Comments
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	Action 1	Builder	N/A	No	Please remove debris from around the drain pipe to the left-hand side elevation
	Action 2	Builder	N/A	No	Numerous damaged brickwork to the retaining wall builder please make good
	Action 3	Builder	N/A	No	Please clean down the brickwork to the retaining wall
	Action 4	Builder	N/A	No	Poor workmanship from the bricklayer to the right-hand side of the garage door large gap is noted between the garage door and the brickwork and at the time of inspection there has been no mastic seal be made around the perimeter of the garage door itself
	Action 5	Builder	N/A	No	Damaged brickwork noted to the right-hand side of the garage door
	Action 6	Builder	N/A	No	Inconsistent colour match is noted to the mortar to the brickwork to the right-hand side of the garage
4.2 Render		N/A			
4.3 Cladding		N/A			
4.4 Tile Hanging		N/A			
4.5 Expansion Joints		Pass			
4.6 Weeps		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	No drainage or weeps have been fitted to the retaining wall to the rear and to the left-hand side of the rear garden
	Action 2	Builder	N/A	No	It appears as though there was a weep vent fitted to the right-hand side of the kitchen window but has been removed builder please comment
	Action 3	Builder	N/A	No	Damage is noted to the floor vent to the left-hand side elevation
4.7 Air Bricks		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Stonework missing between the patio slabs and the property to the rear elevation
4.8 DPC		Pass			
4.9 Flashings		Pass			

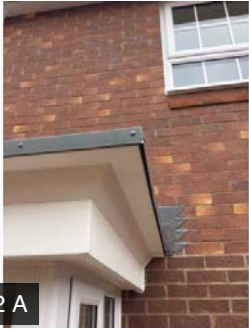


CHIMNEY

5.1 Bricks & Mortar	N/A	
5.2 Render	N/A	
5.3 Post / Terminals	N/A	
5.4 Flashings	N/A	

ROOF

6.1 Tiles / Ridges		Pass			
6.2 Flat		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Damage noted to the front left and front right-hand corners of the flat roof section above the French doors leading to the kitchen/dining area
6.3 Leadwork		Pass			



JOINERY

7.1 Joinery

Pass

GUTTERS

8.1 Gutters

Pass

8.2 Downpipes

Pass

8.3 Butts

N/A

BALCONIES

9.1 Balconies

N/A

PORCHES

10.1 Porches

Fail

Action	Assignee	Due Date	Complete?	Action Comments
Action 1	Builder	N/A	No	NHBC requires a mastic seal to be made at the juxtaposition of the upstand and the brickwork in the absence of any lead work. Furthermore I would recommend a seal be made to the portico and legs



CONSERVATORIES / ORANGERY / GARDEN ROOM

11.1 Conservatories / Orangery / Garden Room

N/A

GARAGES

12.1 Walls

Pass

12.2 Floors

Fail

Action	Assignee	Due Date	Complete?	Action Comments
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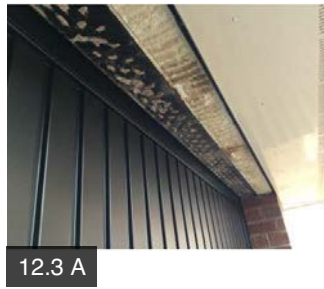
	Action 1	Builder	N/A	No	At the time of inspection the garage was being used as a storage unit for building materials
12.3 Roofs		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Insulation visible above the garage door, requires a trim installing
12.4 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Transit strips require removing from the bottom of the garage door
	Action 2	Builder	N/A	No	Sealant work missing from the garage door frame
12.5 Windows		N/A			
12.6 Services		N/A			



12.1 A



12.2 A



12.3 A



12.4 A

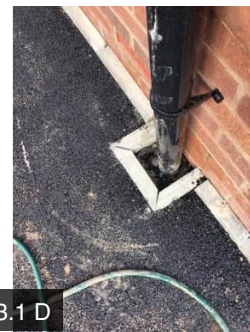


12.4 B

SURFACES

13.1 Paths & Driveways		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Externally the property itself requires jet washing down or acid washing to the property prior to handover
	Action 2	Builder	N/A	No	Please remove all debris and excess tarmac from around the guttering downpipes
13.2 Edgings & Kerbs		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Curb Edgings at the time of inspection have been damaged or are completely missing

13.3 Lawns		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Landscaper	N/A	No	Landscaping has yet to have been fully completed to this property at the time of inspection
13.4 Steps		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Can the builder please confirm in writing that they have a special dispensation in regards to Part M of the building regulations as there is no flat threshold to the front or rear elevation of the property



DRAINS

14.1 Drains		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Not tested / unable to test at the time of inspection
	Action 2	Builder	N/A	No	Homeowner Advisory, monitor the drainage to the driveway especially in the flat area in front of the driveway

	Action 3	Builder	N/A	No	Could the builder please clean down the inside of the drain on the driveway
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14.1 A



14.1 B

VENTS

15.1 Extractors	Pass	
15.2 Flues	Pass	



15.2 A

WINDOWS

16.1 Windows	Pass	
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DOORS

17.1 Doors	Fail				
Action	Assignee	Due Date	Complete?	Action Comments	
Action 1	Builder	N/A	No	The left hand door handle has been loosely fitted To the French doors	
Action 2	Carpenter	N/A	No	Threshold bar to the front entrance door would benefit from being refinished	



17.1 A



17.1 B

SERVICES

18.1 Taps		Pass			
18.2 Lights		Pass			
18.3 Meter Boxes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Both service boxes externally would benefit from being refinished prior to completion
18.4 Pipes		Pass			
18.5 Sheds		N/A			
18.6 Greenhouses		N/A			
18.7 Bin Stores		N/A			
18.8 Bike Stores		N/A			



BOUNDARIES

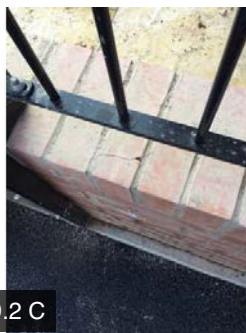
19.1 Fences		Pass			
19.2 Walls		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	As previously mentioned the retaining walls to the rear elevation do not appear to have any form of the weeps fitted can the builder please comment
	Action 2	Builder	N/A	No	Damage noted to numerous areas of the brickwork to the retaining wall to the left-hand side of the driveway
	Action 3	Builder	N/A	No	Builder has used a clear seal to the retaining wall to the left hand side of the driveway, there is no defect with the sealant work however we would have expected the builder to have chosen a different colour in order for it to look as though it has been sealed whereas with a clear seal it looks as though there is just a gap in the retaining wall this is more a Specification issue than a defect
19.3 Gates		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	The slammer strip requires adjusting please



19.2 A



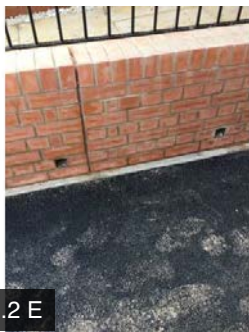
19.2 B



19.2 C



19.2 D



19.2 E



19.3 A

OTHER

20.1 Air Source Heat Pumps

N/A

20.2 PV Panels

N/A

HALLWAY

22.1 Plastering & Dry Lining

Fail

Action	Assignee	Due Date	Complete?	Action Comments
Action 1	Decorator	N/A	No	Tooling marks are noted in the ceiling area directly above the front entrance door frame

22.2 Finishes

Fail

Action	Assignee	Due Date	Complete?	Action Comments
Action 1	Decorator	N/A	No	Poor decorative finish around the triple light switch and also on the single light switch in the hallway area
Action 2	Decorator	N/A	No	The sealant work has yet to have been fully undertaken to the rear of the three hinges to the rear of the front entrance door
Action 3	Decorator	N/A	No	General poor decorative finish has been applied around the switches throughout the hallway

22.3 Floors

Pass

Action	Assignee	Due Date	Complete?	Action Comments
Action 1	Builder	N/A	No	Can the builder please clean down all of the snot from the flooring in the hallway

22.4 Windows

N/A

22.5 Skirting / Plinths

Pass

22.6 Doors

Pass

22.7 Cupboards		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Please clean down the skirting board
	Action 2	Decorator	N/A	No	Poor decorative finish applied around the bank of sockets in the storage cupboard
	Action 3	Decorator	N/A	No	Excess paint is noted in the rear of the storage cupboard door of the hallway
22.8 Glazing		Pass			
22.9 Tiles		N/A			
22.10 Lights		Pass			
22.11 Sockets		Pass			
22.12 Consumer Unit (Assumed - Indicate Location)		Pass	Location, inside storage cupboard		
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Can the builder please clean down the front face of the CCU
22.13 Radiators		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Plumber	N/A	No	Cover caps to the radiators have been poorly fitted and have also been poorly decorated around the radiator tails
	Action 2	Decorator	N/A	No	Further decorative finish is awaiting to be undertaken to be rear of the radiator tails
22.14 Entryphone		N/A			
22.15 Alarm		N/A			
22.16 Doorbell		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Unable to test at the time of inspection
22.17 Comms		N/A			



22.1 A



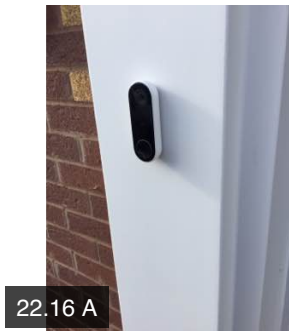
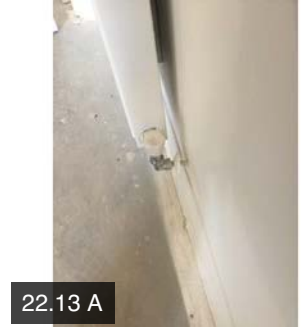
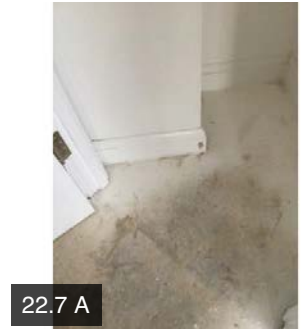
22.2 A



22.2 B



22.2 C



DOWNSTAIRS WC

23.1 Plastering & Dry Lining		Pass			
23.2 Finishes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Poor decorative finishing around the spotlight
	Action 2	Builder	N/A	No	Sealant work required at the junction of wall tiling and door architrave and tiling
23.3 Floors		Pass			
23.4 Windows		N/A			
23.5 Skirting / Plinths		Pass			
23.6 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Poor finish to the inside of the downstairs WC door frame
	Action 2	Carpenter	N/A	No	Chip noted to the rear face of the downstairs WC door
23.7 Lights		Pass			
23.8 Sockets		N/A			

23.9 Radiators	Pass	
23.10 Shower Tray (if applicable)	N/A	
23.11 Cubicles / Wet Rooms	N/A	
23.12 Basins	Pass	
23.13 Taps & Controls	Pass	
23.14 Pedestals	Pass	
23.15 Toilets & Seats	Pass	
23.16 Shaving Points	N/A	
23.17 Towel Rail	N/A	
23.18 Extractors	Pass	



23.2 A



23.2 B



23.6 A



23.6 B

STUDY

24.1 Plastering & Dry Lining		Pass			
24.2 Finishes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Poor decorative finish around the light switch and double outlet sockets inside the downstairs study
	Action 2	Decorator	N/A	No	Poor decorative finish around the double outlet sockets
	Action 3	Decorator	N/A	No	Poor finish to the window board inside of the downstairs study in numerous areas
	Action 4	Decorator	N/A	No	Debris is noted to the window board inside of the downstairs study
	Action 5	Decorator	N/A	No	Touching up required in the wall area to the rear of the downstairs study room door
24.3 Floors		Pass			
24.4 Windows		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Requires cleaning down Prior to handover please
24.5 Skirting / Plinths		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments

	Action 1	Builder	N/A	No	Please clean down the skirting board around the perimeter of the room
24.6 Doors		Pass			
24.7 Lights		Pass			
24.8 Sockets		Pass			
24.9 Radiators		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Plumber	N/A	No	Poor fitting of the cover caps to the radiator tails
	Action 2	Decorator	N/A	No	Further decorative attention is required to the rear of the radiator tails



LIVING ROOM 1

25.1 Room Name	Pass	Lounge			
25.2 Plastering & Dry Lining	Pass				
25.3 Finishes	Fail				
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Pencil marks noted in the wall area above the double socket requires further decorative attention

	Action 2	Decorator	N/A	No	Debris is noted to the window board finish builder please make good
	Action 3	Decorator	N/A	No	Pencil marks are noted to the left-hand window reveal awaiting further decorative attention
	Action 4	Decorator	N/A	No	Patches noted in the wall area to the right-hand side of the light switch
	Action 5	Decorator	N/A	No	The window boards inside the lounge area would benefit from being redecorated prior to completion
	Action 6	Decorator	N/A	No	Further decorative attention is required around the media point inside the lounge area
25.4 Floors		Pass			
25.5 Windows		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Requires cleaning down Prior to handover
25.6 Skirting / Plinths		Pass			
25.7 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Please make good the front face of the living room door
	Action 2	Carpenter	N/A	No	Damage noted to the inside of the lounge door frame
	Action 3	Carpenter	N/A	No	Damage is noted around the latch plate keep at the time of inspection
25.8 Lights		Pass			
25.9 Sockets		Pass			
25.10 Radiators		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Plumber	N/A	No	Cover cap missing to the radiator tail at the time of inspection



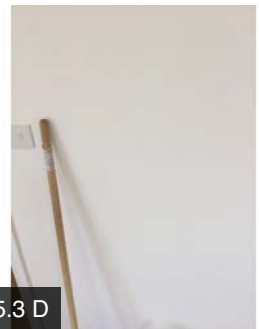
25.3 A



25.3 B



25.3 C



25.3 D



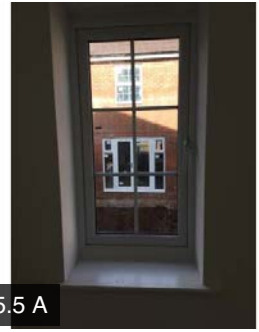
25.3 E



25.3 F



25.3 G



25.5 A



25.5 B



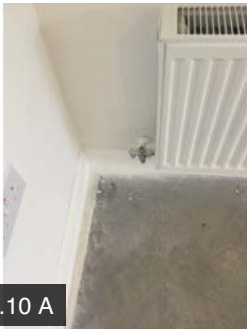
25.7 A



25.7 B



25.7 C



25.10 A

LIVING ROOM 2

26.1 Room Name		
26.2 Plastering & Dry Lining		
26.3 Finishes		
26.4 Floors		
26.5 Windows		
26.6 Skirting / Plinths		
26.7 Doors		
26.8 Lights		
26.9 Sockets		
26.10 Radiators		

LIVING ROOM 3

27.1 Room Name		
27.2 Plastering & Dry Lining		
27.3 Finishes		
27.4 Floors		

27.5 Windows		
27.6 Skirting / Plinths		
27.7 Doors		
27.8 Lights		
27.9 Sockets		
27.10 Radiators		

DINING AREA / DINING ROOM

28.1 Plastering & Dry Lining		
28.2 Finishes		
28.3 Floors		
28.4 Windows		
28.5 Skirting / Plinths		
28.6 Doors		
28.7 Lights		
28.8 Sockets		
28.9 Radiators		

KITCHEN

29.1 Plastering & Dry Lining		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Scarring and tooling marks are noted in the ceiling area can the builder please make good
	Action 2	Builder	N/A	No	Scarring and tooling marks noted in the ceiling area above the wall mounted cupboard units
29.2 Finishes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Poor decorative finish to the window reveals and also to the edges of the window reveals throughout the kitchen area
	Action 2	Decorator	N/A	No	Poor finish and fitting noted around numerous spotlights to the ceiling inside the kitchen area
	Action 3	Builder	N/A	No	Poor finish to the end of the up stand in the kitchen area requires cleaning down
	Action 4	Decorator	N/A	No	Further decorative attention is required around the bank of sockets to the right-hand side of the splashback to the rear of the hob

	Action 5	Decorator	N/A	No	Touching up required in the wall area to the left-hand side of the utility room door.. Sealant work missing between the end panel and the wall to the left-hand side of the utility room door
	Action 6	Decorator	N/A	No	Numerous pencil marks are noted in the wall area in the under stairs cupboard
29.3 Floors		Pass			
29.4 Windows		Pass			
29.5 Skirting / Plinths		Fail			
29.6 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Unassigned	N/A	No	
	Action 2	Unassigned	N/A	No	
29.7 Lights		Fail			
29.8 Sockets		Pass			
29.9 Radiators		Fail			
29.10 Cupboards		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Unassigned	N/A	No	
29.11 Drawers		Pass			
29.12 Kitchen Fittings		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Scratch noted to the AEG hob
29.13 Tiles		Pass			
29.14 Taps & Controls		Pass			
29.15 Extractors		Pass			
29.16 Hob / Cooker		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Scratch noted to the hob
29.17 Fridge / Freezer		Pass			
29.18 Dishwasher		Pass			
29.19 Washing Machine		Pass			



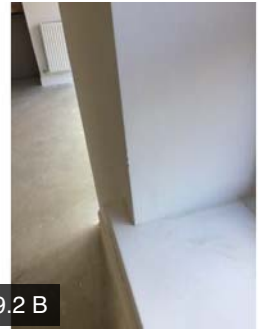
29.1 A



29.1 B



29.2 A



29.2 B



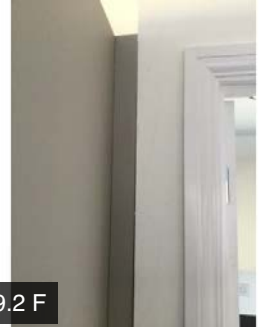
29.2 C



29.2 D



29.2 E



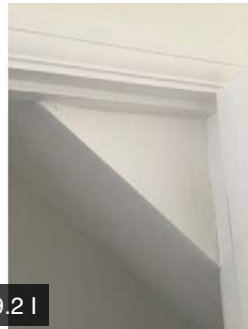
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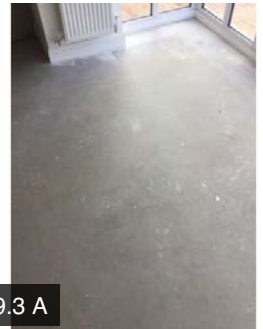
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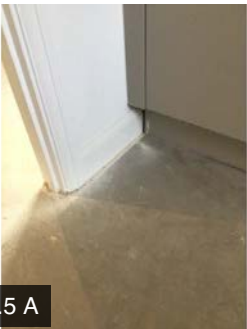
29.2 H



29.2 I



29.3 A



29.5 A



29.6 A



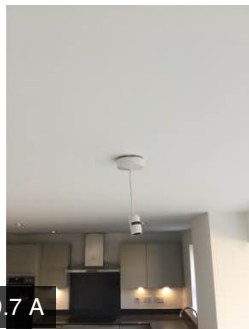
29.6 B



29.6 C



29.6 D



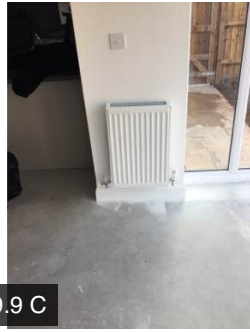
29.7 A



29.7 B



29.9 A



UTILITY ROOM / CUPBOARD

30.1 Plastering & Dry Lining		Pass			
30.2 Finishes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Patches are noted in the wall area to the rear of the utility room door
	Action 2	Decorator	N/A	No	Further decorative attention is required in the wall area to the right-hand side of the utility room light switch
	Action 3	Decorator	N/A	No	Poor decorative finish is noted around the double light switch inside the utility room
	Action 4	Decorator	N/A	No	Poor finish in the reveals around the utility room door and poor finish is noted to the rear of the hinges to the utility room door
	Action 5	Decorator	N/A	No	Pencil marks are noted around the isolator switch for the extractor fan requires touching up
30.3 Floors		Pass			
30.4 Windows		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments

	Action 1	Builder	N/A	No	Please remove the sticky pads from the glazing to the utility room door
30.5 Skirting / Plinths		Pass			
30.6 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Please clean down the latch edge of the utility room door
30.7 Lights		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Poor fitting and finish around the spotlight inside the utility room
30.8 Sockets		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Further decorative attention is required around the double socket and switched spurs
30.9 Radiators		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Poor fitting of the cover cap and poor finish in the wall area adjacent to the radiator tail
30.10 Cupboards		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	The wall mounted cupboard units inside the utility room do not align with each other and require some minor adjustment
30.11 Drawers		N/A			
30.12 Kitchen Fittings		N/A			
30.13 Tiles		N/A			
30.14 Taps & Controls		N/A			
30.15 Extractors		Pass			
30.16 Fridge / Freezer		N/A			
30.17 Dishwasher		N/A			
30.18 Washing Machine		Pass			



30.2 A



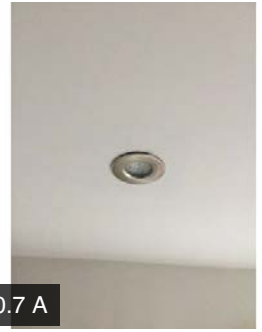
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30.2 C



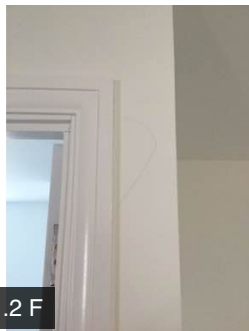
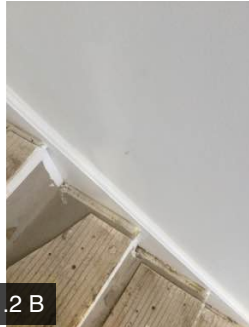
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STAIRS & LANDING 1

31.1 Plastering & Dry Lining		Pass			
31.2 Finishes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Pencil marks noted in the wall area above the single light switch at the bottom of the stairs
	Action 2	Decorator	N/A	No	Touching up required in the wall area in numerous areas leading up the stairs
	Action 3	Decorator	N/A	No	Debris is noted to the newel cap To the newel post at the top of the stairs
	Action 4	Decorator	N/A	No	Poor finish around the light switches on the landing area
	Action 5	Decorator	N/A	No	Pencil marks are noted in the wall area to the right hand side of the bedroom doors
31.3 Floors		Pass			
31.4 Windows		N/A			
31.5 Skirting / Plinths		Pass			
31.6 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Cylinder cupboard door does not latch
31.7 Cupboards		Pass			
31.8 Glazing		N/A			
31.9 Tiles		N/A			
31.10 Lights		Pass			

31.11 Sockets		Pass			
31.12 Radiators		Pass			
31.13 Smoke / Heat / CO2 Detectors		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Please remove the dust cover cap from the smoke detector on the landing area



STAIRS & LANDING 2

32.1 Plastering & Dry Lining		
32.2 Finishes		
32.3 Floors		
32.4 Windows		
32.5 Skirting / Plinths		
32.6 Doors		
32.7 Cupboards		
32.8 Glazing		
32.9 Tiles		
32.10 Lights		
32.11 Sockets		
32.12 Radiators		
32.13 Smoke / Heat / CO2 Detectors		

STAIRS & LANDING 3

33.1 Plastering & Dry Lining		
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33.2 Finishes		
33.3 Floors		
33.4 Windows		
33.5 Skirting / Plinths		
33.6 Doors		
33.7 Cupboards		
33.8 Glazing		
33.9 Tiles		
33.10 Lights		
33.11 Sockets		
33.12 Radiators		
33.13 Smoke / Heat / CO2 Detectors		

MASTER BEDROOM

34.1 Room Name	Pass	Mater bedroom			
34.2 Plastering & Dry Lining	Pass				
34.3 Finishes	Fail				
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Poor fitting and finish around the spotlight in the bedroom area
	Action 2	Decorator	N/A	No	Further decorative attention is required to the window reveals
34.4 Floors	Pass				
34.5 Windows	Fail				
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Gaps are noted between the beading sections to the window
34.6 Skirting / Plinths	Pass				
34.7 Doors	Pass				
34.8 Lights	Pass				
34.9 Sockets	Pass				
34.10 Radiators	Pass				
34.11 Wardrobes	Fail				
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Please remove the plastic protective film from the built in wardrobe
	Action 2	Builder	N/A	No	Over paint is noted to the top of the built-in wardrobe and requires cleaning down
34.12 Drawers	N/A				



34.3 A



34.3 B



34.3 C



34.5 A



34.11 A



34.11 B

MASTER BEDROOM ENSUITE

35.1 Plastering & Dry Lining		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Scarring and tooling marks are noted in the ceiling area adjacent the spotlight above the shower
35.2 Finishes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Port decorative finish has been applied around the double light switch
	Action 2	Decorator	N/A	No	Poor finish and fitting around numerous spotlights inside the ensuite bathroom
35.3 Floors		Pass			
35.4 Windows		Pass			
35.5 Skirting / Plinths		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Damage noted to the skirting board to the right hand side of the shower
	Action 2	Carpenter	N/A	No	Gaps opening up between the corner joints of the skirting board can the builder please make good
35.6 Doors		Pass			
35.7 Lights		Pass			
35.8 Sockets		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Not tested at the time of inspection
35.9 Radiators		Pass			

		Action	Assignee	Due Date	Complete?	Action Comments
		Action 1	Builder	N/A	No	Builder please clean down the wall tiling adjacent the towel warmer tiles
35.10 Baths			N/A			
35.11 Shower Trays			Pass			
35.12 Cubicles / Wet Rooms			Pass			
35.13 Basins			Fail			
		Action	Assignee	Due Date	Complete?	Action Comments
		Action 1	Plumber	N/A	No	At the time of inspection the handbasin and the basin pedestal had not yet been mastic sealed
35.14 Taps & Controls			Fail			
		Action	Assignee	Due Date	Complete?	Action Comments
		Action 1	Plumber	N/A	No	Common practice is to have a mastic seal to be made around the perimeter of the shower controls
35.15 Pedestals			Fail			
		Action	Assignee	Due Date	Complete?	Action Comments
		Action 1	Builder	N/A	No	Builder has installed two panels to the rear of the toilet pedestal but both are loosely installed I would recommend mastic sealing into position
35.16 Toilets & Seats			Pass			
35.17 Shaving Points			Pass			
		Action	Assignee	Due Date	Complete?	Action Comments
		Action 1	Builder	N/A	No	Not tested at the time of inspection
35.18 Towel Rail			Pass			
35.19 Extractor			Pass			



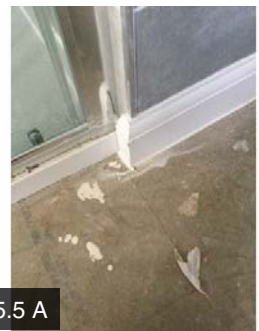
35.1 A



35.2 A



35.2 B



35.5 A



35.5 B



35.8 A



35.9 A



35.13 A



35.14 A



35.15 A



35.15 B

BEDROOM 2

36.1 Room Name		Pass	Bedroom rear left		
36.2 Plastering & Dry Lining		Pass			
36.3 Finishes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	For finishing and fitting around the spotlights inside of the bedroom area
	Action 2	Decorator	N/A	No	Poor finish in the wall area to the left-hand side of the built-in wardrobe
36.4 Floors		Pass			
36.5 Windows		Pass			
36.6 Skirting / Plinths		Pass			
36.7 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Damage is noted to the bottom of the bedroom door
36.8 Lights		Pass			
36.9 Sockets		Pass			
36.10 Radiators		Pass			
36.11 Wardrobes		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Please remove the plastic protective film from the built-in wardrobe doors
36.12 Drawers		N/A			



36.3 A



36.3 B



36.3 C



36.7 A



36.11 A

BEDROOM 2 ENSUITE

37.1 Plastering & Dry Lining		
37.2 Finishes		
37.3 Floors		
37.4 Windows		
37.5 Skirting / Plinths		
37.6 Doors		
37.7 Lights		
37.8 Sockets		
37.9 Radiators		
37.10 Baths		
37.11 Shower Trays		
37.12 Cubicles / Wet Rooms		
37.13 Basins		
37.14 Taps & Controls		
37.15 Pedestals		
37.16 Toilets & Seats		
37.17 Shaving Points		
37.18 Towel Rail		
37.19 Extractor		

BEDROOM 3

38.1 Room Name	Pass	Bedroom rear right			
38.2 Plastering & Dry Lining	Fail				
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Poor Decorative finish in the wall area to The left-hand side as you step foot into the bedroom
38.3 Finishes	Fail				
	Action	Assignee	Due Date	Complete?	Action Comments

	Action 1	Decorator	N/A	No	Poor finish to the window board inside the bedroom area
	Action 2	Decorator	N/A	No	Poor finish around the double sockets inside the bedroom area also
	Action 3	Builder	N/A	No	Overpainted is noted to the built-in wardrobe and requires cleaning down
38.4 Floors		Pass			
38.5 Windows		Pass			
38.6 Skirting / Plinths		Pass			
38.7 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Damage noted to the rear face of the bedroom door
	Action 2	Carpenter	N/A	No	Damage noted along the bottom edge of the front face of the bedroom door
38.8 Lights		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Electrician	N/A	No	Spotlights have been poorly fitted and have dropped from the ceiling
38.9 Sockets		Pass			
38.10 Radiators		Pass			
38.11 Wardrobes		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Please clean down the built-in wardrobe doors and frame
38.12 Drawers		N/A			



38.2 A



38.3 A



38.3 B



38.3 C



38.7 A



38.7 B



38.8 A



38.11 A



38.11 B

BEDROOM 3 ENSUITE

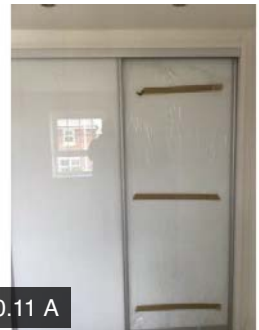
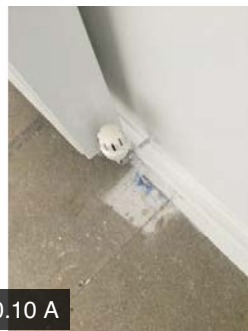
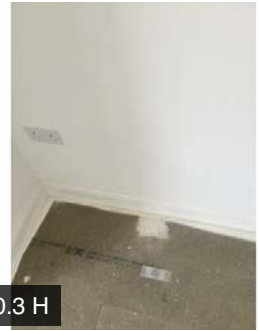
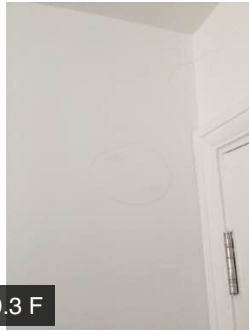
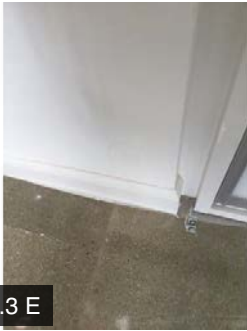
39.1 Plastering & Dry Lining		
39.2 Finishes		
39.3 Floors		
39.4 Windows		
39.5 Skirting / Plinths		
39.6 Doors		
39.7 Lights		
39.8 Sockets		
39.9 Radiators		
39.10 Baths		
39.11 Shower Trays		
39.12 Cubicles / Wet Rooms		
39.13 Basins		
39.14 Taps & Controls		
39.15 Pedestals		
39.16 Toilets & Seats		
39.17 Shaving Points		
39.18 Towel Rail		
39.19 Extractor		

BEDROOM 4

40.1 Room Name	Pass	Bedroom front right			
40.2 Plastering & Dry Lining	Pass				
40.3 Finishes	Fail				
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Poor finish and fitting around the spotlights inside the bedroom area
	Action 2	Electrician	N/A	No	Poor fitting and finish around the double light switch

	Action 3	Decorator	N/A	No	Debris is noted to the window board which would benefit from being refinished
	Action 4	Builder	N/A	No	Over paint is noted to the bottom of the built-in wardrobe and requires cleaning down
	Action 5	Decorator	N/A	No	Further decorative attention is awaiting to be applied to the wall to the rear of the bedroom door And also above the door frame
	Action 6	Decorator	N/A	No	Pencil marks are noted in the wall area to the right-hand side of the double socket
40.4 Floors		Pass			
40.5 Windows		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Can the builder once the glazing has been cleaned down inspect all windows for any scratches or damage and any that are scratched or damaged please either replace or polish the scratches out
40.6 Skirting / Plinths		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Chip noted to the corner of the skirting board requires making good
	Action 2	Decorator	N/A	No	Further decorative attention to be applied to the skirting board to the left-hand side of the built-in wardrobe door frame
40.7 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Damage noted to the rear of the bedroom door
40.8 Lights		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Electrician	N/A	No	Spotlights have dropped from the ceiling and require refitting flush please throughout the whole property
40.9 Sockets		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Over paint noted to the double sockets requires cleaning down
40.10 Radiators		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Plumber	N/A	No	Cover caps Require fitting into position once the decorative works have been completed around the radiator tiles
40.11 Wardrobes		Pass			

	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Please remove all plastic protective film from the built in wardrobes
40.12 Drawers		N/A			



BATHROOM

41.1 Plastering & Dry Lining		Pass			
41.2 Finishes		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Decorator	N/A	No	Further decorative attention is required around the isolator switch
	Action 2	Tiler	N/A	No	Temporary tiles have been installed in the family bathroom builder is aware

	Action 3	Tiler	N/A	No	Chip noted to the wall tiling to the right-hand side of the tap to the handbasin
41.3 Floors		Pass			
41.4 Windows		Pass			
41.5 Skirting / Plinths		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Tiler	N/A	No	Temporary tile installed to the left-hand side of the family bathroom door again builder is aware
41.6 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Gap noted between the skirting board and the bath panel and touching up is also required to the skirting board section
41.7 Lights		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Electrician	N/A	No	Please refit all spotlights flush to the ceiling throughout the property
41.8 Sockets		N/A			
41.9 Radiators		Pass			
41.10 Baths		Pass			
41.11 Shower Trays		N/A			
41.12 Cubicles / Wet Rooms		N/A			
41.13 Basins		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	Builder has partially sealed between the handbasin and the basin pedestal that has not done this in other wet rooms
41.14 Taps & Controls		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Plumber	N/A	No	Shower controls at the time of inspection have not yet been mastic seal around as is common practice
41.15 Pedestals		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Plumber	N/A	No	Panels missing to the right hand side of the rear of the toilet pedestal
41.16 Toilets & Seats		Pass			
41.17 Shaving Points		N/A			
41.18 Towel Rail		N/A			
41.19 Extractor		Pass			



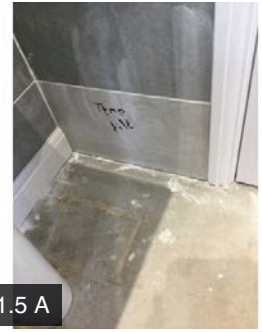
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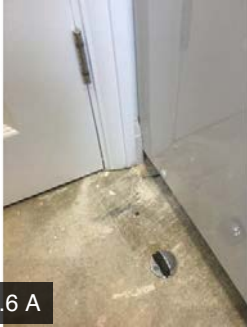
41.2 B



41.2 C



41.5 A



41.6 A



41.7 A



41.13 A



41.14 A



41.15 A

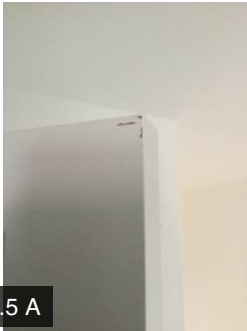
BATHROOM 2

42.1 Plastering & Dry Lining		
42.2 Finishes		
42.3 Floors		
42.4 Windows		
42.5 Skirting / Plinths		
42.6 Doors		
42.7 Lights		
42.8 Sockets		
42.9 Radiators		
42.10 Baths		
42.11 Shower Trays		
42.12 Cubicles / Wet Rooms		
42.13 Basins		
42.14 Taps & Controls		
42.15 Pedestals		

42.16 Toilets & Seats		
42.17 Shaving Points		
42.18 Towel Rail		
42.19 Extractor		

AIRING CUPBOARD

43.1 Plastering & Dry Lining		Pass			
43.2 Finishes		Pass			
43.3 Floors		Pass			
43.4 Skirting / Plinths		Pass			
43.5 Doors		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Damage noted to the rear of the cylinder cupboard door
	Action 2	Carpenter	N/A	No	The cylinder cupboard door does not latch at the time of inspection and requires some minor adjustment
43.6 Lights		N/A			
43.7 Sockets		N/A			
43.8 Hot Water Tank		Pass			



43.5 A



43.5 B

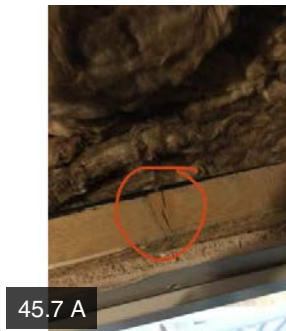
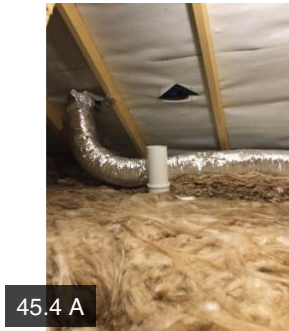
STORAGE CUPBOARD

44.1 Plastering & Dry Lining		
44.2 Finishes		
44.3 Floors		
44.4 Skirting / Plinths		
44.5 Doors		
44.6 Lights		
44.7 Sockets		

LOFT

45.1 Hatch		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments

	Action 1	Builder	N/A	No	At the time of inspection I could not close or lock the loft hatch builder please investigate
45.2 Ladder		N/A			
45.3 Felt		Pass			
45.4 Ducting		Fail			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Plumber	N/A	No	It appears as though the durgo has yet to be fitted at the time of inspection
45.5 Insulation		Pass			
45.6 Cable & Wires		Pass			
45.7 Timbers		Pass			
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Carpenter	N/A	No	Split noted around the loft hatch , builder please make good
45.8 Cold Water Tanks		N/A			



SERVICES

46.1 Heating	Pass	
46.2 Underfloor Heating	N/A	
46.3 Boiler	Pass	
46.4 Smoke / Heat / CO2 Detectors	Pass	

FINAL COMMENTS

Homeowner comments that they believe the rear fence to the property has been installed in the incorrect location and not following the line shown in the TP1 drawing, builder to check and confirm please

Homeowner comments that according to the specification the spotlights in the property should be white and not chrome