



*The survey specialists...*

Property • Infrared • Asbestos • Snagging



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# ***SNAGGING*** ***SURVEY***



## Customer Details

**Client Name:** XX XXX XXXXX XXXXXXXXX

**Address:** XX XXXXX XXXXXXXX XXXXXXXXXX, EDINBURGH, EH7 5EU

**Purpose of Report:** NEW BUILD SNAGGING

**Report Reference:** SS/MMRM//2016

**Inspection Date:** 4<sup>th</sup> November 2016

**Surveyor Name:** PHILIP MILNE

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## Property Image



The property visited was a new build Semi-detached house situated in a new development in a semi exposed location. The present owner has purchased the property from new.



**No of bedrooms:** 3

**Services:** Electric/Gas central Heating, Mains water, Mains Sewage.

**State of repair:** Good decorative order

### **General Description of Property (External)**

The property had a brick mortar construction with a SARNAFILL flat roof and balcony carport linked overhang, water was discharged from the roof via a black hopper PVCU face fixed round downpipe rainwater system, hold fast fixed to the brick mortar finish.

### **Findings**

On inspection the property was found to have been completed to a good standard with the following faults found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- No drainage trays fitted to sloping driveway carport floor
- Holed and incomplete sealant noted to front elevation windows
- Incomplete seal noted to front elevation window frames
- Mortar cracking noted above front elevation entrance door
- Hole and incomplete seal noted to entrance door and frame joint seal
- Rear elevation by fold door set timber sill damaged and aged
- Mortar cracking noted to by fold door set lintel wall construction
- Rear elevation perpend vents blocked
- Rear elevation wall construction built off line out of plumb line at expansion joint
- Hole and incomplete frame seal to upper floor windows
- Missing lead apron flashing to hopper at rainwater outlets
- Negative water run noted to SANAFILL roof surface leading to gulley rainwater outlet
- Negative water run build up at roof gulley rainwater outlet
- Perimeter metal roof capping loose and insecure fixed
- Balcony SANAFILL upstand raggle seal holed and incomplete
- Missing frame seal to external French door set leading to balcony
- Balcony French door set installed opening inwards instead of outwards





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### **Fault Image**





### Fault Image



### Fault Image







### Fault Image



### Fault Image







### Fault Image



### Fault Image







## Fault Image



## Fault Image







### Fault Image



### Fault Image





### Fault Image



### Fault Image







### Fault Image



### Fault Image





## Fault Image







## **General Description of Property (Internal)**

### **Master Bedroom**

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel door with chrome furniture and window sil. PVCU French Doors, lights, double sockets, light switches, extractor isolation switch, TV/Phone point, wall mounted radiator

### **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster finish uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Window frame seal holed incomplete
- Entrance door opening uneven not in uniform
- Entrance door loose at keeper door chipped at leading edge
- Door stops and frame damaged and Keeper cut out excessive
- Gloss finish to wood work shaded and uneven application
- skirting internal joints butt not mitred
- Radiator secured to wall off level
- Window sill damaged at leading edge off level
- Window damaged at bottom edge
- French door frame butt joint insufficiently sealed
- French door open internally incorrectly
- Right and Left doors catch at bottom edge
- Internal glass seal incomplete holed

### **Image of Master Bedroom**





## **En-suite**

Following inspection it was noted that the ceiling had an emulsion smooth plaster finish with painted architraves, wood panel door with chrome furniture, Basin, WC, shower glass enclosure, Ceramic wall tiles, down lights, shaver socket, extractor/vent wall mounted heated towel rail.

## **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster finish uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Entrance door opening uneven not in uniform
- Gloss finish to wood work shaded and uneven application
- Entrance door lock stiff during operation
- Threshold floor bar proud of tile finish
- Perimeter tile seal missing around door post
- No mechanical fixings to pedestal at floor level
- Wall tiles incomplete around pipe work of basin
- Perimeter tile seal incomplete behind wc
- Wall perimeter seal around door holed incomplete
- Down lights proud of ceiling finish
- Excessive hole cuts around towel rail pipes
- No timber supports fitted to shower tray plinth panel
- Pedestal damaged close to basin
- Light box upper seal holed incomplete

## **Image of En-suite**







## **Bedroom, 2**

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel doors with chrome furniture and window sil, PVCU opening window, lights, double sockets, light switches, wall mounted radiator.

## **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Window frame seal holed incomplete
- Entrance door opening uneven not in uniform
- Gloss finish to wood work shaded and uneven application
- skirting butt jointed instead of mitre
- Entrance door loose at keeper
- Entrance door keeper cut excessive
- Window stiff during operation and catches at bottom opening
- Radiator not level
- Door closer cut out excessive

## **Image of Bedroom 2**





### **Bedroom, 3**

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel doors with chrome furniture and window sil, PVCU opening window, lights, double sockets, light switches, wall mounted radiator.

### **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster finish uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Window frame seal holed incomplete
- Entrance door opening uneven not in uniform
- Gloss finish to wood work shaded and uneven application
- Entrance door keeper cut out excessive
- Entrance door closer cut out excessive
- Right window hinge cap missing
- Skirting butt jointed instead of mitre

### **Image of Bedroom 3**







## **Bathroom**

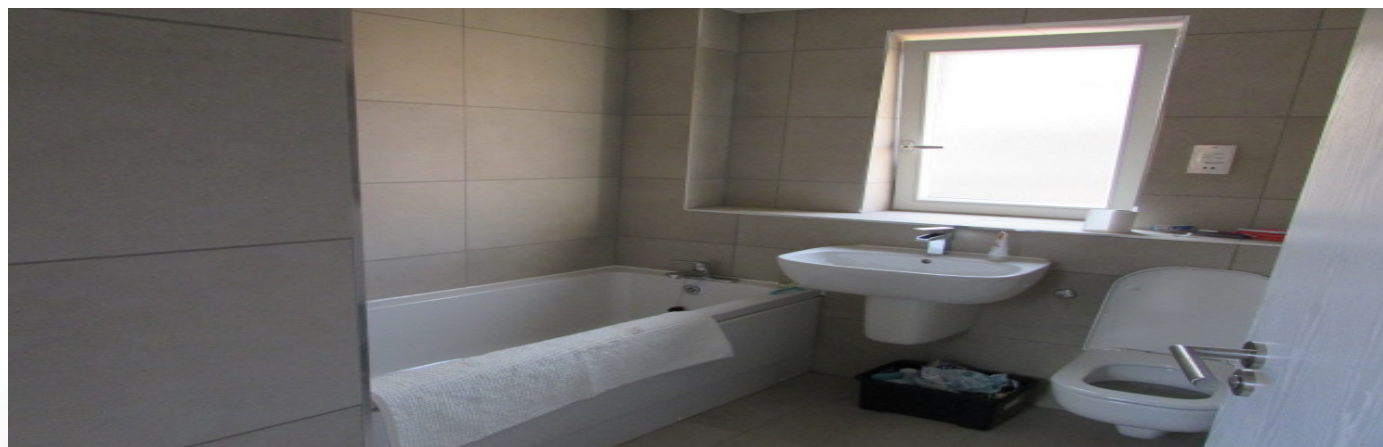
Following inspection it was noted that the ceiling had an emulsion smooth plaster finish, painted architraves, ceramic wall tiles with wood panel door with chrome furniture, Obscure PVCU window, Basin Vanity, WC, Bath, Down lights, extractor/vent wall mounted radiator.

## **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster finish uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Window frame seal holed incomplete
- Entrance door opening uneven not in uniform keeper cut excessive silicon
- Gloss finish to wood work shaded and uneven application
- Threshold proud of floor finish
- Entrance door damaged at upper edge loose at keeper
- Bulkhead tile sil seal incomplete
- Bath panel insecure fixed with no supports
- Bath seal incomplete at corner joints
- Excessive tile hole cuts at towel rail pipes
- Towel rail off plumb
- Window seal incomplete behind hinges
- Window catches at bottom opening
- Basin tap loose
- Downlights proud of ceiling

## **Image of Bathroom**





## **Landing Cupboard**

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves and panel door with chrome furniture, skirting. Air Condition Unit

## **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Entrance door opening uneven not in uniform
- Gloss finish to wood work shaded incomplete
- Air conditioning unit pipe work incorrectly installed

## **Image of Cupboard**







## **HSL**

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood handrail/balustrades, PVCU window, lights, double sockets, light switches, extractor isolation switch, hard wired smoke detector, wall mounted radiator.

## **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster finish uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Window frame seal holed incomplete
- Entrance door opening uneven not in uniform
- Gloss finish to wood work shaded and uneven application
- Radiator off level and damaged at corner
- Window catches at bottom opening
- Window seal cracked holed
- Riser facing cracked
- Handrail fixing plates open at joints
- Cracked open joint a newel post riser joint
- Skirting joints open at base of stair riser and damaged
- Entrance door opening uneven
- Sockets secured to wall off line
- Entrance door letter plate damaged internal upper edge
- Downlights proud of ceiling finish

## **Image of HSL**





## **Toilet Ground Floor**

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish part ceramic tiled with painted architraves, PVCU window, wood panel door with chrome furniture, Basin, WC, extractor/vent wall mounted radiator.

## **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster finish uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Window frame seal holed incomplete
- Entrance door opening uneven not in uniform
- Gloss finish to wood work shaded and uneven application
- Downlights proud of finish
- Entrance door damaged at upper edge Loose at keeper
- Entrance door keeper cut out excessive back plate missing
- Skirting butt jointed instead of mitre
- Bulkhead seal uneven holed incomplete
- Floor tile perimeter seal incomplete at door posts
- Radiator secured to wall off level
- Entrance door to meter cupboard damage chipped above handle side
- Window perimeter seal same
- Window stiff and catches
- Entrance door stop damaged on internal hinge side bottom

## **Image of Toilet**







## **Kitchen/Central Heating Cupboard**

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel doors with chrome furniture and window sil. PVCU opening window, modern fitted kitchen base and wall units including integrated appliances, oven, hob, hood, Down lights, double sockets, light switches, extractor isolation switch's, TV/Phone point, hard wired smoke detector, wall mounted radiators.

## **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster finish uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Window frame seal holed incomplete
- Entrance door opening uneven not in uniform
- Gloss finish to wood work shaded and uneven application
- Base wall unit doors not uniform
- Entrance door keeper cut out excessive
- Cooker hood door catches on opening edge
- Downlights proud of ceiling finish
- Upper cornice chipped at right wall edge
- Sink base shelf missing
- Hob seal holed at front edge
- Drawers stiff during operation
- Plinths loose insecure fixed and short at joint and skirting butt
- French door internal glass seal holed
- Left door jams during operation
- Perimeter seal holed

## **Image of Kitchen/Central Heating Cupboard**





## **Main Lounge**

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, Door with chrome furniture and window sil. PVCU opening by-fold doors, lights, double sockets, light switches, TV/Phone point, wall mounted radiator.

## **Findings**

On inspection the following faults were found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007.

- Plaster finish uneven and waved to walls and ceiling
- Wall/ceiling emulsion finish shaded and uneven
- Skirting internal mitres open holed
- Architrave mitres open and insecure fixed
- Window frame seal holed incomplete
- Entrance door opening uneven not in uniform
- Gloss finish to wood work shaded and uneven application
- Left radiator secured to wall off level
- Down lights proud of finish
- Entrance door keeper cut out excessive
- Left window sil holed
- Left window glass seal holed incomplete
- Window frame seal holed and cracked

## **Image of Main Lounge**







### **Potential for Insurance recovery.**

The faults noted and detailed within the body of the report may be viewed in a negative manner by your home insurance provider and could potentially prejudice any claim or future claim made, resulting in your claim being rejected, if the proximate cause of any loss can/could be associated to poor workmanship/materials.

### **Buildings Policy Cover Recommendation**

- Buildings Cover (standard cover)
- Accidental Damage Cover (additional cover option)
- Trace & Access Cover (additional cover option)

### **Health and Safety**

This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing material within the accessible areas of the building. Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed or otherwise exposed. These fibres can cause a hazard to health when inhaled. If there is a risk that any work activity that intrudes beyond the surface finish of this building may potentially expose or disturb asbestos fibres and thereby create a potential health hazard. Persons or organisations carrying out these activities are advised to conduct appropriate risk assessment in order to identify and control these hazards.

For Example:

- Corrugated roofing, tiles, 'slates', soffits, gutters, downpipes, walls and panels;
- Insulation under the roof, on beams and stanchions;
- Boards and panels, and any insulation between these;
- Insulation around pipes, on a heater, boiler, calorifier, in storage heaters;
- Decorative coatings on walls or ceilings;
- Insulation around windows;
- Water cistern;
- Flues, waste water pipes;
- Plastic floor tiles.
- Bitumen



## **Limitations to Survey/Terms & Conditions**

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any installations. Unless otherwise instructed, we will not commission the inspection or testing of any installations by specialist contract engineers. If we find visual evidence to suggest that there may be problems with any installations in part or in whole, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations or testing by specialists

This was a non-intrusive inspection and limited to commenting upon the extent of damage noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or roof area not more than 5m above ground level. It may therefore not be possible to inspect roofs above this level without a suitable scaffold or access platform. In such cases pitched roofs, may be inspected with the aid of zoom Optics. The surveyor will follow the guidance given in surveying safety issued by RICS in April 1991.

This incorporates the guidance given in Guidance note GS31 on the safe use of ladders and step ladders issued by the Health & Safety Executive.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that all bylaws, building regulations and other required consents have been obtained. The surveyor will not verify whether any such consents, have been obtained. The client and his/her legal advisors should make all necessary enquiries. Drawings-specifications will not be inspected by the surveyor.

The surveyor will assume is unaffected by any matters which would be revealed by a local search (or the equivalent) and reply's to the usual enquiries, or by a statutory notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.)

The client will pay the surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

The report is for the sole use of the named client and is confidential to the client and his/her professional advisors. Any other parties rely on the report at their own risk. The report must not be reproduced, in whole or in part, without the prior written consent, of the surveyor.

Note: A building survey report does not automatically include advice upon value or a reinstatement cost assessment/replacement for insurance Purposes. However, the surveyor will be prepared to provide such opinions-assessments if these are agreed from the outset