

# NOVELLO

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**Property Address:**

Example Flat

**Prepared for:**

Example Client

**Inspection date:** 2021

**Date of issue:** 2021

**Prepared by:**

John Brook-  
Snagging Inspector

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# 1.0 Introduction

The purpose of this report is to provide a detailed list of snags to the main elements and finishes of the building except where these are covered, unexposed or inaccessible. For flats the inspection will focus only upon the internal areas of the subject property and we will not inspect the communal or external areas. For houses, we will provide comments on any prevalent issues externally, however the report is not a structural building survey.

You should read the whole document in detail and provide a copy to your legal advisers. Before the exchange of contracts, you should conclude all the further investigations.

Any references to 'left' or 'right' are as facing the element referred to, unless otherwise stated

Any measurements stated within this report are approximate.

## 1.1 General Description

The property is purpose built 2 bedroom flat, served by a main bathroom, an ensuite shower room and a balcony.

## 1.2 Property Status

The property is purpose built 2 bedroom flat, served by a main bathroom, an ensuite shower room and a balcony.

## 1.3 Weather Conditions

The weather during our inspection was dry and overcast. The weather during the period leading up to our inspection was changeable.

## 1.4 Scope of Instruction & Limitations

This reports provides a list of snags visible to the accessible parts of the property. It is not a structural survey and does not comment upon the cause of any defects but merely records their presence and condition at the time of inspection, so that these can be addressed by the developer.

The inspection is restricted to those parts of the building which are visible, accessible, or uncovered at the time of inspection. We have not removed panelling, furniture or floor coverings, and external features are viewed from available vantage points at ground level. We cannot therefore report on any unexposed or inaccessible parts of the property to confirm whether they are free of defects, and this report does not address the structural condition or construction detailing of unexposed areas of the property. Due to the non-intrusive nature of the survey, timberwork may be affected by wood boring insect infestation, dry rot or other forms of fungal decay not obvious from a visual inspection.

Our report is mainly concerned with matters which significantly affect the condition of the building. Although the report lists defects generally room by room we have not specifically mentioned every minor blemish, but have written our report in general terms. We must stress that we have not undertaken a Building Survey (Structural Survey) or valuation of the property. Defects which are deemed to be accepted as part of the natural drying out or settlement process (eg shrinkage cracks) may not have been included in this report, however, where these defects have occurred the developer should rectify them.

No furniture was removed, fixtures and fittings disturbed, contents removed from storage, floor coverings and floorboards raised to access floors, and suspended ceilings inspected unless otherwise stated.

No testing or sampling for deleterious materials has been carried out. No inspection has been undertaken of underground elements, including foundations or underground drainage.

This report does not cover health and safety and statutory compliance matters. We do not comment upon any legal, planning, Building Regulation or environmental matters.

No investigation on fire safety, including cladding and compartmentation have been carried out.

The report is for your private and confidential use. You must not reproduce it completely or in part without express permission. Third parties (with the exception of your professional advisers) cannot use it without our express written authority.

## 2.0 Overall Summary

Overall, the property has been finished to a satisfactory standard however there were a number of snags which have been identified in the below snagging list.

The main issues related to the wood flooring which has various paint marks throughout the kitchen/living room, hallway and bedrooms.

The snags should be addressed, and the property fully cleaned before handover.

## 3.0 Services

The electrical, gas and other services have not been safety tested. We would strongly recommend that these are tested by your own engineers before exchange so they can identify any issues.

### **Electrics-**

The kitchen appliances appeared to turn on but we cannot comment upon their full working order.

We pressed the test button on the smoke alarms and these were heard to be working.

### **Gas-**

There is no mains gas supply to the property.

### **Heating & Hot Water-**

The heating system fired up and all radiators heated up during the inspection.

### **Drainage-**

As this is a flat the drainage system was not inspected.

### 3.0 Other Images and Comments

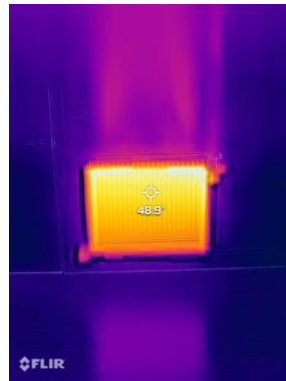


Figure 1- Thermal imaging shows radiators heat up



Figure 2- Thermal imaging shows radiators heat up



Figure 3- Thermal imaging shows radiators heat up



Figure 4- Thermal imaging shows radiators heat up



Figure 5- Thermal imaging shows radiators heat up

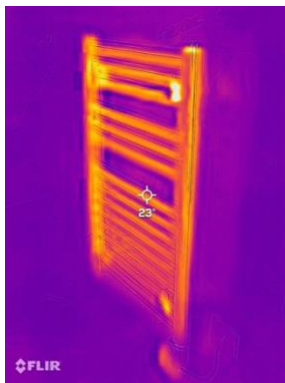


Figure 6- Thermal imaging shows radiators heat up



### Snag 1

Shrinkage cracking above kitchen door. This should be filled in and redecorated.

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### Snag 2

Kitchen door- scratched and marked paintwork requires redecoration

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### Snag 3

Kitchen flooring below radiator - untidy paintwork to skirting board junction require scraping off.

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### Snag 4

Kitchen window- untidy sealant and shrinkage cracking. Requires re-sealing and redecoration.

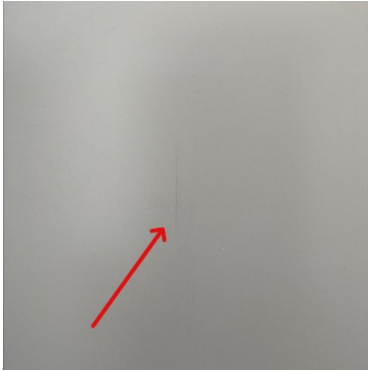
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### Snag 5

Skirting board where meets kitchen unit- poor sealant and cracked. Requires re-sealing.

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### Snag 6

Rear kitchen wall next to units-cracking plasterwork. Requires filling and redecoration.

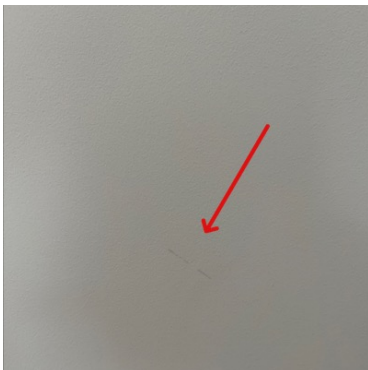
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### Snag 7

Rear kitchen wall skirting board- open joint. Requires filling and redecoration

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### Snag 8

Rear kitchen wall-marked paint work on wall requires touching touching up

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### Snag 9

Skirting board to rear kitchen door next to entrance - Paint marks on the floor shrinkage cracks. Requires cleaning off filling and redecorating

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### Snag 10

Kitchen floor- Glue marks next to balcony doors. Requires cleaning off.

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### Snag 11

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 12

Kitchen floor - Numerous paint and markings require cleaning off.

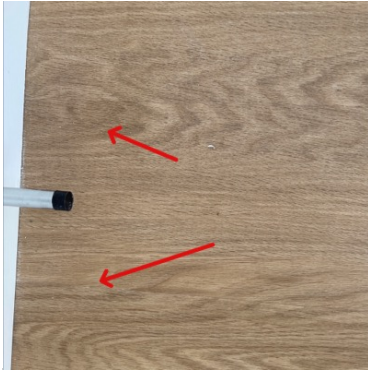
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### Snag 13

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 14

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 15

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 16

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 17

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 18

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 19

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 20

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 21

Kitchen floor - Numerous paint and markings require cleaning off.

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### Snag 22

Kitchen unit above dishwasher-scratching

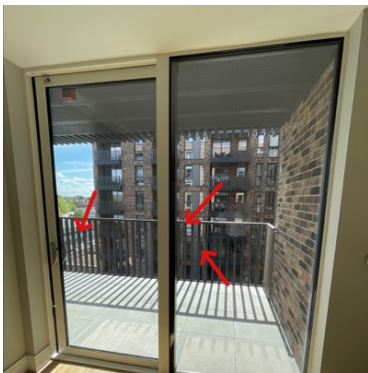
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### Snag 23

Balcony-staining to tiles. Requires cleaning off.

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### Snag 24

Balcony doors- slight scratches to glazing.

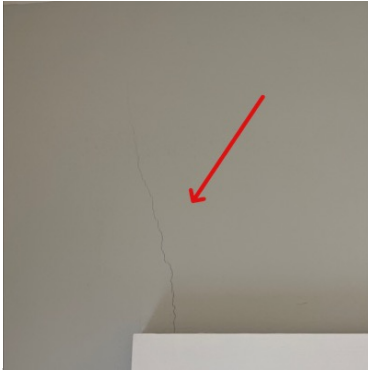
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### Snag 25

Lighting- various paint markings around spot lights. Requires cleaning up through the apartment.

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### Snag 26

Hallway wall above kitchen door-cracking in plaster. Requires filling and redecoration.

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### Snag 27

Right hand corridor wall leading to kitchen. Blemish in paintwork. Requires touching up.

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### Snag 28

Right hand wall skirting board leading to kitchen. Gap in board. Requires filling.

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### Snag 29

Hallway floor - Numerous paint and markings require cleaning off.

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### Snag 30

Hallway floor - Numerous paint and markings require cleaning off.

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### Snag 31

Hallway floor - Numerous paint and markings require cleaning off.

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### Snag 32

Hallway floor - Numerous paint and markings require cleaning off.

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### Snag 33

Hallway floor - Numerous paint and markings require cleaning off.

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### Snag 34

Hallway floor in front of second bedroom- glue markings require cleaning off.

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### Snag 35

Hallway store cupboard- Markings on floor. Requires cleaning off.

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### Snag 36

Master bedroom-minor cracking to ceiling above radiator. Requires filling and redecoration.

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### Snag 37

Master bedroom- poor decorating and sealant to window. Filling and redecoration.

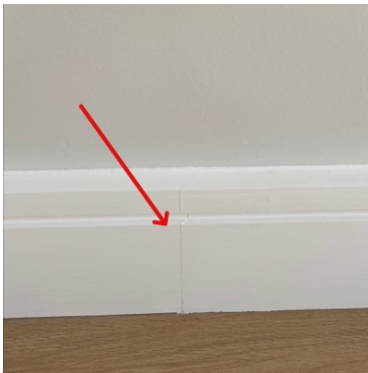
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### Snag 38

Master bedroom left corner to window - shrinkage crack. Refill and decorate

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### Snag 39

Master bedroom left wall skirting board- Open joint, requires refilling.

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### Snag 40

Master bedroom - marking to wardrobe.

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### Snag 42

Master bedroom floor - Numerous paint and markings require cleaning off.

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### Snag 43

Master bedroom floor - Numerous paint and markings require cleaning off.

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### Snag 44

Master bedroom floor - Numerous paint and markings require cleaning off.

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### Snag 45

Master bedroom floor - Numerous paint and markings require cleaning off.

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### Snag 46

Master bedroom floor - Numerous paint and markings require cleaning off.

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### Snag 47

Master bedroom floor - Numerous paint and markings require cleaning off.

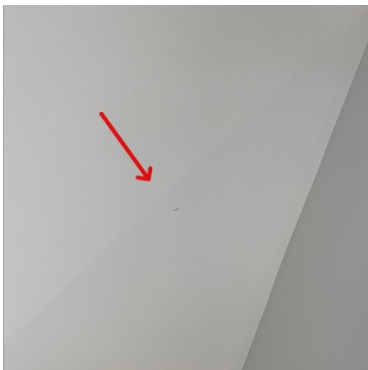
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### Snag 48

En-suite shower tray- No sealant internally to shower screen. Requires dealing with clear silicone.

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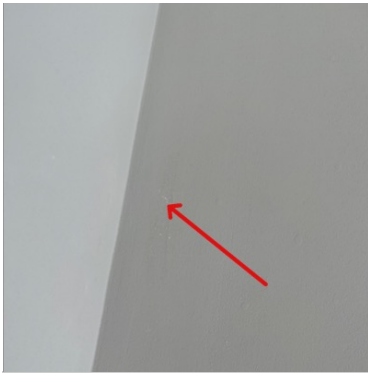


### Snag 49

Second bedroom- mark in ceiling above radiator. Requires touching up.

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### Snag 50

Second bedroom- paint blemish to left corner. Requires touching up

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### Snag 51

Second bedroom - skirting board next to radiator open joint. Requires filling and redecoration.

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### Snag 52

Second bedroom floor - Numerous paint and markings require cleaning off.

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### Snag 53

Second bedroom floor - Numerous paint and markings require cleaning off.

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### Snag 54

Second bedroom-deep scratches to flooring. Requires sections replacing.

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### Snag 55

Second bedroom floor - Numerous paint and markings require cleaning off.

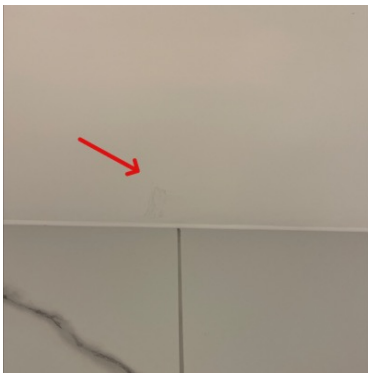
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### Snag 56

Second bedroom floor - Numerous paint and markings require cleaning off.

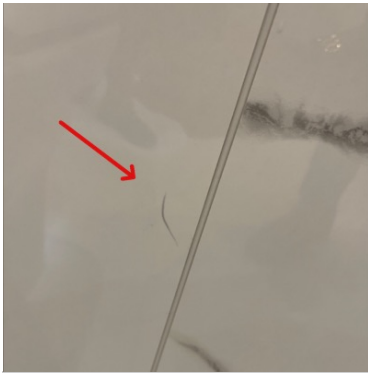
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### Snag 57

Bathroom-marking above sink to ceiling paint. Requires touching up.

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### **Snag 58**

Bathroom- Mark on tiling next to toilet. Requires cleaning off.

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### **Snag 59**

Bathroom- No internal sealant to shower screen. Requires sealing with clear silicon.

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