



Project Test Project

Tuesday, 17 December 2024

Permission to Share

N/A

101 Issues Identified

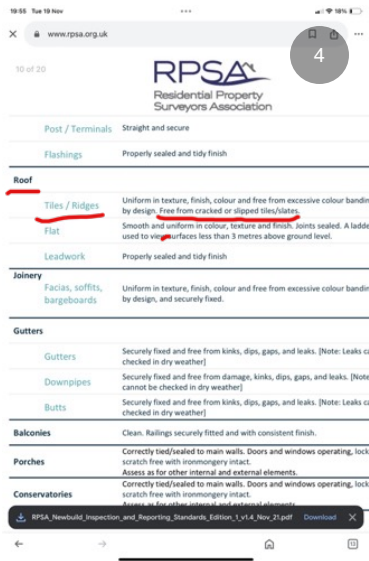
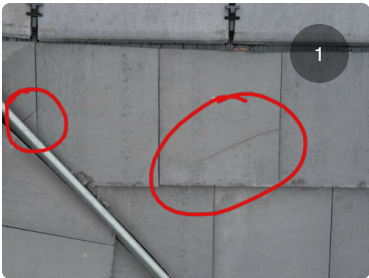
100 Issues Incomplete

Steve

F.A.B. Snagging

Issue 1

Two broken tiles, front of house.



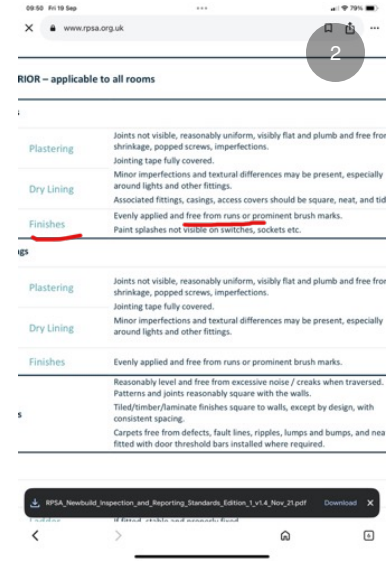
Issue 2

Broken tile, back of house.



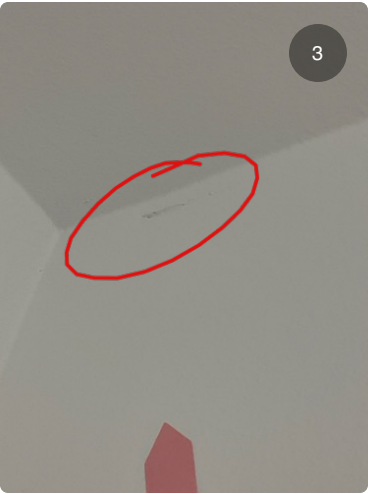
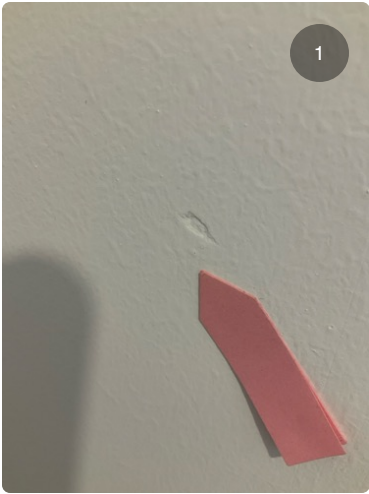
Issue 3

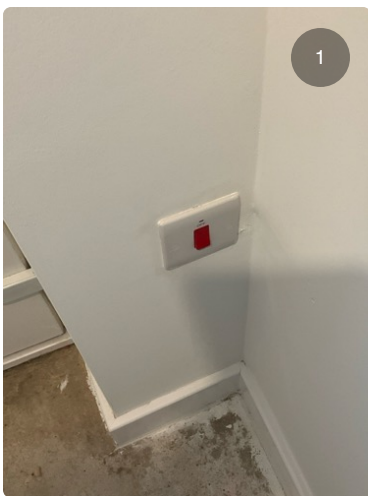
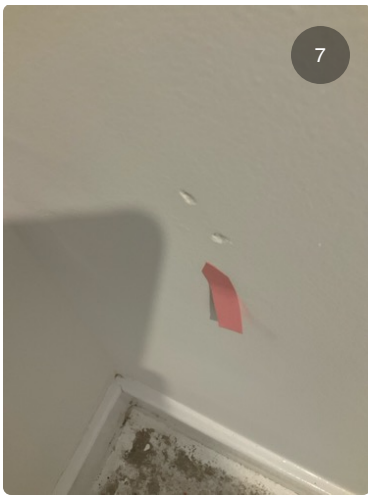
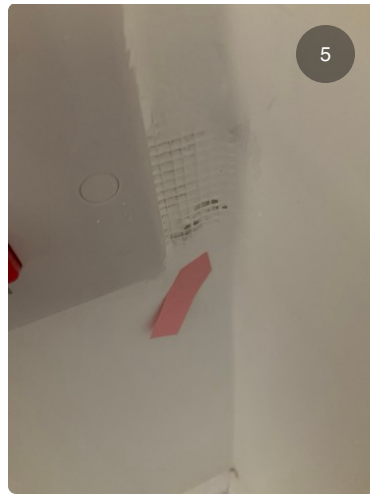
Paint run on front door.



Issue 4

Decoration, hallway.



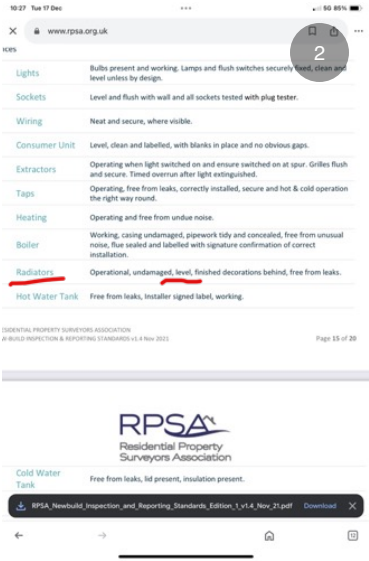


Issue 5

Don't normally see an isolator there. I guess it goes to the EV charging point. Please confirm.

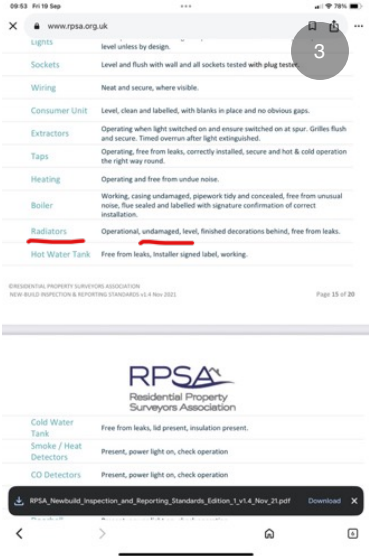
Issue 6

Hallway radiator, not level.



Issue 7

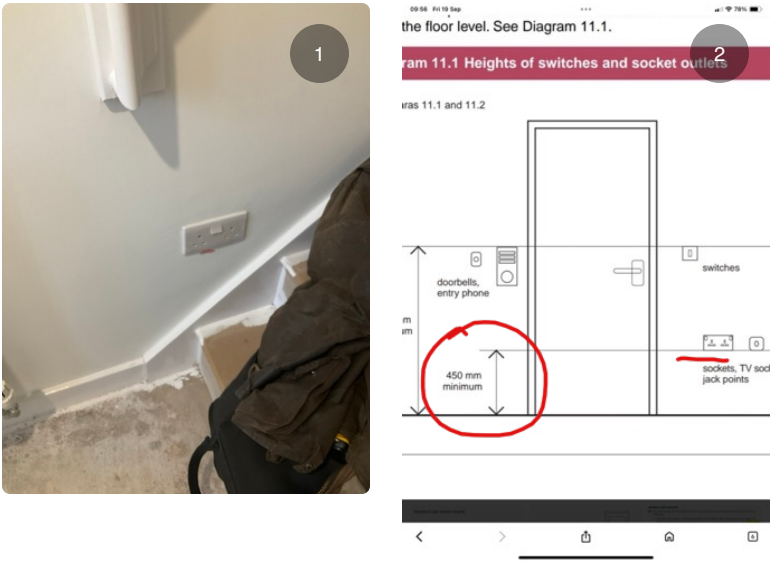
Paint chips in hallway radiator.



Issue 8

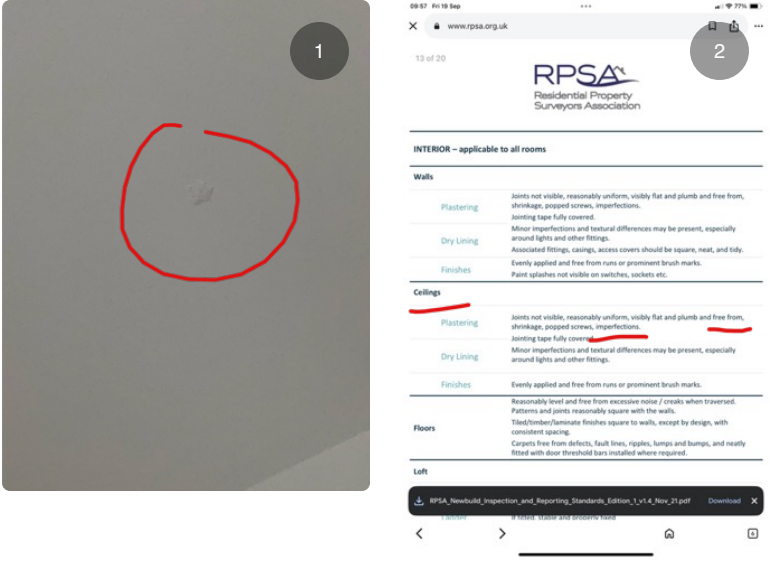
Socket appears to be in the wrong place.

I don't think it will be here on the plans. Too low if you count the stair as ground level. 450 to 1200mm from ground.



Issue 9

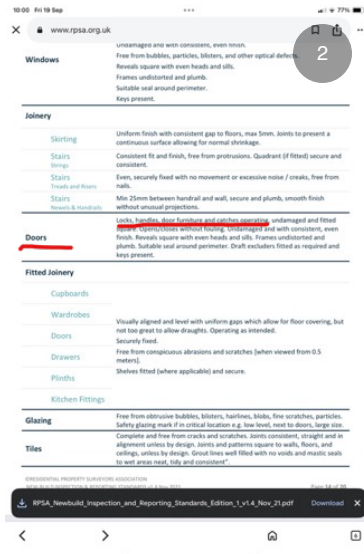
Decoration, living room ceiling.





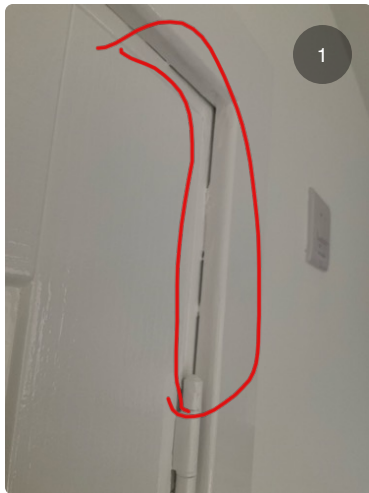
Screw cover missing, living room light switch.

Nothing to hold left double door shut.



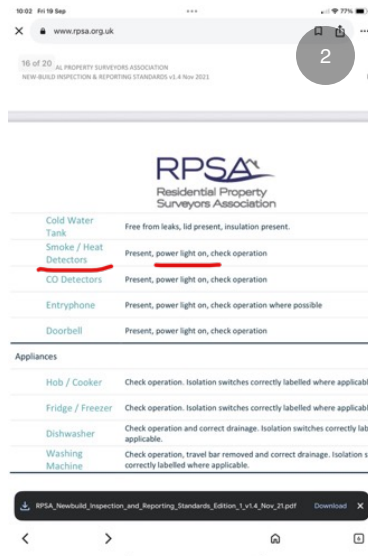
Issue 12

Gaps between door frame and architrave, double doors.



Issue 13

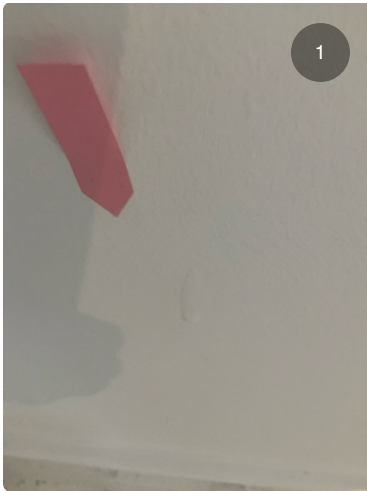
No AC power, kitchen heat detector.





Issue 14

Screw cover missing, media panel.

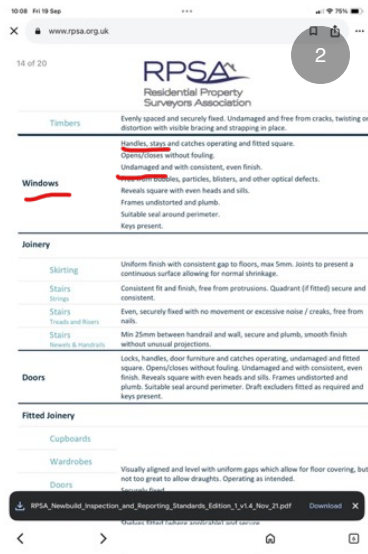


Issue 15

Decoration, living room.

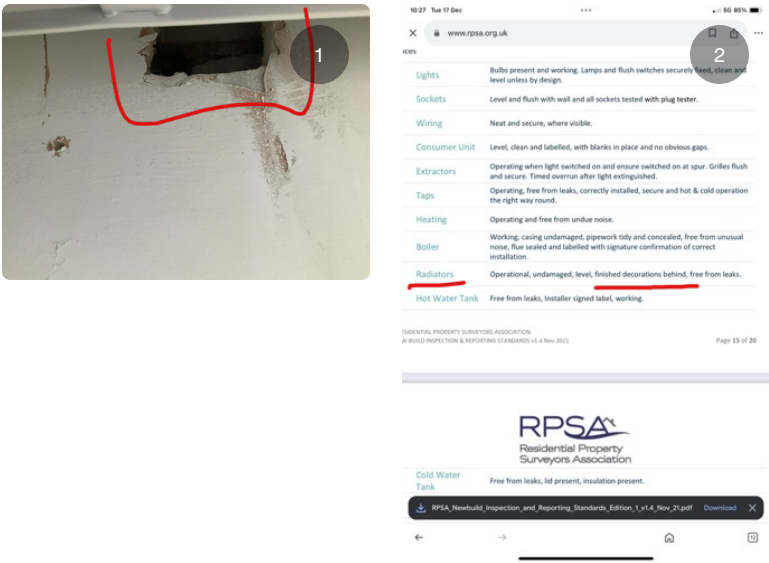
Issue 15

Paint scratches, on living room window handle.



Issue 17

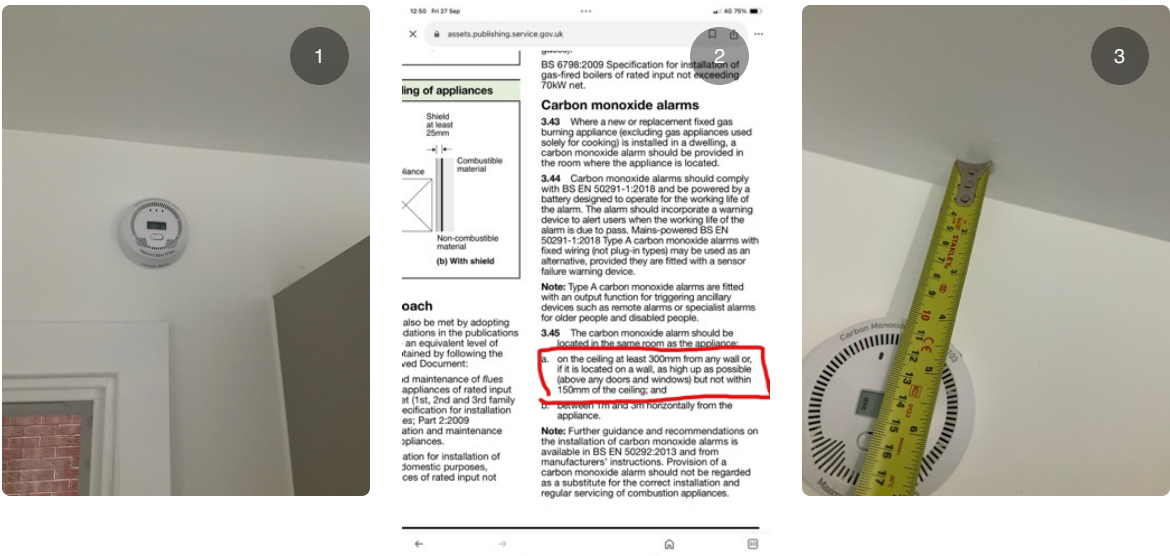
Large hole in the wall, behind living room radiator.



Issue 18

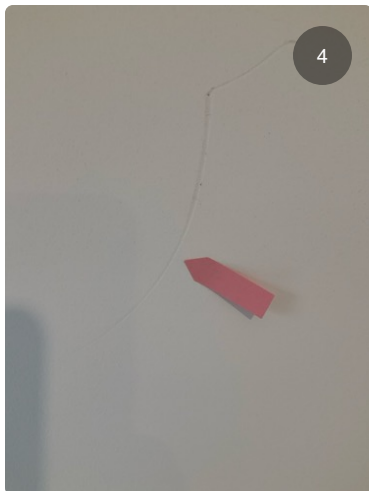
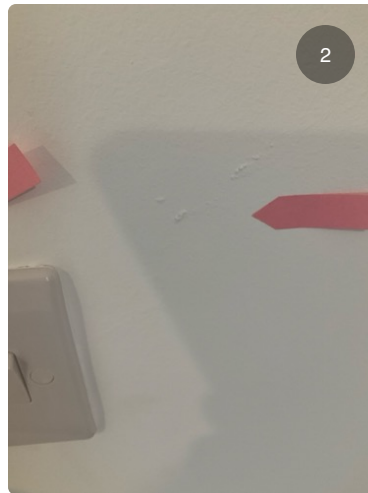
There is no need for a CO detector in the kitchen, as no gas appliance other than hob - which doesn't require one.

However , when they are fitted, they should be 150 mm from the ceiling. Building regulations.



Issue 19

Decoration, kitchen.



Issue 20

Paintwork, under stairs cupboard door, and door frame.

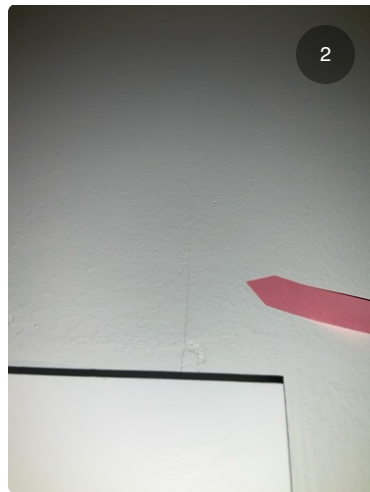


Issue 21

Architrave not secured, under stairs cupboard.

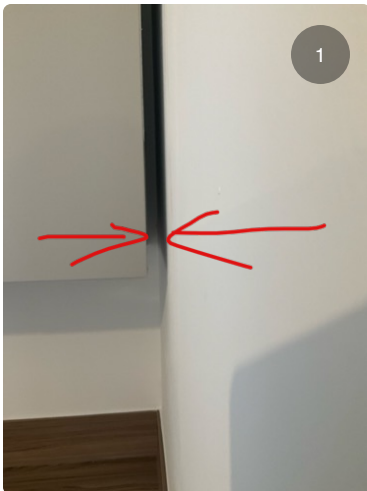
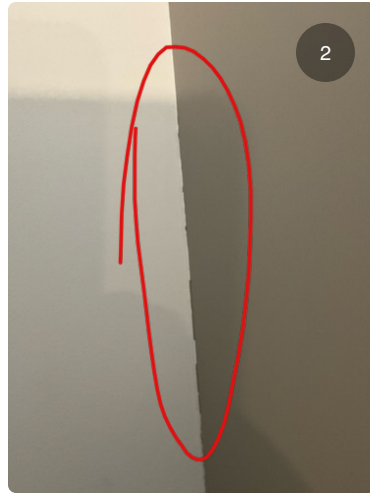
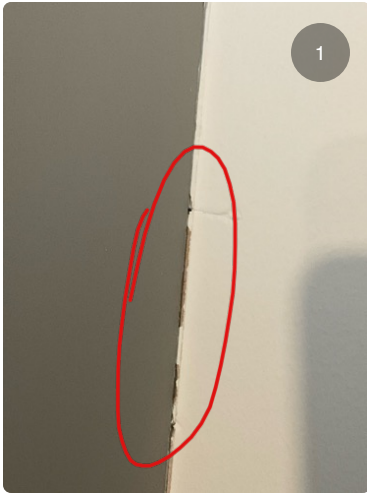
Issue 22

Lump & crack in wall, above under stairs cupboard.



Issue 23

Wall cabinets, either side of extractor not sealed to the wall. Bare plasterboard showing.



Issue 24

Filler panel missing, between wall cabinet and wall.

This will be shown on the kitchen plan that Symphony worked to.
It is always there.

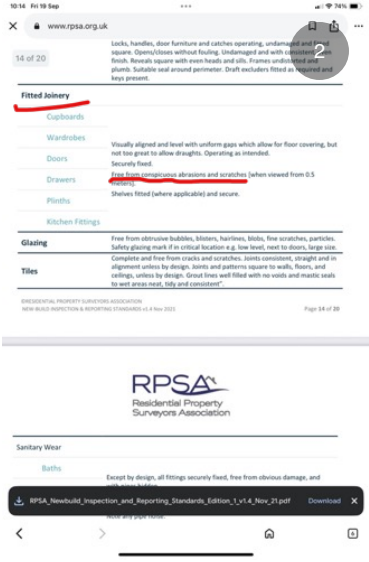
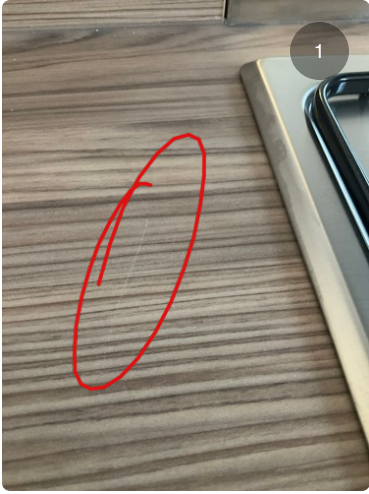
Issue 25

Kitchen cabinets, not level.



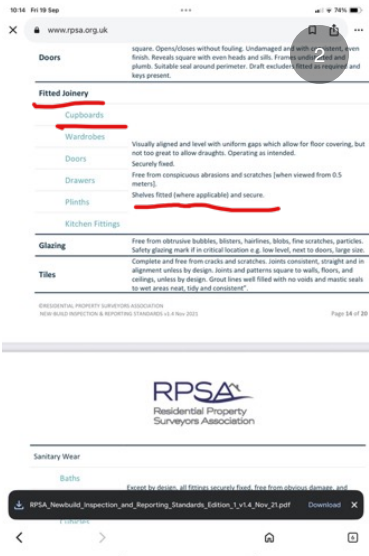
Issue 26

Scratch on worktop.



Issue 27

Shelf missing from corner cabinet.



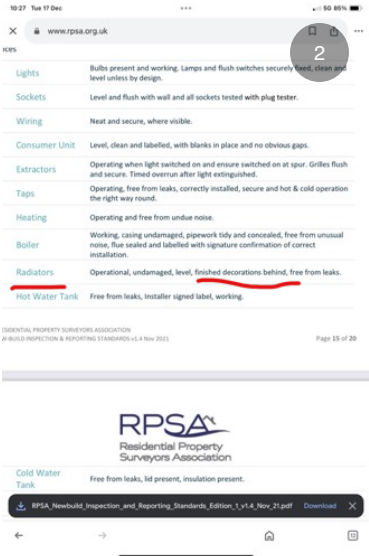
Issue 28

Worktop laminate above dishwasher slot, is cracked.

Unfortunately, the only satisfactory way to fix this is a complete worktop swap.

Issue 29

Pencil lines, behind kitchen radiator.



Issue 30

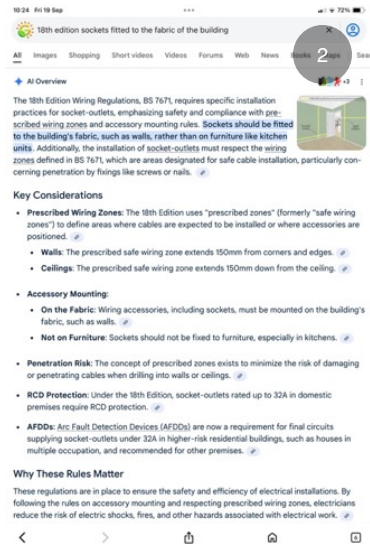
Paint chip, kitchen radiator.



Issue 31

Sockets should be fitted to 'THE FABRIC OF THE BUILDING'. 18th Edition Wiring regulations. Kitchen cabinets do count as the fabric of the building.

Also trailing cables are not allowed. These count as Clipped Direct, and should be clipped every 300 mm.



Issue 32

These two panels, still have the protective film on them.

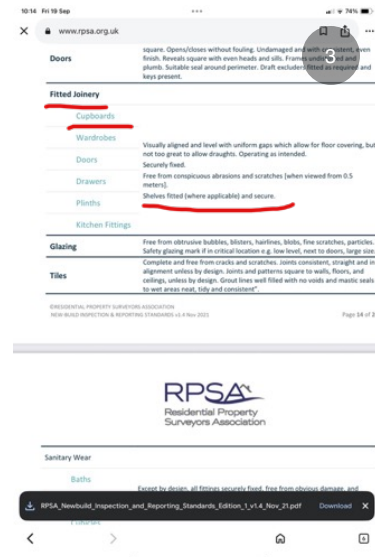
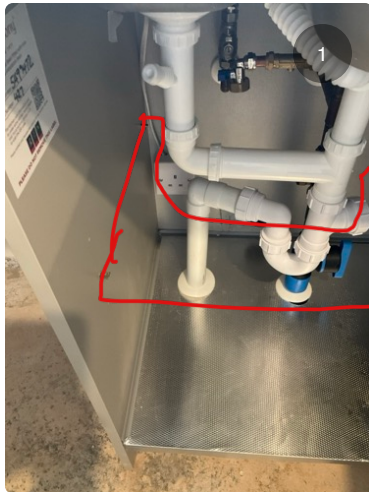
Middle panel is bowed .



Issue 33

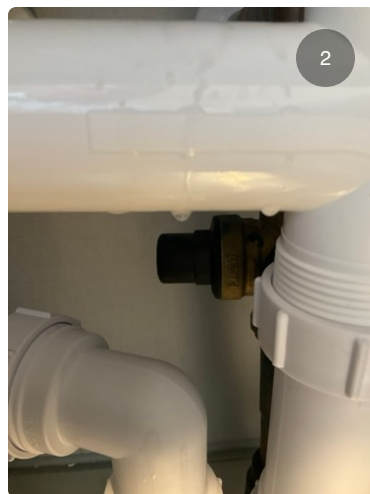
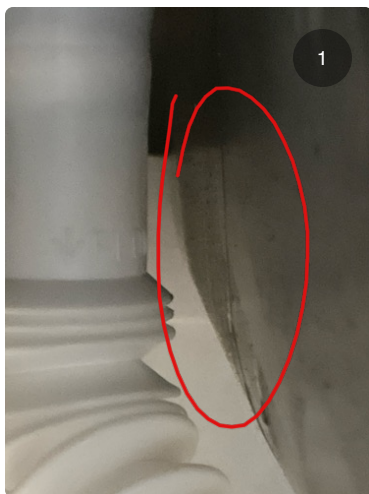
Cabinet under the sink, was supplied with a shelf. It should be cut to fit around the pipework and install installed.

Picture two for reference .



Issue 34

Water is leaking from kitchen sink overflow. It's quite slight but it is leaking.





Issue 35

Carbon monoxide detector in utility, should be 150 mm below the ceiling.

See issue 18.

Issue 36

Decoration, utility.



Issue 37

Utility radiator bracket loose.



Issue 38

Screw covers missing, fused switched spur, utility.



Issue 39

Shelf in utility cupboard, needs cutting to fit around the pipework.



Issue 40

The door would be much better opening the other way.

Design fault if like this on plan.

Issue 41

Downstairs toilet door, is catching on latch plate.
I think on the screws.



Issue 42

Downstairs toilet radiator bracket loose.



Issue 43

Normally a working plug for downstairs toilet basin. No idea why this one isn't working.

Issue 44

Not sealed sides and under bathroom window.



10:35 Fri 19 Sep

www.rpsa.org.uk

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Level, fixings in place, free from mortar or other surface coating or inspect internally for spoil, damage, flush water through.

Vents

Extractors	Securely fixed, tidy and sealed.
Flues	Securely fixed, tidy and sealed.

Windows

Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Sill and caps present. Stone sills free from chips. ~~operator where applicable~~

Doors

Door furniture operating and fitted square. Operates/closes without flexing. Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Keys present and operate where applicable.

Services

Taps	Securely fixed and operating and with acceptable flow.
Lights	Bulbs present and working. Lamps and flush switches securely fixed, clean and level unless by design.
Meter Boxes	Securely fixed, level, clean, pipework sealed at entry points
Pipes	Securely fixed
Doorbell	Operating.

RESIDENTIAL PROPERTY SURVEYORS ASSOCIATION
NEW RULED INSPECTION & REPORTING STANDARDS (1.4 Nov 2022)

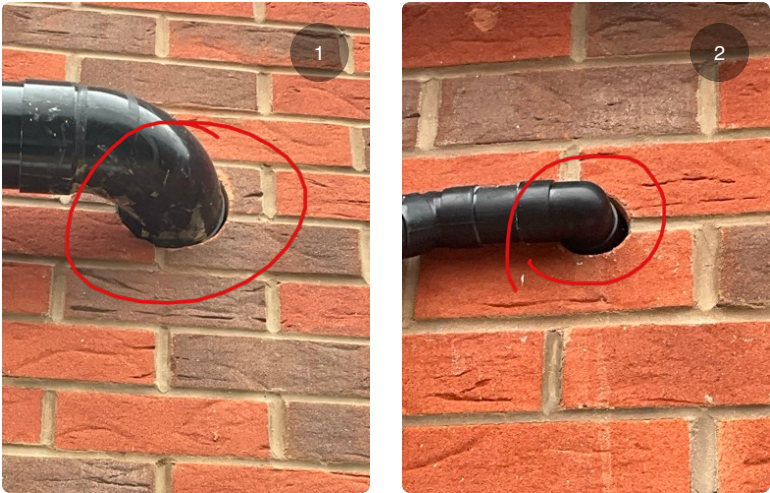
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RPSA

RPSA_Newbuild_Inspection_and_Reporting_Standards_Edition_1_v1.4_Nov_21.pdf Download

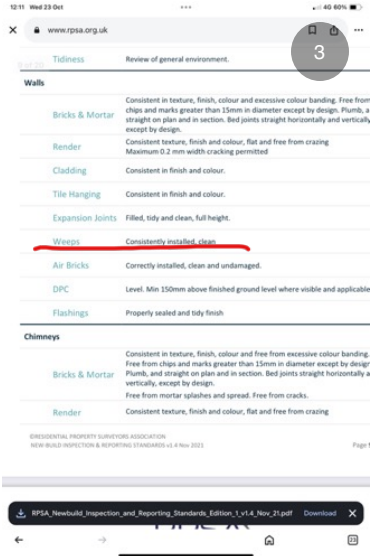
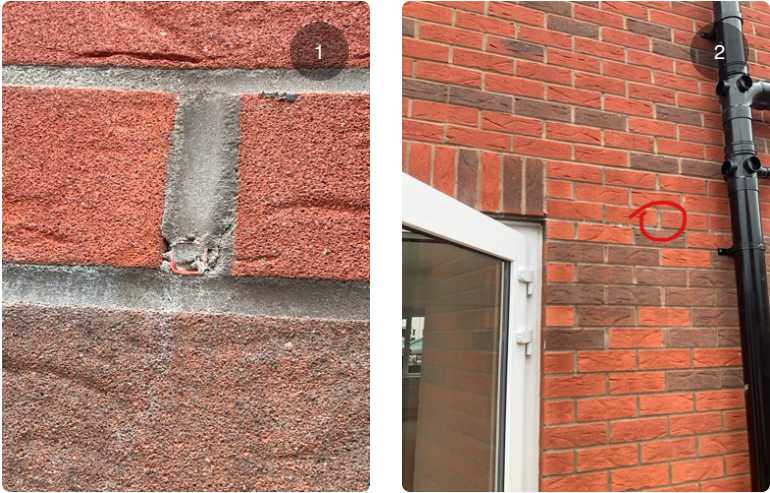
Issue 45

Not sealed around soil pipe and waste pipe, back of house.



Issue 46

Weep hole blocked, patio door cavity tray.





Issue 47

Pointing, back of house.



Issue 48

Screw sticking out of fascia, front of house.



Issue 49

Hole and pointing, below fascia, front of house.



Issue 50

Weep hole blocked, upper front window.

Issue 51

Chips in stone sill and holes next to window. Upper front window.



Issue 52

Ridge clip not pushed down, front porch.

Issue 53

This window looks like it was sealed with silicone not mastic.

The seal underneath has failed.

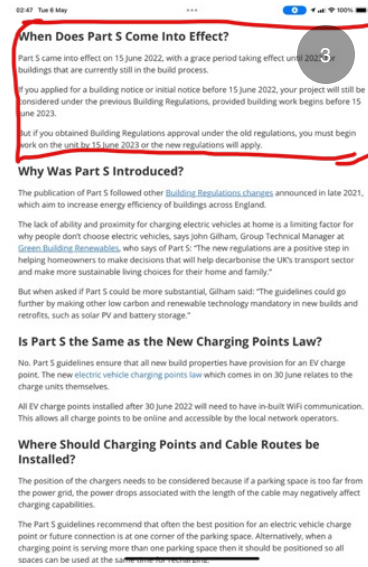
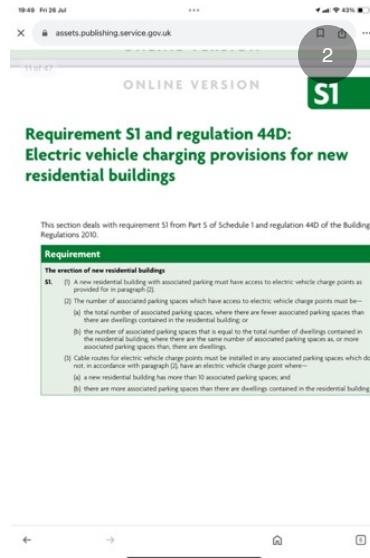
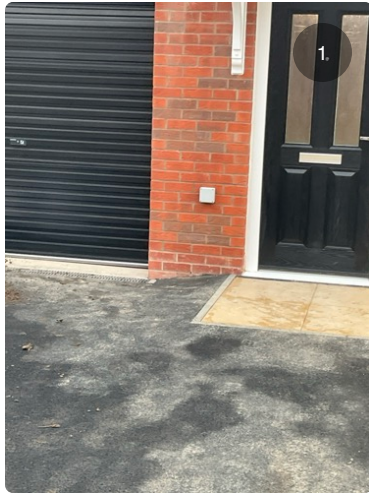


Issue 54

Stone sill damaged.

Issue 55

All new homes should now have EV charging facility.



Issue 56

Danger of cavity flooding through this Air Brick.



Issue 57

No GAS identification tape, on gas pipe in garage.

Picture two for reference .



Issue 58

Some trunking would have been nice.

Issue 59

Issue Completed: Yes

I can smell gas in gas meter housing. Site has been informed, Cadent are on the way.

It was the silver pipe(Anaconda), which has been replaced, and whole house checked over.



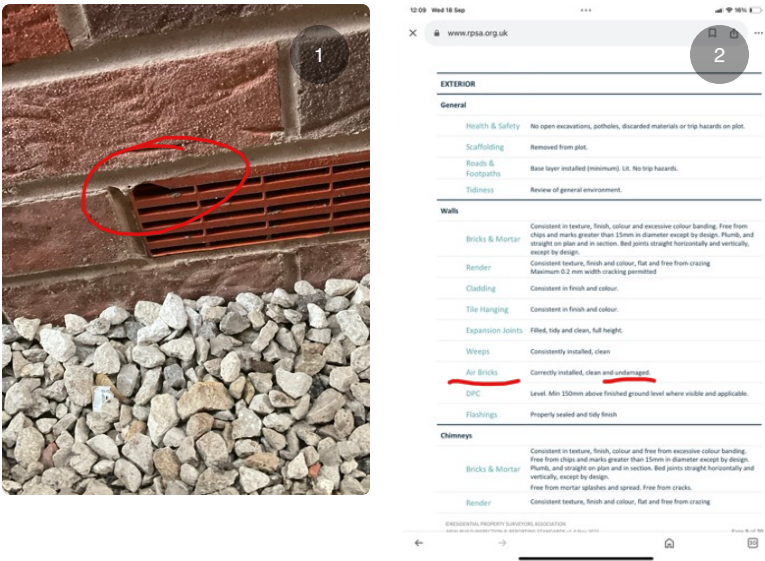
Issue 60

As meter boxes are not IP rated, NHBC say good practice to seal these holes. Potentially prevent moisture fire and vermin accessing the cavity.

On the positive , I can see cavity insulation inside the hole.

Issue 61

Air brick damaged. Left side of house.



Issue 62

Edging stones damaged top of front garden.



Issue 63

Bedroom one door or frame bowed, have to pull hard to engage latch.

(Bedroom one, counted clockwise from the top of the stairs)



Issue 64

Bedroom two door, hitting door frame.





Issue 65

Bedroom three door, hitting door frame. Can't even shut it.



Issue 66

Bedroom four door, hitting door frame.



Issue 67

Decoration, bedroom one door.



Issue 68

Decoration, around landing light switch. Light switch is twisted also. Looks horrible.

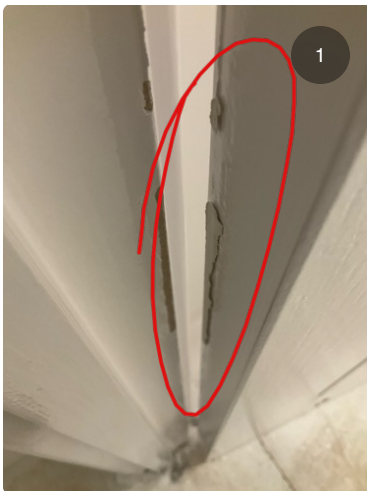


Issue 69

Decoration, landing. Architrave not sealed.

Issue 70

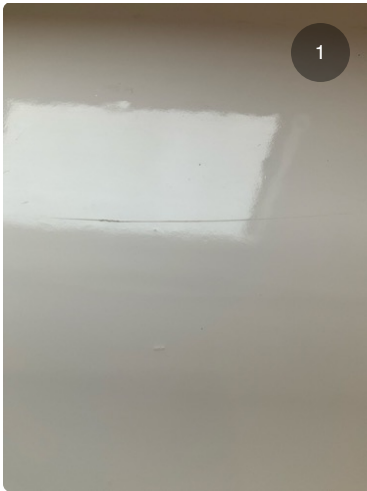
Decoration, landing cupboard.





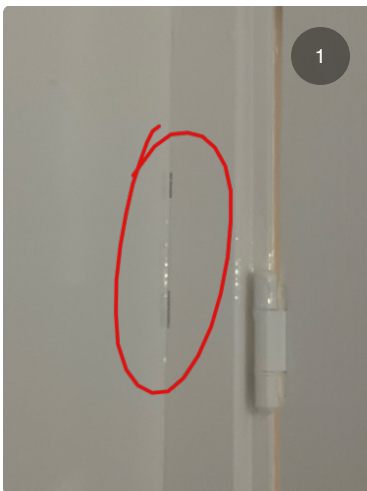
Issue 71

Decoration, master bedroom door.



Issue 72

Scratch in bedroom one, window board.



Issue 73

Decoration, bedroom one.

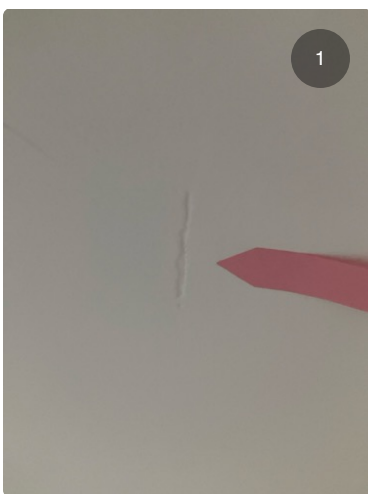
Issue 74

Bedroom one door catching on the floor. Looks like there's a rise in the floor.



Issue 75

Bedroom two door split.

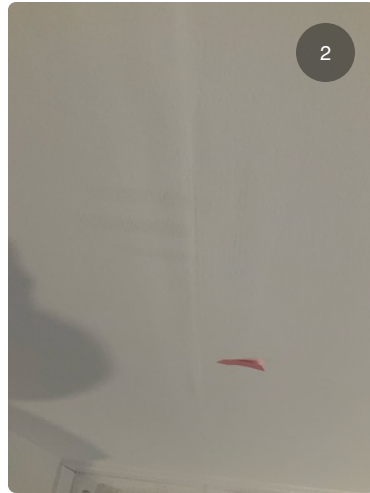
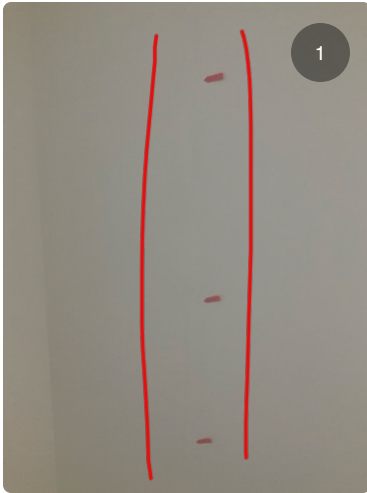


Issue 76

Decoration, bedroom two.

Issue 77

Line in wall, bedroom 2.



Issue 78

No doorstop in family bathroom. Maybe because it needs doing after flooring.

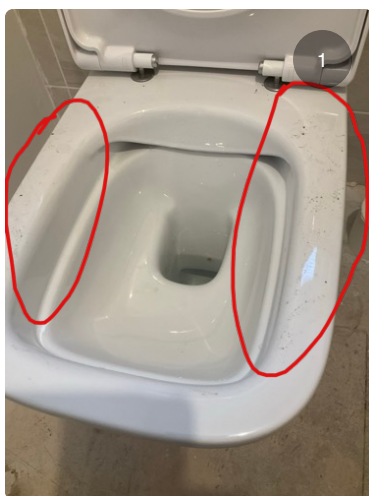
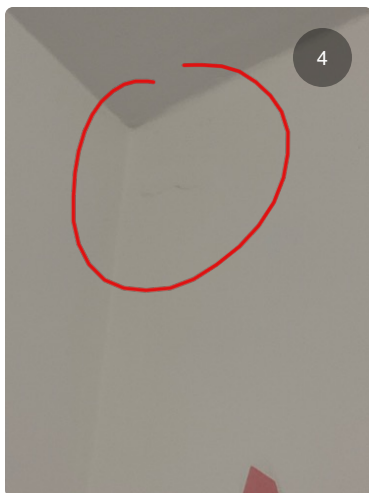


Issue 79

Top stair tread turned down

Issue 80

Decoration, family bathroom.



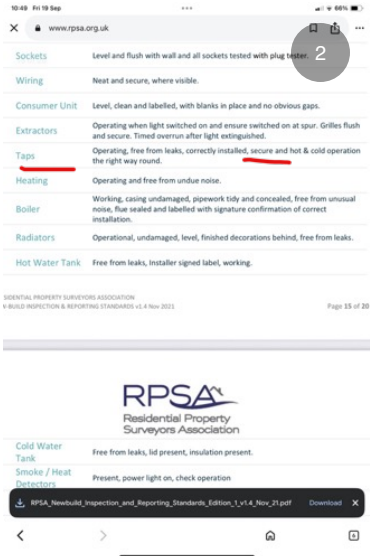
Issue 81

This is underneath the hygiene seal.

Quite a few places are dirty. Doesn't look like it got a very good sparkle clean.

Issue 82

Family bathroom, basin tap loose.



Issue 83

Leak to family bathroom basin.





Issue 84

All bath legs should be screwed down, as per manufacturers instructions

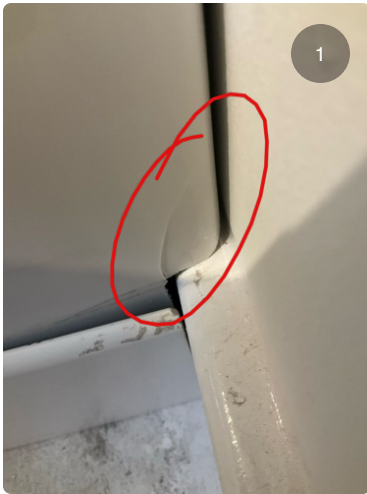
Issue 85

There is an extra screw hole in the bath panel in all, where all four screws have been.



Issue 86

Bath panel has been cut for skirting both sides. I guess that's why it's got the trim.



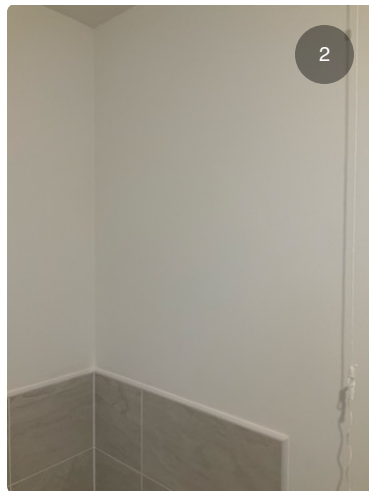
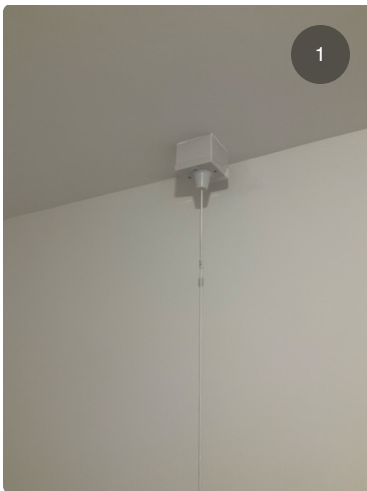
Issue 87

Crack in bath panel.

Issue 88

Is there supposed to be an electric shower in the family bathroom?

There's a circuit breaker in the consumer unit for a shower, and a shower isolator in the bathroom, but no electric shower here.



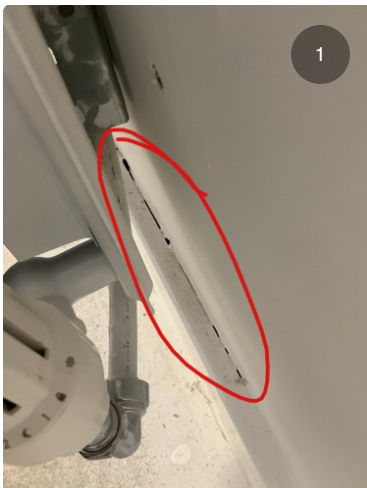
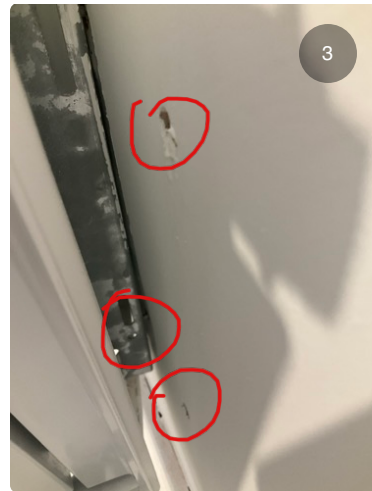
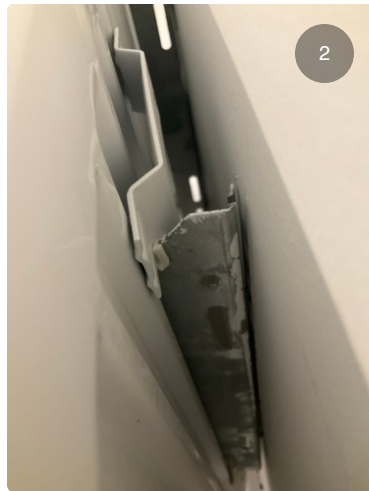


Issue 89

Scratches and chips on bedroom 3 window handle.

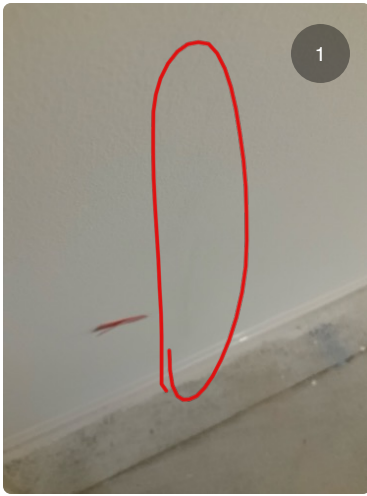
Issue 90

Holes in the wall behind bedroom 3 radiator. Radiator not on brackets properly, brackets coming away from wall.



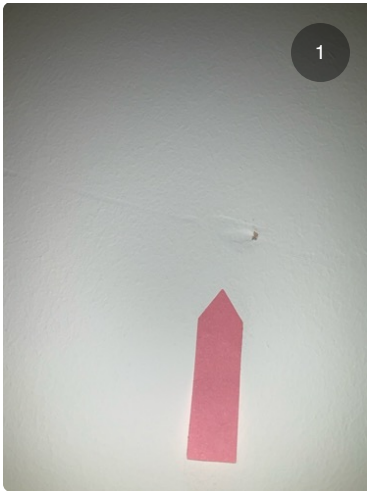
Issue 91

Skirting not sealed, bedroom 3.



Issue 92

Line in bedroom 3 wall.

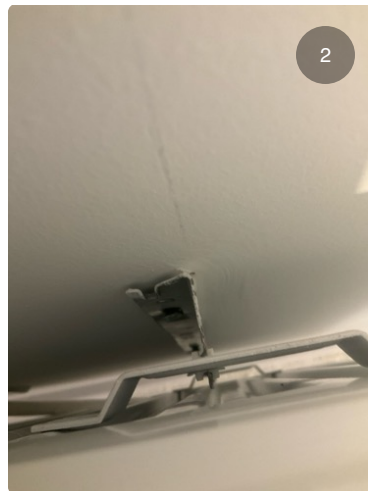


Issue 93

Decoration, master bedroom.

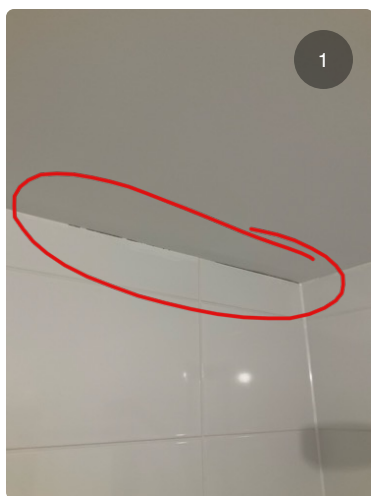
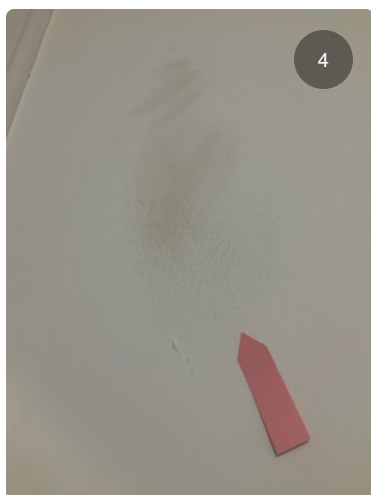
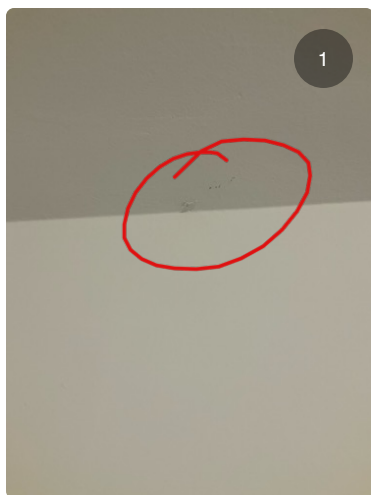
Issue 94

Master bedroom, radiator brackets loose.



Issue 95

Decoration, ensuite.

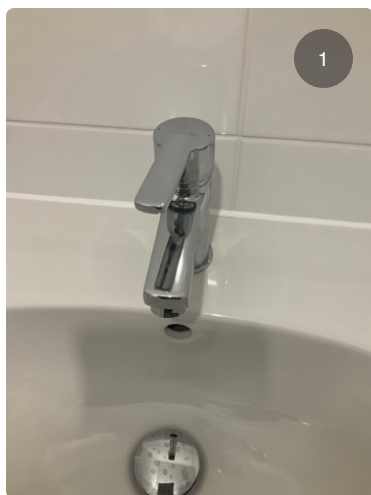
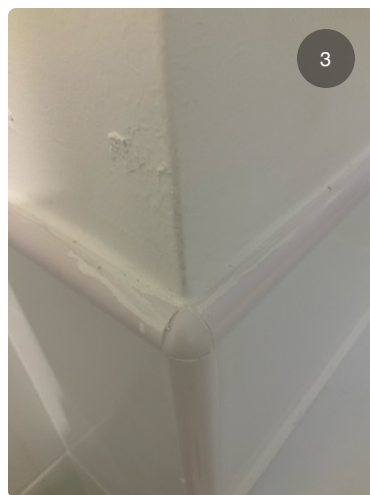


Issue 96

Top of shower tiles need sealing. Ensuite.

Issue 97

Decoration generally untidy. A beginner could paint better than that.



Issue 98

Ensuite basin tap loose.

Issue 99

Strainer missing from ensuite shower.

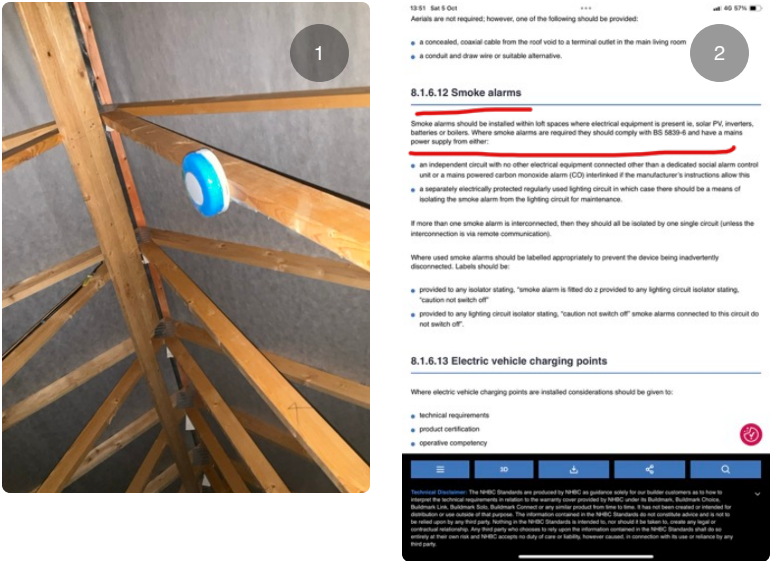
Picture two for reference .



Issue 100

It's usual to put a combination heat/smoke detector in loft when there is electrical equipment.

Here we have just a smoke detector, but this won't work until the blue cover is removed, so effectively there is no alarm in the loft space.



Issue 101

The family bathroom extractor is connected to the circled vent tile in the roof.

The ensuite extractor is not connected to a vent tile in the roof.

I cannot see a vent on the side of the house, or in eaves , therefore I do not believe this is connected to the outside as it should be. If I could see an outlet for it, I would test it with smoke to ensure connection to the outside.



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as an equivalent area in mm², not as a free area. BS EN 13043 includes a method of ensuring the equivalent area of background ventilator openings.

136 Background ventilators should have the equivalent area marked where it will be easy to see from inside the dwelling when installed, to aid verification by building control bodies.

Extract ventilation

137 Extract ventilation to the outside should be provided in all of the following spaces.

- a. Kitchens.
- b. Utility rooms.
- c. Bathrooms.
- d. Sanitary accommodation.

138 Extract ventilation can be intermittent or continuous.

139 Minimum extract ventilation rates in litres per second (l/s) for intermittent operation extract systems are given in Table 11. Minimum extract ventilation rates for continuous operation extract systems are given in Table 12.

130 Extract ventilation terminals and fans, not including cooker extract hoods, should be installed to comply with both of the following conditions.

- a. As high as is practicable in the room.
- b. A maximum of 400mm below the ceiling.

121 Where a cooker hood is used to extract to the outside, the height of the extract hood above the hob surface should be either as specified in the manufacturer's instructions or, if no specification is available, between 650mm and 750mm.

Room	Intermittent extract rate (l/s)
Kitchen (cooker hood extracting to the outside) ¹	30
Kitchen (no cooker hood or cooker hood does not extract to the outside) ²	60
Utility room	30
Bathroom	15
Sanitary accommodation ³	6

NOTES

- 1. See Chapter 11.
- 2. See Chapter 12.
- 3. As an alternative for sanitary accommodation, the purge ventilation guidance may be used.

