



I Lively CEnv FCIOB MCABE  
Lively Professional Services Ltd

# LYNTONVALE AVENUE GATLEY

---

Snagging Report

Thursday, 9 January 2020

Prepared For Mr N Jones

142 Issues Identified



---

## **LOCATION 1 16 LYNTONVALE AVENUE**

Assigned To Identification.

### **Summary**

The house was in need of a full clean and the heating firing up as the house was extremely cold, this will cause the house to deteriorate during the cold weather.

There is a large amount of shrinkage that needs to be addressed throughout the house.

All the fire doors throughout the house do not comply with building regulations and need adjusting.



---

## **LOCATION 2 FRONT DRIVE**

Assigned To Landscaper

The left hand garden area needs the rubble removing and the soil lowering to the drive edging.



---

## **LOCATION 3 FRONT DRIVE**

Assigned To Landscaper

The soil needs lowering on the left hand side and the hardcore removing.



---

#### **LOCATION 4 FRONT GARDEN**

Assigned To Landscaper

The front garden raised bed needs the hardcore removing.



---

#### **LOCATION 5 FRONT FLAGGED AREA**

Assigned To Groundworker

There are several cracked flags that needs replacing.



---

#### **LOCATION 6 FRONT ELEVATION**

Assigned To Renderer

The left hand corner render bead needs filling above the gully.



---

#### **LOCATION 7 FRONT ELEVATION**

Assigned To Builder

Please confirm the the ground level is not breaching the damp proof course where you have not maintained 150mm below dpc.



---

### LOCATION 8 FRONT ELEVATION

Assigned To Renderer

The nail needs removing from the top of the render.



---

### LOCATION 9 FRONT ELEVATION

Assigned To Mastic

The front door threshold needs sealing to prevent water ingress.



---

### LOCATION 10 FRONT ELEVATION

Assigned To Window Fitter

The front door side panel cill needs extending to the render, this is due to the door frame being smaller than the opening size. The cill also needs an end cap fitting.



---

### LOCATION 11 FRONT ELEVATION

Assigned To Mastic

The waste pipe needs sealing properly.





---

### LOCATION 12 FRONT ELEVATION

Assigned To Renderer

The render has cracked and needs attention to the left of the waste pipe.



---

### LOCATION 13 FRONT ELEVATION

Assigned To Mastic

The utility door cill needs sealing underneath to prevent water ingress.



---

### LOCATION 14 FRONT ELEVATION

Assigned To Renderer

The head over the utility door is not level.



---

### LOCATION 15 FRONT ELEVATION

Assigned To Renderer

The wall to the right of the utility door needs patching.



---

## LOCATION 16 RIGHT HAND ELEVATION

Assigned To Plumber

The downspout needs returning to the top of the gull to ensure the water goes down it, please check all other downspouts as most are like this.



---

## LOCATION 17 RIGHT HAND ELEVATION

Assigned To Renderer

The soil pipe needs patching.



---

## LOCATION 18 RIGHT HAND ELEVATION

Assigned To Renderer

The wall needs patching to the right of the electric box.



---

## LOCATION 19 RIGHT HAND ELEVATION

Assigned To Mastic

The soil pipe needs sealing better.



---

### **LOCATION 20 RIGHT HAND ELEVATION**

Assigned To Mastic

The conduit needs sealing.



---

### **LOCATION 21 LEFT HAND ELEVATION**

Assigned To Renderer

Several areas along the render bead needs filling.



---

### **LOCATION 22 LEFT HAND ELEVATION**

Assigned To Renderer

The dent in the render needs patching.



---

### **LOCATION 23 REAR GARDEN**

Assigned To Landscaper

The excess soil and spoil needs removing to provide a flat garden area.





---

### LOCATION 24 REAR ELEVATION

Assigned To Renderer

The right hand corner bead needs filling at the bottom.



---

### LOCATION 25 REAR ELEVATION

Assigned To Window Fitter

The rear patio door cill has been cut short and needs replacing.



---

### LOCATION 26 REAR ELEVATION

Assigned To Mastic

The patio door cill needs sealing underneath to prevent water ingress.



---

### LOCATION 27 REAR ELEVATION

Assigned To Mastic

The patio door cill needs sealing on the left hand side.





---

### LOCATION 28 REAR ELEVATION

Assigned To Roofer

There is water staining from the soffit which would suggest a leak from the roof which needs investigating.



---

### LOCATION 29 REAR ELEVATION

Assigned To Renderer

The right hand elevation and rear elevation render beads are at different heights and the corner needs filling with render.



---

### LOCATION 30 HALL

Assigned To Door Fitter

The cover bead is short and needs replacing to cover the expanding foam at the bottom of the front door frame.



---

### LOCATION 31 HALL

Assigned To Decorator

The left hand corner needs caulking to the skirting boards.



### **LOCATION 32 HALL**

Assigned To Decorator

The wall needs sanding and filling and the skirting board needs caulking to the left of the radiator.



### **LOCATION 33 HALL**

Assigned To Decorator

The window cill needs caulking the plaster removing from below it and redecorating were it is scratched.



### **LOCATION 34 HALL**

Assigned To Joiner

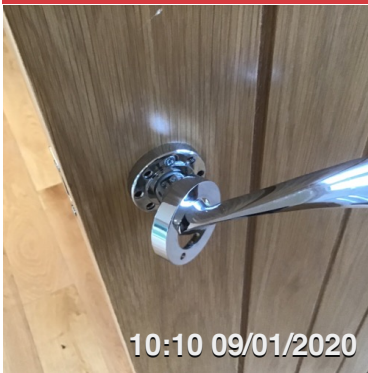
The skirting board to the left of the door is out of square.



### **LOCATION 35 HALL**

Assigned To Decorator

The lounge / kitchen casing needs the plug or filler sanding where the fixings are.



---

### **LOCATION 36 HALL**

Assigned To Joiner

The lounge door handle needs the cover fixing, the one on it is a privacy lock..

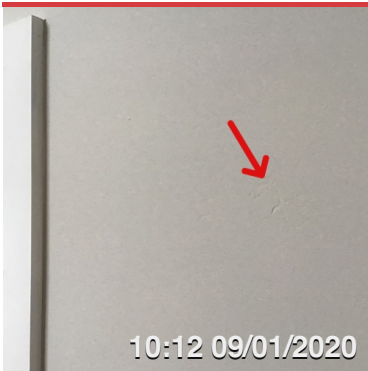


---

### **LOCATION 37 HALL**

Assigned To Joiner

The holes in the door edges throughout the house need filling were the joiner has fixed his jig.



---

### **LOCATION 38 HALL**

Assigned To Decorator

The wall needs filling to the right of the lounge door.



---

### **LOCATION 39 HALL**

Assigned To Decorator

The corner needs caulking above the radiator.



---

### **LOCATION 40 HALL**

Assigned To Decorator

The radiator pipes need patching and painting.



---

### **LOCATION 41 HALL**

Assigned To Decorator

The wall behind the radiator needs painting.

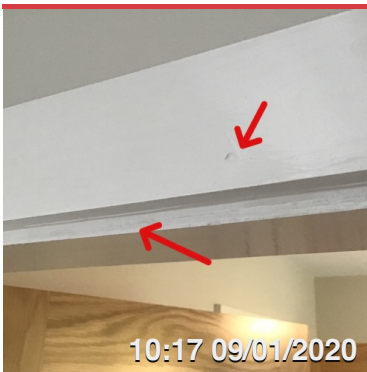


---

### **LOCATION 42 HALL**

Assigned To Decorator

The nail holes need filling in the architrave around the lounge door.



---

### **LOCATION 43 HALL**

Assigned To Decorator

The study casing needs sanding and the architraves need filling





---

#### **LOCATION 44 HALL**

Assigned To Joiner

The architrave is lipping to the study.



---

#### **LOCATION 45 HALL**

Assigned To Decorator/ Mastic

The newel needs filling and the flooring needs sealing.



---

#### **LOCATION 46 LOUNGE**

Assigned To Joiner

The gap in the fire doors is in excess of 4mm and needs adjusting to comply with building regulations.

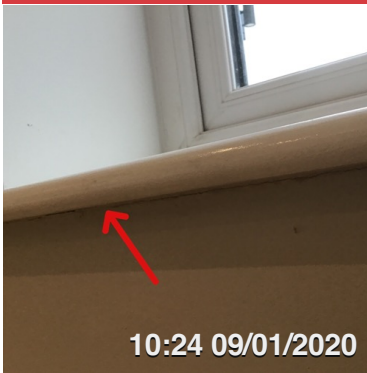


---

#### **LOCATION 47 LOUNGE**

Assigned To Joiner

The skirting board has a deflection of over 20mm and needs rectifying on the left hand wall below the window.



### **LOCATION 48 LOUNGE**

Assigned To Decorator

The plaster needs cleaning of the underside of the window cill.



### **LOCATION 49 LOUNGE**

Assigned To Window Fitter

The left hand window handle is damaged and needs replacing.



### **LOCATION 50 LOUNGE**

Assigned To Decorator

The filler is cracked and needs replacing to the right hand side of the window cill.



### **LOCATION 51 LOUNGE**

Assigned To Decorator

The radiator pipes need patching and painting.



---

### **LOCATION 52 LOUNGE**

Assigned To Mastic

The skirting board and flooring junction needs sealing.



---

### **LOCATION 53 LOUNGE**

Assigned To Decorator

The top of the skirting board needs caulking behind the radiator..



---

### **LOCATION 54 LOUNGE**

Assigned To Joiner

The skirting board needs replacing were it has been infilled.



---

### **LOCATION 55 DINING AREA**

Assigned To Window Fitter

The right hand patio door glass needs adjusting in the frame.



---

### **LOCATION 56 DINING AREA**

Assigned To Decorator

The radiator pipes need patching and painting.



---

### **LOCATION 57 DINING AREA**

Assigned To Floor Layer

The flooring cuts around the study casing are poor and need attention.



---

### **LOCATION 58 DINING AREA**

Assigned To Decorator

The casing needs sanding where the fixings are.



---

### **LOCATION 59 DINING AREA/ KITCHEN**

Assigned To Builder

There is a deflection in the floor finish, this is in front of the radiator and between the breakfast bar.



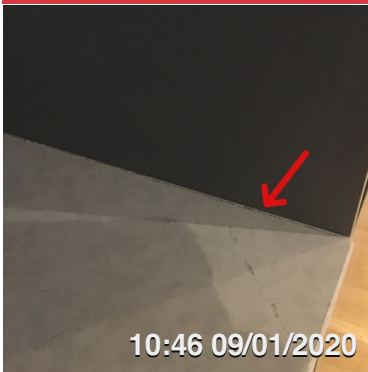


---

### LOCATION 60 KITCHEN

Assigned To Kitchen Fitter

The sink base unit needs a shelf fitting.

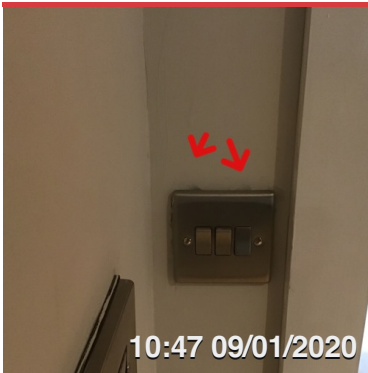


---

### LOCATION 61 KITCHEN

Assigned To Mastic

The granit worktop needs sealing against the oven housing.

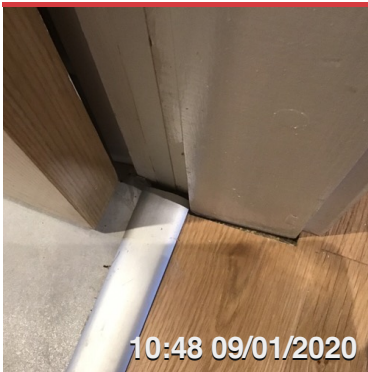


---

### LOCATION 62 KITCHEN

Assigned To Decorator

The wall needs filling above the switch.

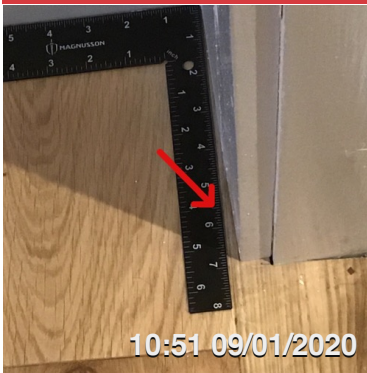


---

### LOCATION 63 KITCHEN

Assigned To Floor Layer

The laminate is poor cut around the utility door casing and the cover strip is short.

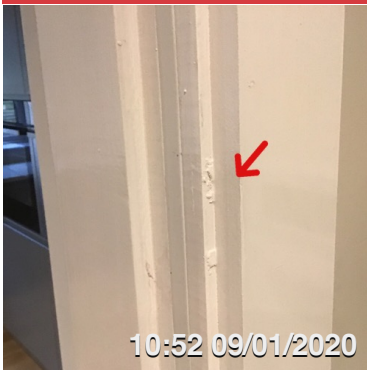


---

### LOCATION 64 KITCHEN

Assigned To Joiner

The skirting board to the left of the utility door is out of square.



---

### LOCATION 65 UTILITY

Assigned To Decorator

The door casing is rough and needs sanding.

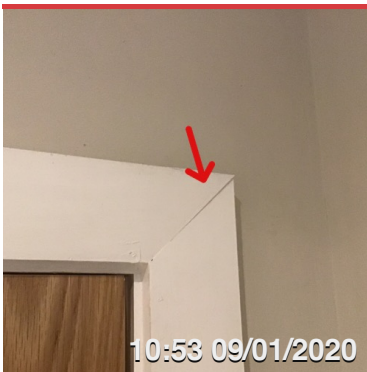


---

### LOCATION 66 UTILITY

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations.



---

### LOCATION 67 UTILITY

Assigned To Joiner

The architrave mitre is lipping.



### **LOCATION 68 UTILITY**

Assigned To Decorator

The water pipe needs patching underneath the worktop.



### **LOCATION 69 UTILITY**

Assigned To Kitchen Fitter

Plinths need fitting to both sides of the base unit.



### **LOCATION 70 UTILITY**

Assigned To Decorator/ Floor Tiler

The wall around the pipe needs patching and the floor grouting below it.



### **LOCATION 71 UTILITY**

Assigned To Decorator

The wall needs filling to the right of the door.



---

### **LOCATION 72 UTILITY**

Assigned To Joiner

The skirting board is short and needs replacing below the door hinges.



---

### **LOCATION 73 UTILITY**

Assigned To Decorator

The wall around the switch needs filling.



---

### **LOCATION 74 DOWNSTAIRS CLOAKS**

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations.



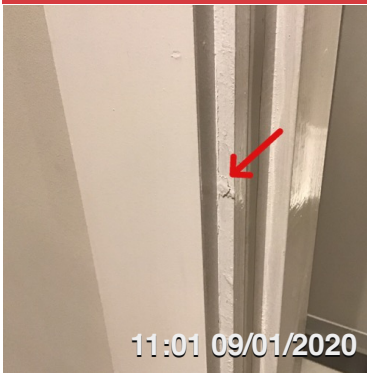
---

### **LOCATION 75 DOWNSTAIRS CLOAKS**

Assigned To Floor Tiler

The floor tiles need grouting.



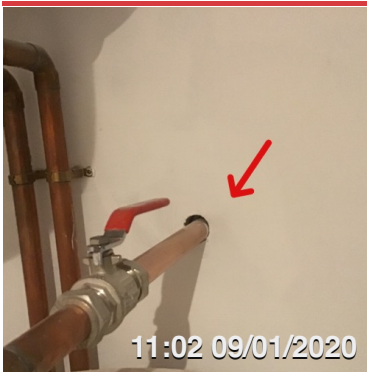


---

### **LOCATION 76 DOWNSTAIRS CLOAKS**

Assigned To Decorator

The casing needs sanding and redecorating.



---

### **LOCATION 77 CYLINDER CUPBOARD**

Assigned To Plumber

The pipe needs fire sealing.



---

### **LOCATION 78 CYLINDER CUPBOARD**

Assigned To Plumber

The hole for the pipes in the ceiling need fire sealing or collars.



---

### **LOCATION 79 CYLINDER CUPBOARD**

Assigned To Decorator

The wall needs filling around the pipe.



---

### **LOCATION 80 CYLINDER CUPBOARD**

Assigned To Mastic

The ceiling needs sealing with intumescent sealant around the edges.



---

### **LOCATION 81 DOWNSTAIRS CLOAKS**

Assigned To Mastic

The edges of the sink need sealing.

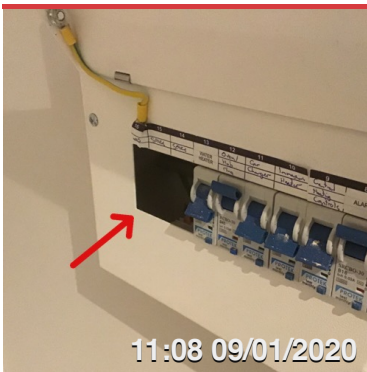


---

### **LOCATION 82 DOWNSTAIRS CLOAKS/ UTILITY**

Assigned To Mastic

The skirting boards and tiles need sealing.



---

### **LOCATION 83 DOWNSTAIRS CLOAKS**

Assigned To Electrician

The blanks need fitting in the consumer unit as a matter of urgency.



---

### **LOCATION 84 DOWNSTAIRS CLOAKS**

Assigned To Decorator

The architraves need caulking.



---

### **LOCATION 85 DOWNSTAIRS CLOAKS**

Assigned To Decorator

The casing needs sanding and filling where the fixings are.



---

### **LOCATION 86 STUDY**

Assigned To Builder

The floor is out of level and shows on the bottom of the door.



---

### **LOCATION 87 STUDY**

Assigned To Decorator

The kitchen door casing needs sanding and filling..

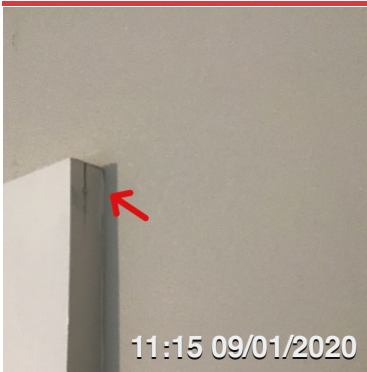


---

### LOCATION 88 STUDY

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations to both doors.



---

### LOCATION 89 STUDY

Assigned To Decorator

The architrave is split and needs filling to the kitchen door..

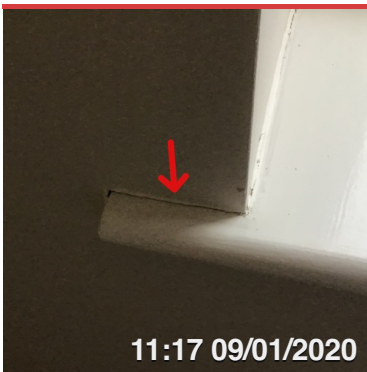


---

### LOCATION 90 STUDY

Assigned To Decorator

All skirting board corners need caulking.



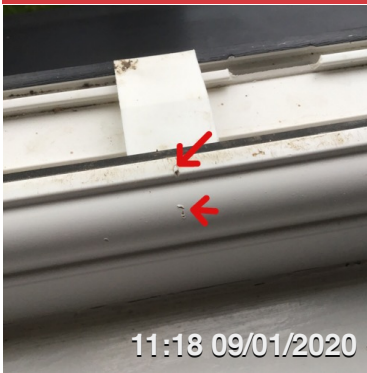
---

### LOCATION 91 STUDY

Assigned To Decorator

The window board needs caulking and repainting where it is scratched.





---

### LOCATION 92 STUDY

Assigned To Plastic Surgeon

The left hand sash frame is damaged where materials have been brought in.



---

### LOCATION 93 STUDY

Assigned To Decorator

The wall needs filling around the socket.

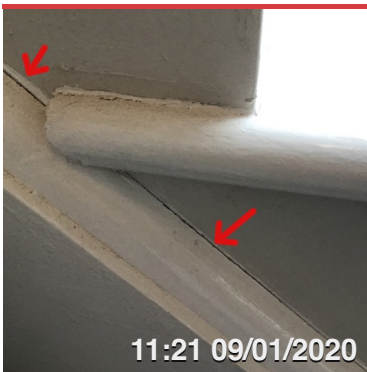


---

### LOCATION 94 STUDY

Assigned To Decorator

The radiator pipes need patching and painting.



---

### LOCATION 95 STAIRS TO FIRST FLOOR

Assigned To Decorator

The quadrant over the right hand string needs caulking.



---

### **LOCATION 96 STAIRS TO FIRST FLOOR**

Assigned To Decorator

The cover bead needs caulking on the string.

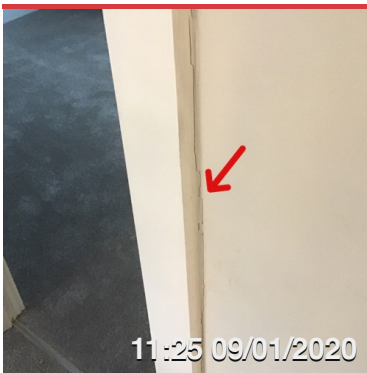


---

### **LOCATION 97 LANDING**

Assigned To Decorator

The half newel needs caulking.

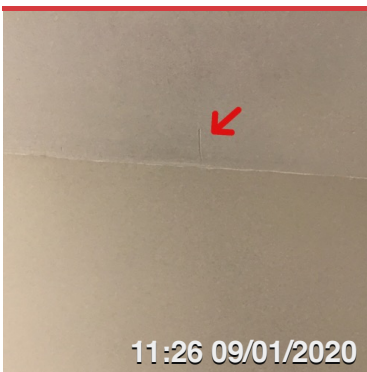


---

### **LOCATION 98 LANDING**

Assigned To Decorator

Bedroom 3 architrave needs caulking.



---

### **LOCATION 99 LANDING**

Assigned To Decorator

The ceiling needs filling above bedroom 4 door and further along the wall.



---

### **LOCATION 100 LANDING**

Assigned To Joiner

The handrail is poorly fitted to the top newel.



---

### **LOCATION 101 BEDROOM 2**

Assigned To Decorator

The casing needs sanding and filling where the fixings are.



---

### **LOCATION 102 BEDROOM 2**

Assigned To Window Fitter

The left hand window handle is damaged.



---

### **LOCATION 103 BEDROOM 2**

Assigned To Decorator

The window cill is damaged and needs filling.



---

### **LOCATION 104 BEDROOM 2**

Assigned To Decorator

The radiator pipes need painting and the skirting board needs caulking behind the radiator.



---

### **LOCATION 105 BEDROOM 3**

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations.



---

### **LOCATION 106 BEDROOM 3**

Assigned To Decorator

The radiator pipes need painting and the skirting board needs caulking behind the radiator.



---

### **LOCATION 107 BEDROOM 3**

Assigned To Decorator

The window frame needs caulking.



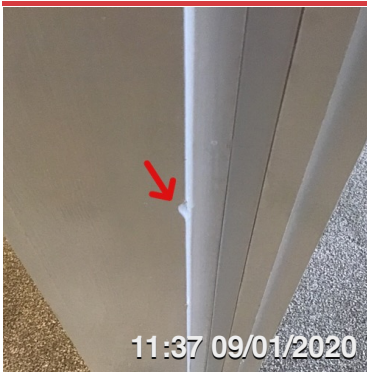


---

#### **LOCATION 108 BEDROOM 4**

Assigned To Decorator

The casing needs filling where it is split and sanding where the fixings are.



---

#### **LOCATION 109 BEDROOM 4**

Assigned To Decorator

The casing needs filling.

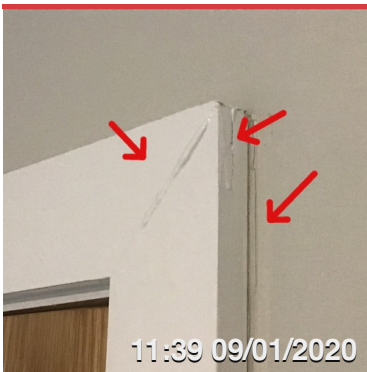


---

#### **LOCATION 110 BEDROOM 4**

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations.



---

#### **LOCATION 111 BEDROOM 4**

Assigned To Decorator

The glue needs cleaning off the architrave and it needs filling and caulking.



---

#### **LOCATION 112 BEDROOM 4**

Assigned To Decorator

All skirting board corners need caulking.



---

#### **LOCATION 113 BEDROOM 4**

Assigned To Decorator

The radiator pipes need painting.



---

#### **LOCATION 114 BEDROOM 4**

Assigned To Decorator

The window frame and cill needs caulking.



---

#### **LOCATION 115 BEDROOM 4**

Assigned To Decorator

The window cill needs the plaster removing from underneath and filling in several places.



---

### **LOCATION 116 BEDROOM 1**

Assigned To Decorator

The casing needs sanding in several places and were the fixings are.



---

### **LOCATION 117 BEDROOM 1**

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations.



---

### **LOCATION 118 BEDROOM 1**

Assigned To Decorator

The radiator pipes need painting and the skirting board needs caulking behind the radiator.



---

### **LOCATION 119 BEDROOM 1**

Assigned To Decorator

The window frame needs caulking.



---

### **LOCATION 120 BEDROOM 1**

Assigned To Decorator

All skirting board corners need caulking.



---

### **LOCATION 121 EN SUITE**

Assigned To Decorator

The casing needs filling where it is split and re filling around the keeper where it has been poorly filled.

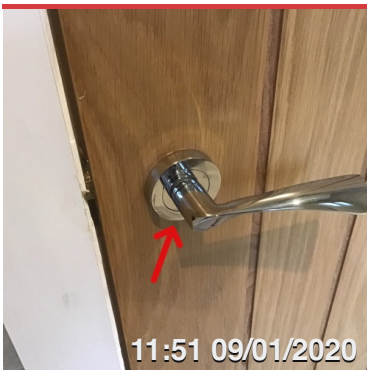


---

### **LOCATION 122 EN SUITE**

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations.



---

### **LOCATION 123 EN SUITE**

Assigned To Joiner

No privacy lock has been fitted.





---

### **LOCATION 124 EN SUITE**

Assigned To Wall Tiler / Mastic

There are a number of wall tiles that are lipping and the architrave needs sealing.



---

### **LOCATION 125 EN SUITE**

Assigned To Floor Layer

The tiles and carpet need a cover strip fitting.

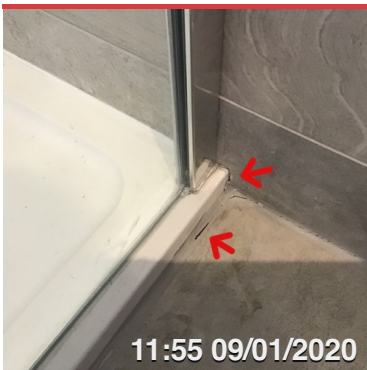


---

### **LOCATION 126 EN SUITE**

Assigned To Plumber

The shower control needs sealing.



---

### **LOCATION 127 EN SUITE**

Assigned To Mastic

The shower tray needs re sealing.

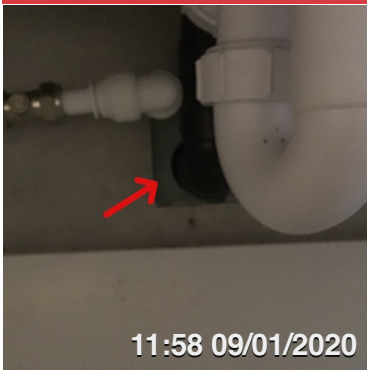


---

### **LOCATION 128 EN SUITE**

Assigned To Wall Tiller/ Decorator

The wall needs grouting behind the radiator pipe shrouds and the pipes need painting.



---

### **LOCATION 129 EN SUITE**

Assigned To Wall Tiller

The wall needs grouting around the pipe in the vanity unit.

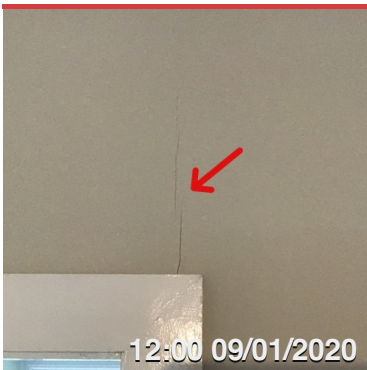


---

### **LOCATION 130 EN SUITE**

Assigned To Decorator

The ceiling needs touching up.



---

### **LOCATION 131 BEDROOM 1**

Assigned To Decorator

The wall needs filling above the en suite door.

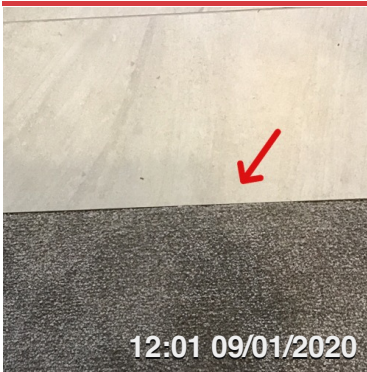


---

### **LOCATION 132 BEDROOM 1**

Assigned To Decorator

The wall and ceiling need filling.



---

### **LOCATION 133 BATHROOM**

Assigned To Floor Layer

The tiles and carpet need a cover strip.



---

### **LOCATION 134 BATHROOM**

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations.



---

### **LOCATION 135 BATHROOM**

Assigned To Wall Tiller/ Decorator

The tile needs grouting behind the shroud and the radiator pipes need painting.

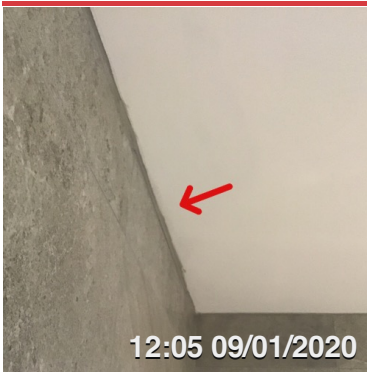


---

### **LOCATION 136 BATHROOM**

Assigned To Wall Tiller/ Mastic

The floor tile needs grouting and the floor to wall tiles and architraves needs sealing

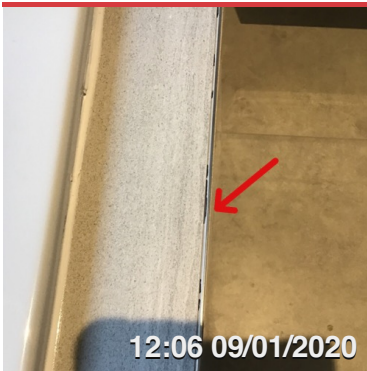


---

### **LOCATION 137 BATHROOM**

Assigned To Decorator

The ceiling line needs touching up.



---

### **LOCATION 138 BATHROOM**

Assigned To Wall Tiller

The tiles and tile trim need grouting to the front of the bath.



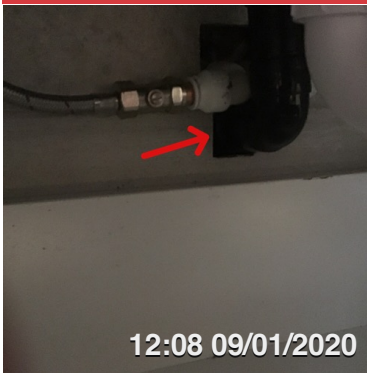
---

### **LOCATION 139 BATHROOM**

Assigned To Mastic

The end of the bath needs sealing.



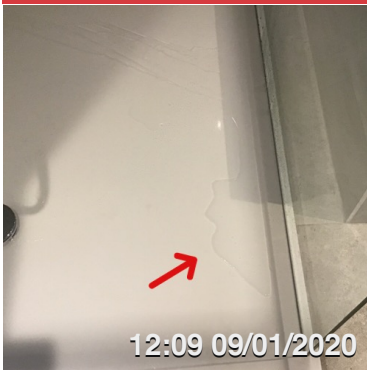


---

### **LOCATION 140 BATHROOM**

Assigned To Wall Tiller

The wall needs grouting around the pipe in the vanity unit.



---

### **LOCATION 141 BATHROOM**

Assigned To Plumber

The shower tray is holding water which suggest a levelling issue with the tray or the tray casting is faulty.



---

### **LOCATION 142 LOFT**

Assigned To Electrician

The cover needs fitting to the batteries.