



I Lively (Former CEnv FCIOB MCABE)
Lively Professional Services Ltd

5 GRAYLING ROAD SANDBACH CHESHIRE CW11 4AS

Snagging Report

Monday, 14 September 2020

59 Issues Identified



LOCATION 1 5 GRAYLING ROAD SANDBACH

Assigned To Identification

Summary

The house has been built to a good standard throughout, there are a number of minor defects that need attention, which could have been avoided with a little more attention to detail.

The extractor and boiler flue ducts need cavity trays installing (NHBC Standards 2020 Chapter 6.1.17)

The majority of fire doors need adjusting throughout the house to comply with building regulations, the margins should be between 2 & 4mm.



LOCATION 2 FRONT ELEVATION

Assigned To Roofer

The lead flashing needs dressing flat to the wall to prevent water ingress.



LOCATION 3 FRONT ELEVATION

Assigned To Bricklayer

No weephole at the end of the cavity tray.



LOCATION 4 FRONT ELEVATION

Assigned To Roofer

The screw needs tightening in the bottom left hand ridge tile.



LOCATION 5 FRONT ELEVATION

Assigned To Groundworker

The drainage chanel at the front door is damaged and needs replacing before the drive is final surfaced.



LOCATION 6 FRONT ELEVATION

Assigned To Joiner

The gallows bracket to the left of the front door is damaged and needs repairing or replacing.



LOCATION 7 FRONT ELEVATION

Assigned To Bricklayer

The nail needs removing where the plot board has been and repointing.



LOCATION 8 FRONT ELEVATION

Assigned To Bricklayer

There is no weep hole at the end of the cavity tray.



LOCATION 9 GARAGE

Assigned To Mastic

The top of the boxing needs sealing with intumescent sealant.



LOCATION 10 GARAGE

Assigned To Joiner/ Mastic

The nail needs removing from the wall plate and the intumescent sealant needs finishing.



LOCATION 11 GARAGE

Assigned To Plasterer

The wall needs patching around the double socket.



LOCATION 12 GARAGE

Assigned To Mastic

The duct needs sealing between the duct and blockwork.



LOCATION 13 FRONT ELEVATION

Assigned To Roofer

There are a number of tiles on the roof with the channels damaged and need replacing.



LOCATION 14 RIGHT HAND ELEVATION

Assigned To Bricklayer

There are no cavity trays installed above the gas flue and extractor duct.

NHBC Standards 6.1.17



LOCATION 15 REAR ELEVATION

Assigned To Bricklayer

The extractor duct needs a cavity tray above it.

NHBC Standards 6.1.17



LOCATION 16 REAR ELEVATION

Assigned To Bricklayer

The left hand patio lintel has been dry bedded and needs pointing.



LOCATION 17 REAR ELEVATION

Assigned To Window Fitter

The left hand patio, right hand door bottom lock is hard to open and needs adjusting.



LOCATION 18 REAR ELEVATION

Assigned To Window Fitter

The left hand patio cill needs a new end cap.



LOCATION 19 REAR ELEVATION

Assigned To Window Fitter

The patio door is catching and needs adjusting slightly.



LOCATION 20 REAR ELEVATION

Assigned To Plastic Surgeon

The patio cover mould is cut and needs repairing to the right of the main patio doors.



LOCATION 21 LEFT HAND ELEVATION

Assigned To Bricklayer

There is no cavity tray above the kitchen extractor duct.
NHBC Standards 6.1.17



LOCATION 22 LEFT HAND ELEVATION

Assigned To Joiner

The soffit grill is damaged and needs replacing to prevent infestation.



LOCATION 23 LEFT HAND ELEVATION

Assigned To Joiner

The plastic protection needs removing from the soffit.



LOCATION 24 FRONT ELEVATION

Assigned To Bricklayer

The bricks need replacing where they have been drilled to the right of the front door.



LOCATION 25 HALL

Assigned To Plastic Surgeon

The front door is marked in several areas and needs repairing.



LOCATION 26 HALL

Assigned To Mastic

The frame needs sealing around the door chain.



LOCATION 27 HALL CUPBOARD

Assigned To Joiner

The head of the cupboard fire door needs adjusting slightly to comply with building regulations.



LOCATION 28 LOUNGE

Assigned To Joiner

The lounge fire doors need the margin adjusting slightly to comply with building regulations.



LOCATION 29 LOUNGE

Assigned To Joiner/ Decorator

The left hand trickle vents needs replacing and the ceiling needs filling.



LOCATION 30 LOUNGE

Assigned To Plastic Surgeon

The window board trim is scratched and needs repairing.



LOCATION 31 KITCHEN

Assigned To Plastic Surgeon

The top of the door is damaged and needs repairing or replacing.



LOCATION 32 KITCHEN

Assigned To Plumber

The radiator plug needs the paint removing and the radiator needs touching up.



LOCATION 33 UTILITY

Assigned To Decorator

The wall needs touching up above the boiler.



LOCATION 34 UTILITY

Assigned To Joiner

The draft seal is damaged and needs replacing.



LOCATION 35 UTILITY

Assigned To Joiner

The utility door is catching at the top and needs slightly adjusting.



LOCATION 36 KITCHEN

Assigned To Plumber

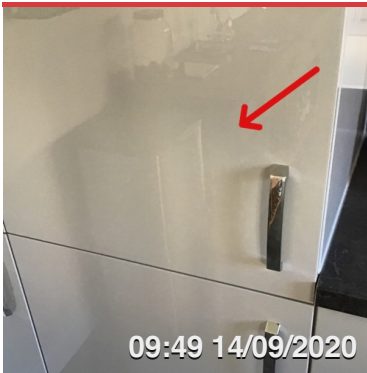
The top edge of the radiator is damaged and needs touching up.



LOCATION 37 KITCHEN

Assigned To Plastic Surgeon

The left hand bay return frame has a cut mark that needs repairing.



LOCATION 38 KITCHEN

Assigned To Kitchen Fitter

The fridge door is scraping on the integrated bracket.



LOCATION 39 KITCHEN

Assigned To Decorator

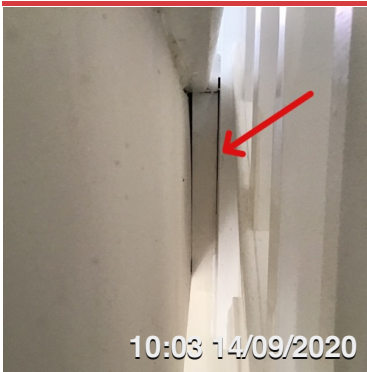
The hole above the left hand wall units for the under pelmet lights needs filling.



LOCATION 40 KITCHEN

Assigned To Kitchen Fitter

The sink base unit needs a shelf fitting.



LOCATION 41 STAIRS TO FIRST FLOOR

Assigned To Decorator

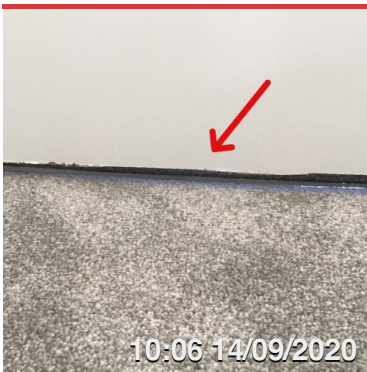
The filler between the trimmer and stairs needs caulking.



LOCATION 42 STAIRS TO FIRST FLOOR

Assigned To Decorator

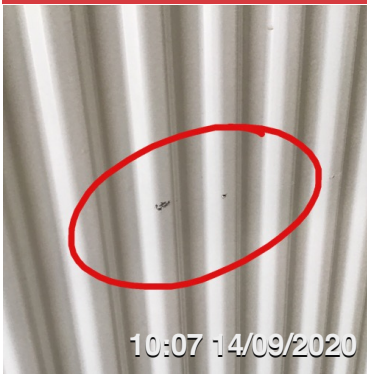
The wall needs filling underneath the nosing.



LOCATION 43 BEDROOM 4

Assigned To Joiner

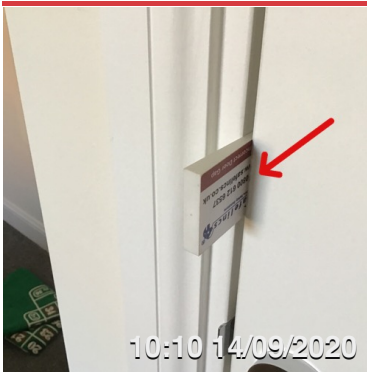
The bottom of the door has been poorly cut by the carpet fitters and needs replacing.



LOCATION 44 BEDROOM 4

Assigned To Plumber

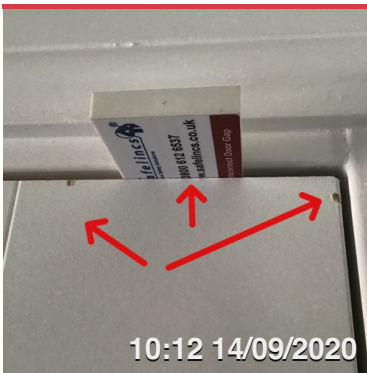
The radiator is damaged and needs repairing.



LOCATION 45 BEDROOM 3

Assigned To Joiner

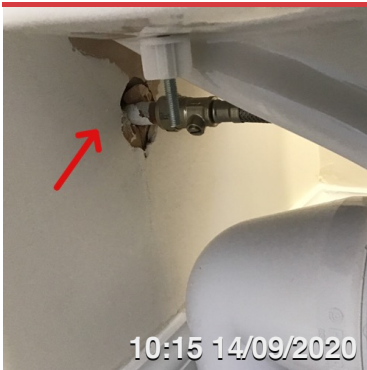
The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations.(2-4mm)



LOCATION 46 CYLINDER CUPBOARD

Assigned To Plastic Surgeon/ Joiner

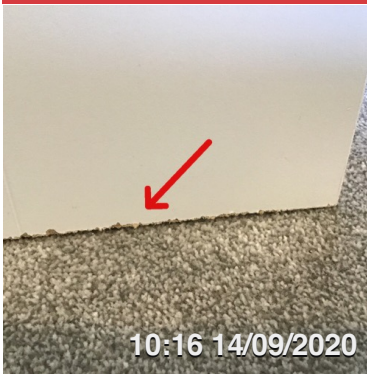
The top of the door is damaged and the fire door margins are in excess of 4mm and needs adjusting to comply with building regulations (2-4mm)



LOCATION 47 BATHROOM

Assigned To Decorator

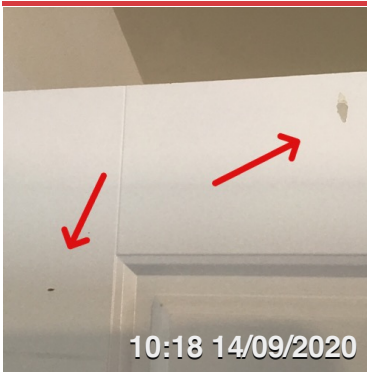
The wall needs filling around the toilet water pipe.



LOCATION 48 BEDROOM 2

Assigned To Plastic Surgeon

The bottom of the door needs touching up where the carpet fitters have cut it.



LOCATION 49 BEDROOM 2

Assigned To Plastic Surgeon

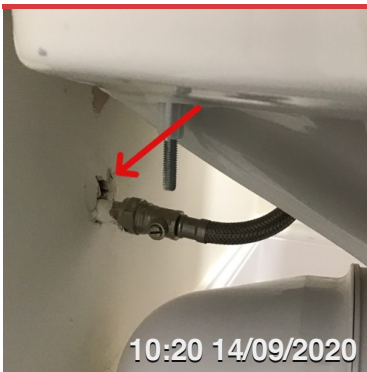
The top of the door is damaged and needs repairing.



LOCATION 50 BEDROOM 2 EN SUITE

Assigned To Joiner

The bottom of the door is catching on the carpet trim and needs adjusting.



LOCATION 51 BEDROOM 2 EN SUITE

Assigned To Decorator

The wall needs filling around the toilet water pipe.



LOCATION 52 BEDROOM 2 EN SUITE

Assigned To Decorator

The left hand skirting board needs caulking next to the shower.



LOCATION 53 BEDROOM 1

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations (2-4mm)



LOCATION 54 BEDROOM 1

Assigned To Plastic Surgeon

The bottom of the door is damaged where the carpet fitters have cut it.



LOCATION 55 EN SUITE

Assigned To Decorator

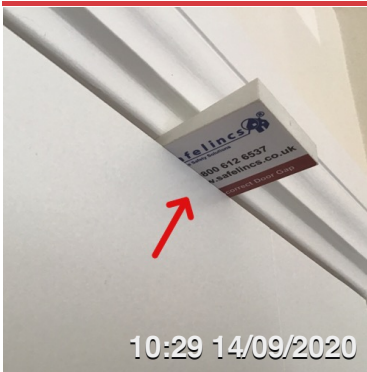
The skirting boards at both sides of the shower tray need caulking.



LOCATION 56 BEDROOM 5

Assigned To Plasterer

The bulk head panel needs patching.



LOCATION 57 BEDROOM 5

Assigned To Joiner

The fire door margins are in excess of 4mm and needs adjusting to comply with building regulations (2-4mm)



LOCATION 58 BEDROOM 5 CUPBOARD

Assigned To Joiner

The bottom of the door has been poorly cut by the carpet fitters and needs replacing.



LOCATION 59 ROOF SPACE

Assigned To Plumber

The soil pipe needs connecting to the roof tile vent.