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SNAG LIST

1



External Front

Assigned To Groundworks

The approach is neither an acceptable ramp nor stepped approach which is in breach of building regulations part M
The approach is not flat and is an excessively steep gradient which as shown with a 2m level with equal offsets revealing a 50mm deviation off flatness

___/___



2



External Front

Assigned To

As above, close up showing steep gradient

___/___



3



External Front

Assigned To

Also the "landing" next to the door should be level at 1200mm depth and this is short of 800mm

___/___



4

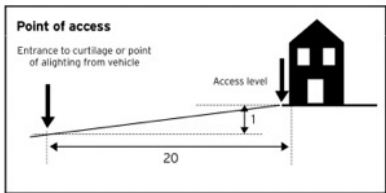


Diagram 2 - Plot gradient

NHBC

Assigned To

Diagram showing 2 options of approach, neither of which have been adopted

___/___

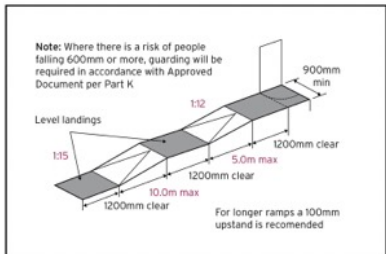


Diagram 3 - Ramped approach

5



External Front

Assigned To Brickwork

Untidy finish to mortar and membrane is visible with no weep vent

___/___



6



External Front

Assigned To Brickwork

Double DPC doesn't have weep vents
This makes the weep vents redundant underneath depending on how far the higher DPC goes across

___/___



7



External Front

Assigned To Mastic

Poor finish around front door where the foam hasn't been cut before applying mastic

___/___



8



External Front

Assigned To Painter

Frame paint has stuck to the door

___/___



9



External Front
Assigned To
Another example



10



External Front
Assigned To Glazing
WC Window tarnished



11



External Front
Assigned To Glazing
Glazing bars aren't aligned level / straight
Noticeable by eye



12



External Front

Assigned To Glazing

Cast stone to front bedroom badly damaged - I believe it better to replace rather than attempt repair



13



External Front

Assigned To Brickwork

Cast stone decorative lintel damaged and covered by mortar



14



External Front

Assigned To Glazing

Noticeable difference in window vs lintel level



15



External Front

Assigned To Plastic Surgeon
Dented sill - lounge window



16



● External Front

Assigned To Landscaping
Stones underneath turf



17



External Front

Assigned To
As above - this is causing the turf to die



18



External Front
Assigned To Landscaping
Another example



19



External Front
Assigned To Landscaper
Front garden showing weeds
There will be missing membrane causing
this



20



External Front
Assigned To Groundwork
Inspection chamber is blocked



21



External Front
Assigned To
As above - reference



22



● External Front

Assigned To Groundworks
Inspection chamber not secured - you shouldn't be able to lift it like this - and is blocked



23



● External Front

Assigned To
Blocked chamber - needs removal, rodding and cctv check once done



24



● External Front

Assigned To Groundwork

Chamber fully blocked including rubber seal



25



External Front

Assigned To

As above - reference



26



External Lhs

Assigned To Mastic

Condensate pipe not sealed



27



External Lhs

Assigned To

The pipe terminates into the ground rather than connection to drain or soakaway

___/___



28



External Lhs

Assigned To Groundwork

Drain cover isn't secure - and is blocked

___/___



29



External Lhs

Assigned To Brickwork

Missing weep at end of flashing (cavity tray)

___/___



30



External Lhs

Assigned To Brickwork

Gap next to box end 10mm +. This is out of tolerance and needs mastic seal to prevent pest entry



31



External Lhs

Assigned To Brickwork

Expansion joint not sealed



32



External Lhs

Assigned To Brickwork

Bricks have been left ontop of wall



33



Brickwork

Assigned To

The walls are covered in mortar excess



34



External Lhs

Assigned To Brickwork

DPC below ground level - this should be 150mm above



35



External Lhs

Assigned To

As above: all the ground levels need reducing down



36



External LHS

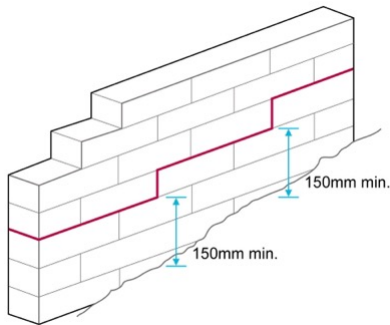
Assigned To

As above, the ground is bridging the DPC

___/___



37



NHBC

Assigned To

___/___



38



External Lhs

Assigned To

Brickwork perps aren't aligned to gable wall which is a sign of poor workmanship as well as being out of tolerance
Arrows pointing to repointing required
The brickwork doesn't appear plumb in areas

___/___



39



External Front

Assigned To Groundwork

Gap to Aco

Drain gulley not aligned

___/___



40



External Front

Assigned To Groundwork
ACO full



41



External Front

Assigned To Groundwork
Gap next to chamber (next to door)



42



Garage

Assigned To Brickwork
Trim membrane



43



Garage

Assigned To Groundworks

Poor finish around the perimeter



44



Garage

Assigned To

Both sides need making good



45



Garage

Assigned To Groundworks

Screed threshold rough finish



46



● Garage

Assigned To Mastic

Gaps to the ceiling - there should be no gaps for fire safety - any gaps needs intumescent sealant

___/___



47



● Garage

Assigned To Mastic

Another example where fire can spread

___/___



48



Garage

Assigned To

Another example

Confirm use of intumescent mastic needed

___/___



49



Garage
Assigned To
Foam shots all over walls

___/___



50

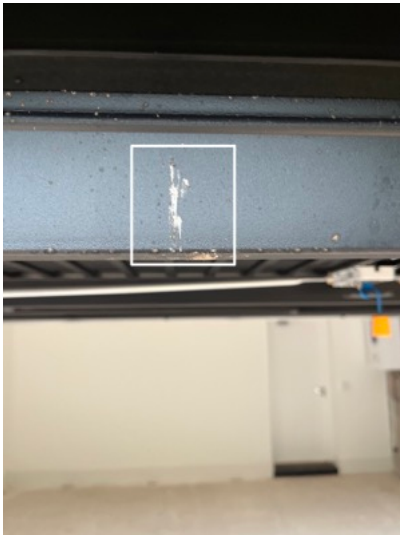


Garage
Assigned To Plasterer
Ceiling finish poor
Scrim tape and board lines visible

___/___



51



Garage
Assigned To Garage Door Company
Scratched garage door base

___/___



52



Garage

Assigned To

More blemishes to fascia nearby



53



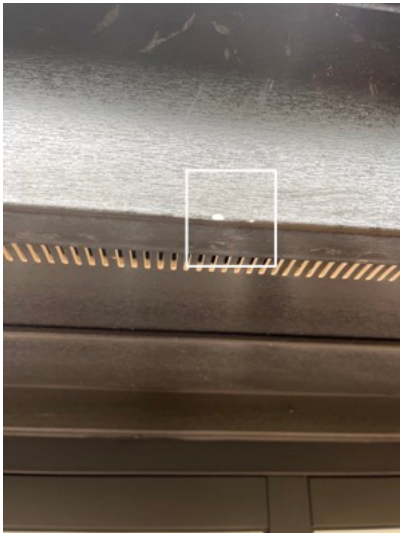
Garage

Assigned To Painter

Paint drips



54



Garage

Assigned To Joiner

Plastic surgeon to repair fascia





Garage

Assigned To Joiner

Garage fascia dented



55



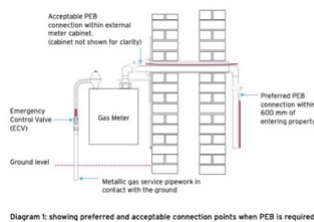
External Rhs

Assigned To Gas Engineer

No earth visible - confirm if pipe running in the ground is PE (Polyethylene) or copper



56



Guidance

Assigned To



57



External Rhs

Assigned To Mastic

Elec meter needs sealing



58

59



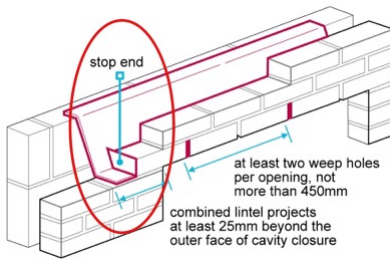
External RHS

Assigned To Brickwork

There is a weep hole to the flashing (cavity tray here) but isn't at the end of the tray
All cavity trays need a stop end (turned up at the edges)



60



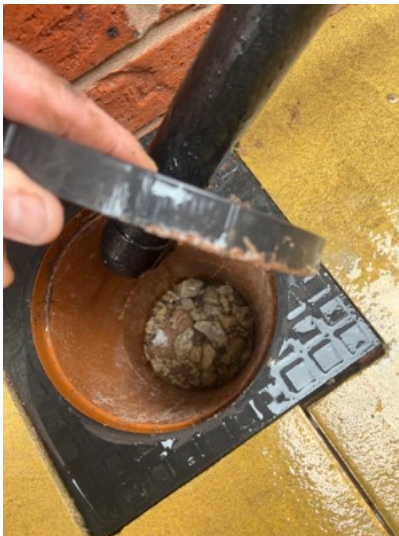
NHBC

Assigned To

Showing stop end detail



61



● External RHS

Assigned To Groundworks

The gulley is full of debris



62



External Rhs

Assigned To Brickwork

The finish of the mortar is rough generally,
there has been a lack of good
workmanship with the brickwork /
pointing



63



External Rhs

Assigned To Groundworks

The path width is hindered by pipes



64



External Rhs

Assigned To Groundworks

The path width is less than 750mm which is out of tolerance for refuge removal



65



● External Rear

Assigned To Joiner

Back door has been poorly fitted
There are gaps, visible foam and no seal to the door frame



66



External Rear

Assigned To Groundworks

Flagstones at Back door are not aligned



67



External Rear

Assigned To Brickwork

Soldier bricks aren't straight



68



● External

Assigned To Groundwork

No fixings make chamber is insecure to walk over. Also blocked



69



External Rear
Assigned To Glazing
Remove wrappers



70



External Rear
Assigned To Brickwork

Weep vent missing to end of the assumed cavity tray



71



External Rear
Assigned To Mastic
Seal gap around tap



72



External Rear
Assigned To Glazing
Tidy finish to bi folds



73



External Rear
Assigned To Mastic
The expansion joint at house / boundary
wall has foam fill
Hasn't been sealed & will need to remove
rwdp to do



74



External Rear
Assigned To Roofer
Rwdp fixings not secure



75



External Rear
Assigned To Mastic
Mastic seal gaps



76



External Rear

Assigned To Landscaper

No weed membrane laid under stones



77



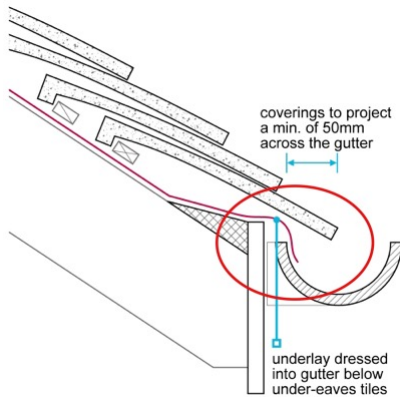
External Rear

Assigned To Roofer

The underlay is not dressed into the gutter



78



NHBC

Assigned To



79



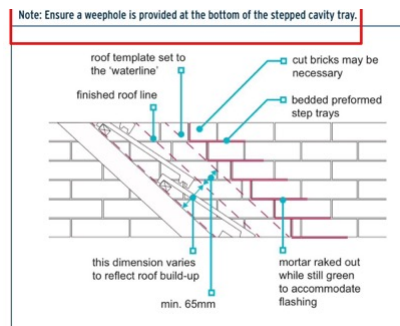
External Front

Assigned To Roofer Brickwork

There is a missing weep vent at base of the stepped flashing
The flashing is ripped
The under lay is not dressed into the gutter



80



NHBC

Assigned To



81



External Front

Assigned To

Excessive amount of debris on the roof - see valley at front garage



82



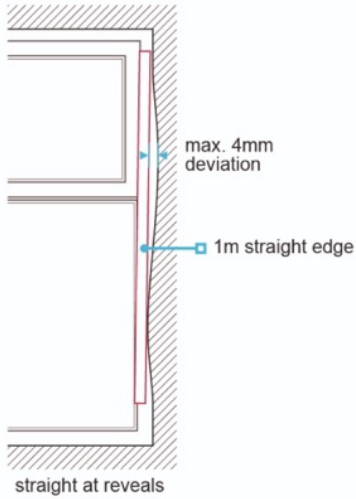
External Front

Assigned To Brickwork

Window reveals are not square / plumb
Out of 4mm tolerance (by eye)



83

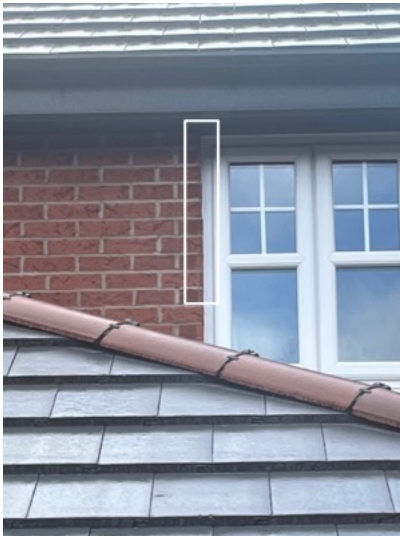


NHBC

Assigned To



84



External Front

Assigned To

Another example



85



External Front

Assigned To

Cracking to mortar front bed window



86



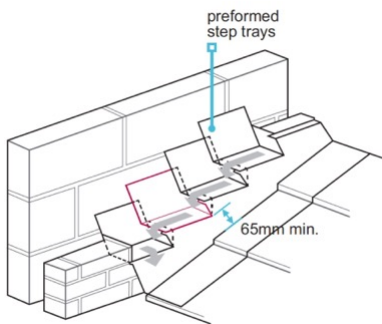
External Front

Assigned To Brickwork

The cavity tray and flashing aren't aligned



87



NHBC

Assigned To



88



External Front

Assigned To Roofer

Hip / ridge tiles chipped



89



Generally

Assigned To Site

There are no trickle vents which suggests a passive system, in which case the set up is wrong. See part F of Building Regulations



2021 edition

This approved document supports Part F of Schedule 1 to the Building Regulations 2010. This approved document takes effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans application or initial notice submitted before that date, provided the work for each building is started before 15 June 2023. Full detail of the transitional arrangements can be found in Circular Letter 01/2021 published on gov.uk.

90



Building Regulations

Assigned To

If the builder are assuming this is a continuous extract ventilation system, it should be providing it to all habitable rooms.

The total number of vents in habitable rooms and kitchen should be at least 5. In the house there were just fans to the bathrooms and utility and Kitchen.

With this in mind I believe the property should have trickle vents installed to the windows throughout. The property is experiencing mould to rooms which is not common if there are trickle vents (as it is only common to materials drying out in rooms with a lack of ventilation eg cupboards)



Installation of ventilation systems

- 124 Ventilation systems should be installed to meet both of the following conditions.
- Comply with the guidance in this approved document.
 - Not compromise the performance of the system.
- 125 Adequate space should be available for access to maintain ventilation equipment.
- 126 Rigid ducts should be used wherever possible.
- 127 Flexible ductwork, where installed, should meet all of the following conditions.
- Only used for final connections.
 - Lengths should be a maximum of 15m.
 - Meet the standards of BSRIA's BG 43/2013.
- 128 Any flexible ducts should be installed so that the full internal diameter is maintained and flow resistance is minimised. This is achieved by taking both of the following actions.
- Pulling the duct taut.
 - Ensuring that ductwork does not pass through orifices with a smaller diameter than the duct itself.
- 129 Ductwork installations should be designed and installed to minimise the overall pressure losses within the system by taking all of the following steps.
- Minimising the overall length of duct.
 - Minimising the number of bends required.
 - Installing appropriately sized ducts for the air flow rate.

91



92



Generally

Assigned To

Example of Mould found



93



Generally

Assigned To

Another example of mould in WC

___/___



94



Generally

Assigned To

Another example of mould

___/___



95



Generally

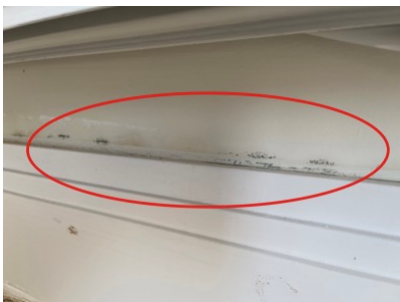
Assigned To

Another example

___/___



96



Generally

Assigned To

Mould under rad in kitchen diner

___/___



97



Generally

Assigned To Joiner

Several doors rattles when in frame

___/___



98



● Generally

Assigned To Groundworks

Screed has snots, Dents and animal paw prints

Should have a self level screed to allow hard surface flooring

___/___



99



Generally

Assigned To

Example of screed snot

___/___



100



Generally

Assigned To

Another example upstairs of foam

There are also loose screws, snots and Unlevel boards

___/___



101



Generally

Assigned To Electrician

Some light pendants positioned above doors - will prevent any shades being hung



102



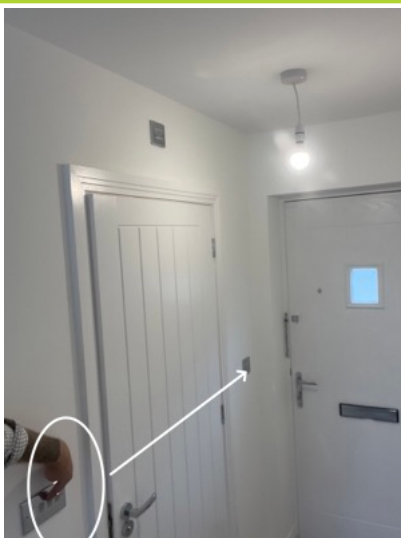
● Heating

Assigned To

I have concerns that the heating system isn't set up correctly. I tested one zone at a time and some rads came on that were on the other zone, some rads didn't come on at all (some raised in this report). Heating engineer to test it thoroughly ensuring zones are correct and all rads working



103



● Entrance Hall

Assigned To Electrician

The entry light switch is not by the front door which is poor design. Re wire required, chasing out etc but worth addressing as it makes no sense in its current position



104



Entrance

Assigned To Electrician

Switch here does not appear to do anything



105



Entrance Hall

Assigned To Painter

Hinges covered in paint



106



Entrance

Assigned To Painter

Rough finish around WC door
It is not part of our survey to highlight paintwork - however it was noticed the quality was poor throughout. The following are only examples to show various paint defects out of tolerance
A painter should visit and repaint areas throughout



107



Paintwork
Assigned To

___/___



108



Paintwork
Assigned To
Rough finish to the skirting
Example shown here is in lounge

___/___



109

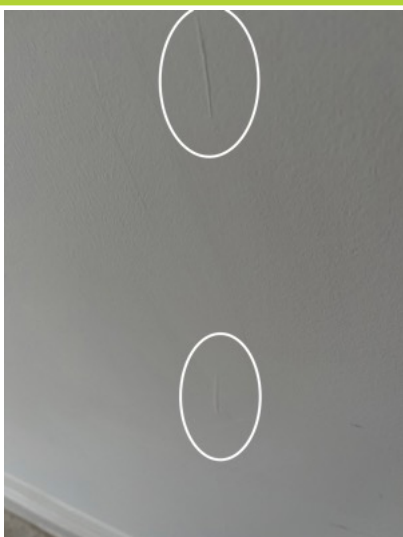


Paintwork
Assigned To

___/___



110



Paintwork
Assigned To
Hallway

___/___



111



Paintwork

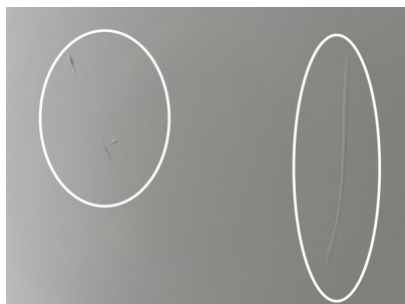
Assigned To

Another example of poor paintwork

___/___



112



Paintwork

Assigned To

Example paint drips in lounge

___/___



113



Paintwork

Assigned To

Example dent in Dining room

___/___



114



Entrance

Assigned To

Rough finish around staircase

___/___



115



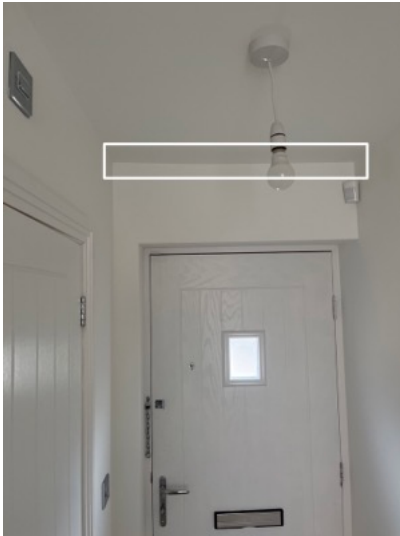
Hallway

Assigned To Plumber

Rad isn't level



116



● Hallway

Assigned To Plasterer

Ceiling isn't level

Obvious by eye and out of tolerance



117



Cupboard

Assigned To

Rough finish around Cupboard door



118



WC

Assigned To Plumber
Flush not level



119



Wc

Assigned To Mastic
Rough finish under sink



120

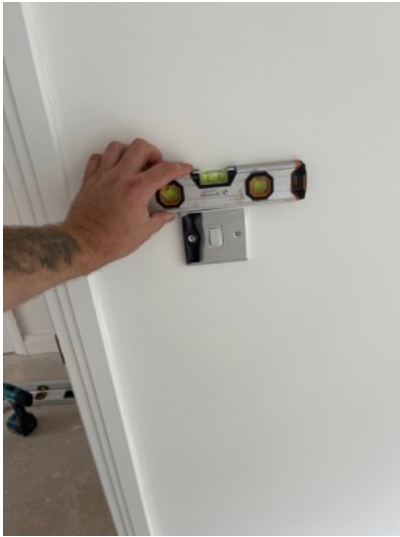


Wc

Assigned To Plumber
The pedestal is loose



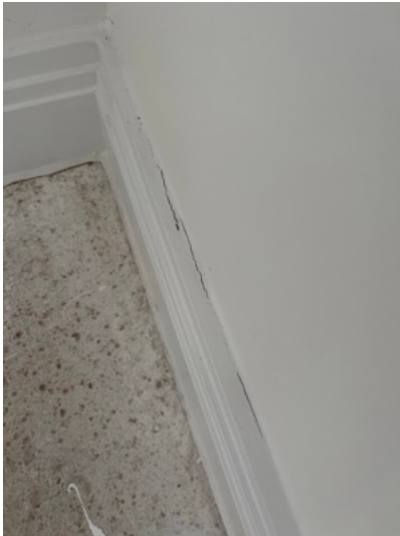
121



Lounge
Assigned To Electrician
Switch isn't level



122



Lounge
Assigned To Joiner
Splitting skirting



123



Lounge
Assigned To Plumber
Rad isn't level



124



Lounge

Assigned To Plumber

The cable tidy isn't fixed to the wall

___/___



125



Throughout

Assigned To

There are more that need attention so plumber to take rads off and affix throughout

___/___



126



Kitchen Diner

Assigned To

Rad next to entry door isn't level

___/___



127



Kitchen Diner

Assigned To Electrician

Spotlights aren't installed in line



128



Kitchen Diner

Assigned To Electrician

Spot not aligned



129



● Kitchen Diner

Assigned To Plasterer

Plumber has cut patch to repair pipe
(assumption is they screwed into the pipe
and caused a leak as there is a straight
connector)



130



Kitchen Diner

Assigned To Plumber

As above, the rad is not coming on



131



Kitchen Diner

Assigned To Glazing

Bi fold seal / general finish is poor



132



Kitchen Diner

Assigned To Glazing

Trim is short

Gaps around the frame



133



Kitchen

Assigned To Kitchen Fitter

Hood dented

Out of tolerance (visible from 0.5m+)



134



Kitchen

Assigned To Joiner

Rough finish under breakfast bar



135



Kitchen

Assigned To

Rough finish down the side of the unit edge



136



Kitchen

Assigned To
End panel poor finish.



137



● Kitchen

Assigned To Kitchen Fitter

The position of the hood needs moving
It's impractical where it is, projecting to
the point of not being able to see the hob
stood over it



138

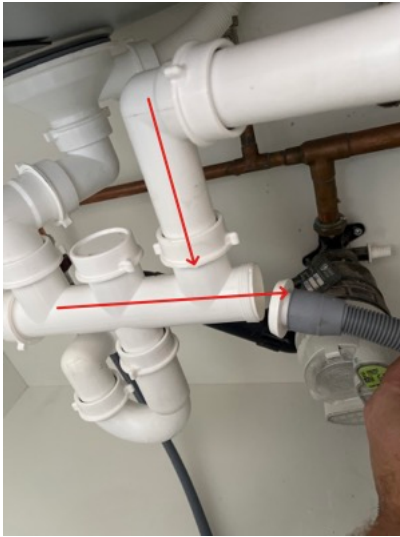


Kitchen

Assigned To
It is also below the building regulations
part F height



139



● Kitchen

Assigned To Plumber

The waste water from both the sink and drainer go into the waste pipe to dishwasher

Note, all the drainer water goes in but I also tested the main sink after filling and it also bypasses the ubend

___/___



140



Kitchen

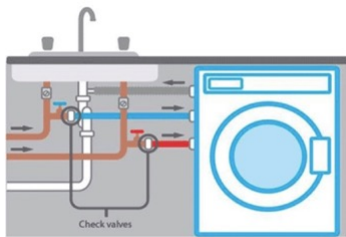
Assigned To

There is no double check valve to stop waste water from appliances entering clean water supply

___/___



141



[Double check valve arrangement for appliances]

Double Check Valve Guidance

Assigned To

___/___



142



Kitchen

Assigned To Kitchen Fitter

Repair drawer

___/___



143



Kitchen

Assigned To Kitchen Fitter

Also door near oven



144



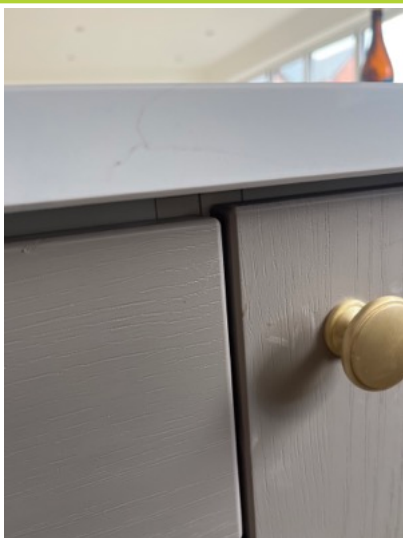
Kitchen

Assigned To Kitchen Fitter

Doors aren't aligned



145



Kitchen

Assigned To Kitchen Fitter

Align doors



146



Kitchen

Assigned To Painter

Clean up units and plinth from paint splashes



147



● Kitchen

Assigned To Glazing

The window frame isn't level and it's obvious by eye



148



Kitchen

Assigned To Electrician

Switch upside down



149



Utility

Assigned To Joiner

Frame in poor condition.

___/___



150



Utility

Assigned To Joiner

Seal not secured

___/___



151



Utility

Assigned To Painter

Also finish next to weather bar needs tidying

___/___



152



Utility

Assigned To Joiner

Replace skirting at reveal

___/___



153



Utility

Assigned To Joiner

Door catches

___/___



154



Utility

Assigned To Plumber

Rad doesn't come on

___/___



155



Utility

Assigned To Kitchen Fitter

Couple of splits to upstand at joints



156



Utility

Assigned To Kitchen Fitter

Appliances likely to protrude out
Consider removing skirting



157



Utility

Assigned To Joiner

Garage door frame tarnished



158



Utility

Assigned To Plumber

The waste pipe falls toward rather than away

___/___



159



Utility

Assigned To Kitchen Fitter

No shelf fitted
Different colour pipes

___/___



160



Utility

Assigned To Kitchen Fitter

Wide gap and not aligned doors

___/___



161



Utility

Assigned To Electrician

Switches aren't aligned

___/___



162



Staircase
Assigned To Painter
Rough finish



163



Staircase
Assigned To Joiner
Generally it is a poor finish
Screws should not protrude and it
generally has not been handed over
suitable to be carpeted



164



Staircase
Assigned To Joiner
Another example of rough handover of
staircase



165



Staircase

Assigned To Joiner

Newel post is not plumb (NHBC requires it to be)



166



Staircase

Assigned To Joiner

The handrail next to it is not level



167



Staircase

Assigned To Joiner

There are gaps in the joinery next to half Newel



168



Staircase

Assigned To Painter

Unfinished decoration nearby



169



● Staircase

Assigned To Joiner

Finish of the Stringer is poor all the way up



170



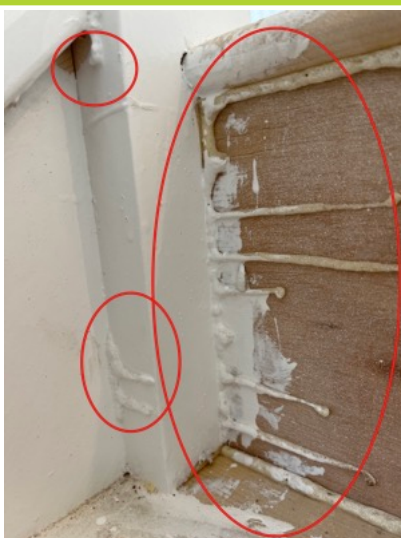
Staircase

Assigned To Joiner

The painter has painted over foam rather than making good first



171



Staircase

Assigned To

More examples nearby where the staircase finish is very poor



172



Landing
Assigned To Plumber
The radiator is not level



173



● Landing

Assigned To Glazing
Landing window not level



174



Staircase

Assigned To Glazing
As above, mullion also showing not level



175



● Loft

Assigned To Plumber

The soil stacks haven't been connected. It was buried under insulation after I noticed there was a vent unused and no visible AAV



176



● Cylinder Tank

Assigned To Plumber

There should be lagging to all the hot pipework within 1 m distance of the cylinder tank
There is also no shelving opportunity in here



177



Landing

Assigned To Painter

Painter has not put any coat on the base rail



178



● Bed 2

Assigned To Joiner

Large gap in corner - I was able to see the blockwork, which is a concern not limited to stability, but also thermal efficiency



179



Bed 2

Assigned To Glazing

Glazing bars aren't level or straight



180



Generally

Assigned To

This photo was taken in bedroom 2 showing the floorboards not being flat
This was the case in most bedrooms in areas



181



Generally

Assigned To Joiner

Example - showing deviation out of NHBC
- this is in the master bedroom



182



Generally

Assigned To Joiner

Another example in Master where the boards weren't flat or level



183



Generally

Assigned To

Another example in bed 4 showing floorboards not flat by 6mm



184



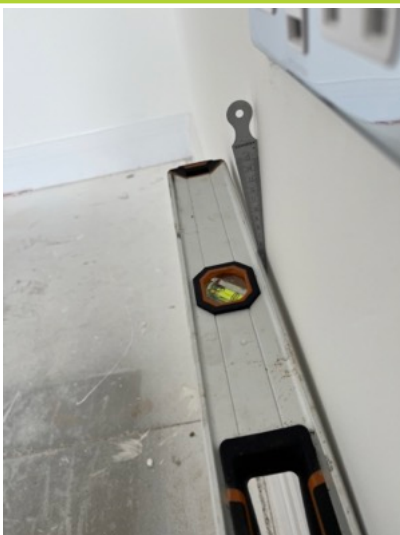
Master Bedroom

Assigned To Electrician

Switch isn't level



185



Master Bed

Assigned To Plasterer

The wall isn't straight - deviates on left wall noticeably - around 6mm



186



Master Bed
Assigned To Plumber
Rad isn't level



187



Master En-suite

Assigned To Plumber
Poor design - the towel rad is too close to the toilet



188



Master En-suite
Assigned To
As above



189



Master En-suite
Assigned To Plumber
Pedestal isn't straight



190



Master En-suite
Assigned To Plasterer
Poor finish not hidden by pipe collar



191



Master En-suite
Assigned To Plumber
Missing cap to drain



192



Master En-suite

Assigned To Tiler

Missing grout in shower enclosure



193



Master En-suite

Assigned To Tiler

Another example



194



Master En-suite

Assigned To Tiler

Tiling gap



195



Master En-suite

Assigned To Tiler

Also next to door the trim is loose



196



Master En-suite

Assigned To Tiler

Poor finish at edge



197



Master En-suite

Assigned To Painter

Poor decoration to ceiling



198



Master En-suite

Assigned To Plasterer

Under window board is a rough finish



199



Master En-suite

Assigned To Plumber

Shower frame not flush



200



Master En-suite

Assigned To Plumber

Rawl plugs still in place



201



Master En-suite

Assigned To Plumber

Sign of slow leak / old but stained and needs making good

___/___



202



Master En-suite

Assigned To Plasterer

The bulkhead isn't level
It's noticeable by eye

___/___



203



Master En-suite

Assigned To Painter

Rough finish edge of shelf

___/___



204



Bathroom

Assigned To Site

Several bottles to remove under bath
Also, it is good practice to leave the
customer spare tiles under the bath

___/___



205



Bathroom

Assigned To Mastic

Seal gap under window board

___/___



206



Bathroom

Assigned To Tiler

Gap next to door

___/___



207



● Bathroom

Assigned To Plumber

Rad too close to toilet

___/___



208



Bathroom

Assigned To Tiler

Gaps to grout

___/___



209



Bathroom
Assigned To Tiler
Another example

___/___



210



Bathroom
Assigned To Tiler
Another example

___/___



211



Bathroom
Assigned To Mastic
Finish is poor around shelf

___/___



212



Bathroom
Assigned To Painter
Decoration needs improvement

___/___



213



Bathroom

Assigned To Plumber

The shower can reach the toilet which is a concern of backflow contamination cat 5



214



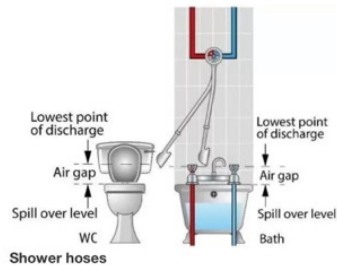
Bathroom

Assigned To Plumber

The easiest remedy is to add a clip to the hose



215



Any shower hose capable of reaching into a toilet bowl or bidet is considered to be a fluid category 5 risk meaning it will need to be supplied via a fluid category 5 backflow prevention arrangement.

If the installation of the shower is [notifiable](#) installation advice required should be provided as part of the notification process.

Backflow Diagram

Assigned To



216



Bathroom

Assigned To Plumber

Gap to the overflow
The water from the shower is leaking through



217



Bathroom

Assigned To

As above - water visibly tracking down the bath

___/___



218



Bed 5

Assigned To Plumber

Rad isn't level

___/___



219



Bed 5

Assigned To Electrician

Switch isn't level

___/___



220



Bed 5

Assigned To Painter

Clean paint from radiator fixings

___/___



221



Bed 5
Assigned To Plasterer
Poor finish around switch



222



Bed 4
Assigned To Painter
Door tarnished



223



Bed 3
Assigned To Glazing
Window isn't level

