



Ian Lively  
Lively Professional Services Ltd

# WAREHAUS ANCOATS MANCHESTER

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FB-111

Saturday, 3 November 2018

Prepared For

93 Defect Identified



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**LOCATION EXTERNAL FRONT LEFT HAND SIDE OF FRONT DOOR**

Assigned To Bricklayer

Fill holes where the bricklayers pins have been to the right of the decorative panel



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**LOCATION 2 EXTERNAL FRONT LEFT HAND SIDE BY THE DECORATIVE PANEL**

Assigned To Bricklayer

Brick reinforcement is visible, cut off and re point.

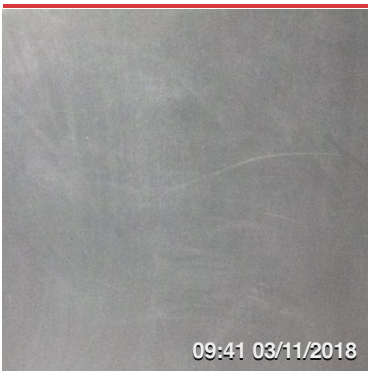


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**LOCATION 3 EXTERNAL FRONT DECORATIVE BRICKS TO THE FRONT ELEVATION**

Assigned To Bricklayer

Decorative bricks to the front elevation need to be re cleaned to remove the mortar stains.



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**LOCATION 4 FRONT DOOR**

Assigned To Decorator

Poor finish to the front door it has scuff marks, the whole door needs to be redecorated.

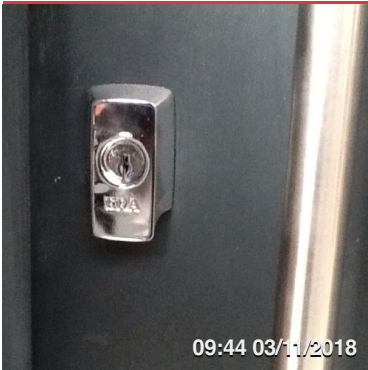


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### **LOCATION 5 FRONT DOOR**

Assigned To Joiner

Front door bar is loose requires tightening to secure.

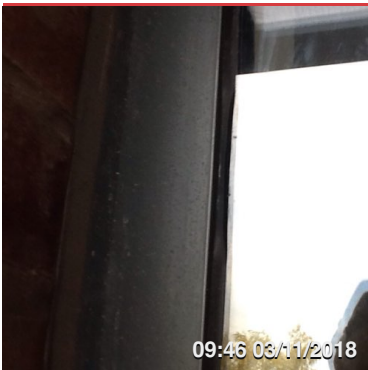


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### **LOCATION 6 FRONT DOOR**

Assigned To Joiner

Front era lock spins needs to be tightened.

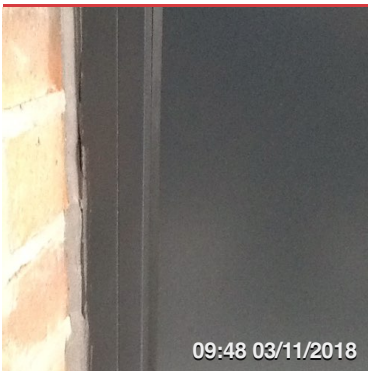


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### **LOCATION 7 FRONT LEFT HAND WINDOW**

Assigned To Window Fitter

Seal to the left hand side of the window is damaged and needs replacing.



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### **LOCATION 8 FRONT ELEVATION RIGHT HAND WINDOW**

Assigned To Mastic

Mastic seal to the right hand window is poorly applied and has holes in it, and needs to have the mastic re applied.



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### **LOCATION 9 FRONT DOOR**

Assigned To Mastic

Mastic to the front door right hand side is poorly applied with holes, take out and re mastic.

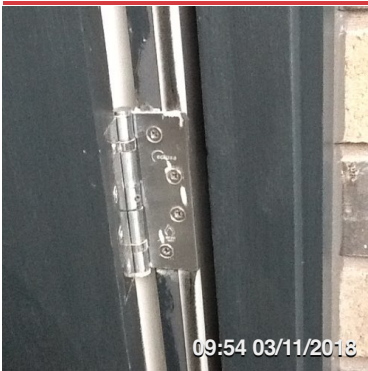


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### **LOCATION 10 FRONT DOOR**

Assigned To Decorator

Clean paint of the keeper to the front door.



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### **LOCATION 11 FRONT DOOR**

Assigned To Cleaner

Clean the plaster off the front door hinges.

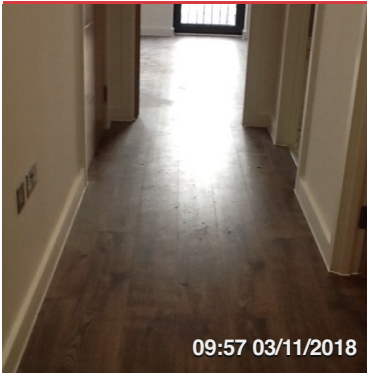


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### **LOCATION 12 FRONT DOOR FRAME HEAD**

Assigned To Plastic Surgeon

Damage to the head of the frame to the front door.

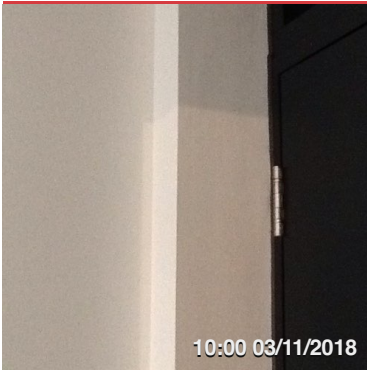


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### **LOCATION 13 FLOORS**

Assigned To Floor Layer

Floors throughout severely damaged with scratches and needs replacing, the whole appearance of the floor had not been protected and had been very poorly cleaned.



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### **LOCATION 14 HALLWAY**

Assigned To Plasterer

Poor finish to the plasterwork, fill and re decorate.

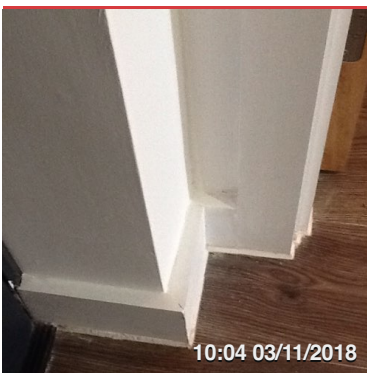


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### **LOCATION 15 HALLWAY**

Assigned To Decorator

Caulk and re decorate the skirting board to the front door, the reveal plaster also needs to be filled sanded and redecorated.



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### **LOCATION 16 HALLWAY**

Assigned To Plasterer And Decorator

Angle to the front door reveal is out of square and the corner of the skirting board has shrunk and needs filling and decorating.



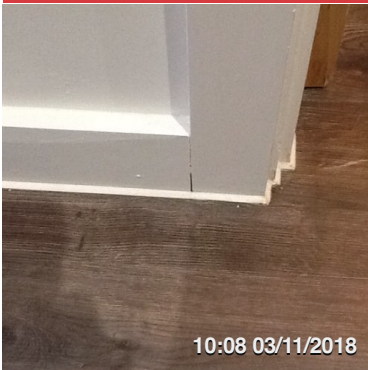


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### **LOCATION 17 HALLWAY**

Assigned To Decorator

Architrave to the left hand bedroom is marked and needs re decorating.

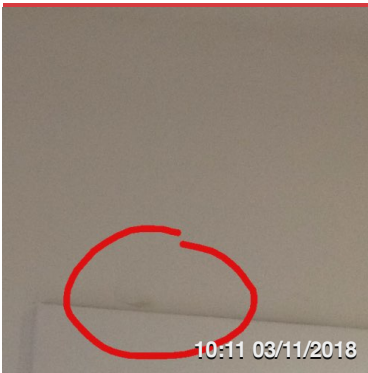


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### **LOCATION 18 HALLWAY**

Assigned To Decorate

Shrinkage to the skirting board to the left of the right hand bedroom.

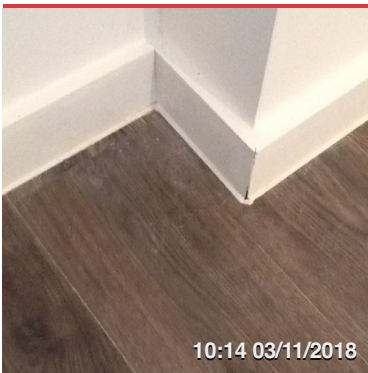


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### **LOCATION 19 HALLWAY**

Assigned To Decorator

Fill and touch up above the right hand bedroom door.



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### **LOCATION 20 BED 1**

Assigned To Decorator

Skirting board below the window right hand corner needs caulking and re decorating.



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### LOCATION 21 BED 1

Assigned To Decorator

Small bump in the plaster to the right of the recess, also caulk and touch up the shrinkage to the skirting board.



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### LOCATION 23 BED 1

Assigned To Plasterer

Badly damaged angle to the nib by the ensuite door, requires filling and redecorating.



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### LOCATION 24

Assigned To Decorator

Fill and redecorate above the light switch.

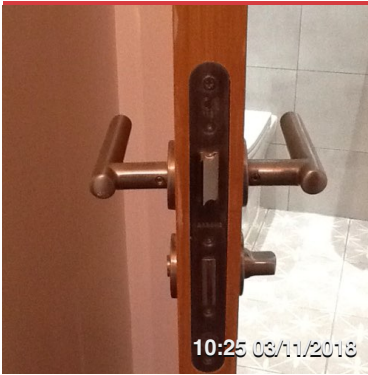


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### LOCATION 25 BED 1

Assigned To Decorator

Poor finish to the plaster to the left hand side of the ensuite door.

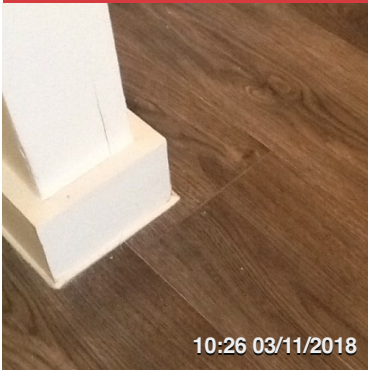


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### **LOCATION 26 BED 1**

Assigned To Decorator

Clean paint marks off the ensuite door in various places.

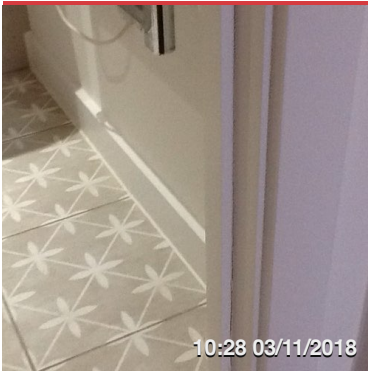


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### **LOCATION 27 BED 1**

Assigned To Plasterer

Angle bead to the right hand nib going into the ensuite needs to be refixed and decorated.

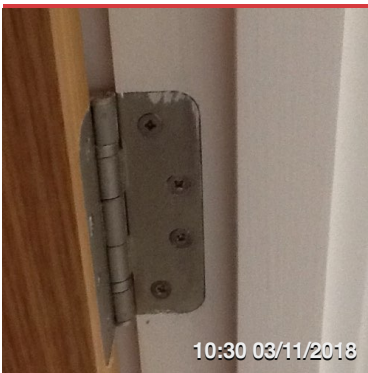


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### **LOCATION 28 BED 1 ENSUITE**

Assigned To Decorator

Shrinkage to the door stop needs caulking and redecorating.



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### **LOCATION 29 BED 1 ENSUITE**

Assigned To Decorator

Clean pain from the hinges to the ensuite door.





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### **LOCATION 30 BED 1 ENSUITE**

Assigned To Decorator

Poor plaster finish to the left of the shower tray, sand and redecorate.

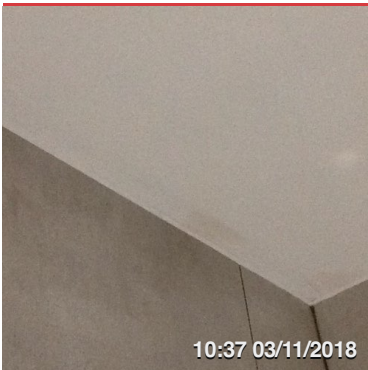


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### **LOCATION 31 BED 1 ENSUITE**

Assigned To Decorator

Small bump in the plaster in the left hand wall sand and redecorate.



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### **LOCATION 32 BED 1 ENSUITE**

Assigned To Decorator

Complete the decoration to the ceiling in various areas throughout.



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### **LOCATION 34 BED 1 ENSUITE**

Assigned To Wall Tiler

Grout missing to the shower area in numerous places, re grout.



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### **LOCATION 35 BED 1 ENSUITE**

Assigned To Mastic

Clear silicone needs completing around the whole mirror, looks messy.

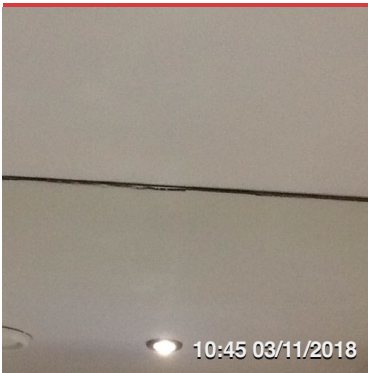


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### **LOCATION 36 BED 1 ENSUITE**

Assigned To Wall Tiler

Tile trim to the boxing is lipping and scratched, needs to be fitted correctly and replaced.



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### **LOCATION 37 BED 1 ENSUITE**

Assigned To Cleaner

Clean paint from the mirror.



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### **LOCATION 38 BED 1 ENSUITE**

Assigned To Plumber

Fit covers to screw caps on the toilet both sides.



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**LOCATION 39 BED 1 ENSUITE**

Assigned To Cleaner

Clean rust marks from the toilet pan.



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**LOCATION 40 BED 1 ENSUITE**

Assigned To Mastic

Mastic required to the sink pedestal, same as the bathroom.



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**LOCATION 41 BED 1**

Assigned To Mastic And Decorator

Mastic requires replacing to the right hand side of the sink and the lumps sanding on the wall and redecorating.

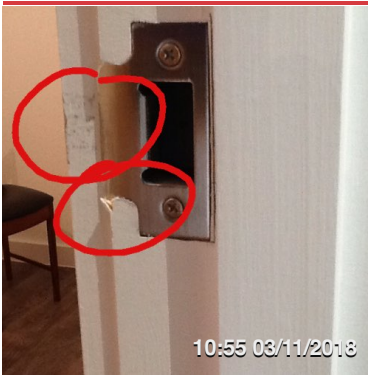


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**LOCATION 42 BED 1 ENSUITE**

Assigned To Decorator

Fill and touch up below the socket to the towel rail.



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**LOCATION 43 SMALL FRONT BED**

Assigned To Decorator

Damage to the keeper needs attention and touch up the casing.

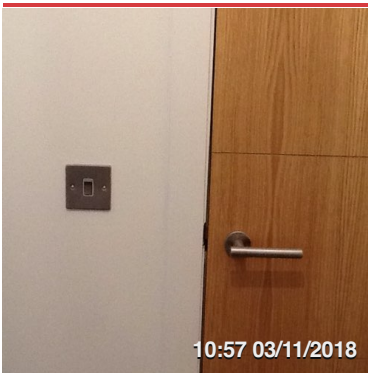


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**LOCATION 44 SMALL FRONT BEDROOM**

Assigned To Decorator

Clean paint off the top hinge.



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**LOCATION 45 SMALL FRONT BED**

Assigned To Joiner

The door frame is bowed and needs adjusting.

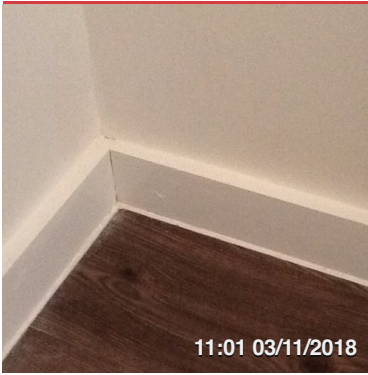


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**LOCATION 46 SMALL FRONT BED**

Assigned To Joiner

Right hand architrave lipping and needs adjusting.



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### **LOCATION 47 SMALL FRONT BED**

Assigned To Decorator

Shrinkage to the corner of the skirting board by the heater needs caulking and redecorating.



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### **LOCATION 48 SMALL FRONT BED**

Assigned To Decorator

Marks to the ceiling in various areas needs attention.



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### **LOCATION 49 SMALL FRONT BED**

Assigned To Decorator

Window surround and reveals need touching up.



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### **LOCATION 50 SMALL FRONT BED**

Assigned To Decorator

Touch up above the door.





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### **LOCATION 51 SMALL FRONT BED**

Assigned To Decorator

Clean paint from middle hinge and touch up architrave.



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### **LOCATION 52 HALLWAY**

Assigned To Electrician

Video entrance unit not fixed to the wall correctly.

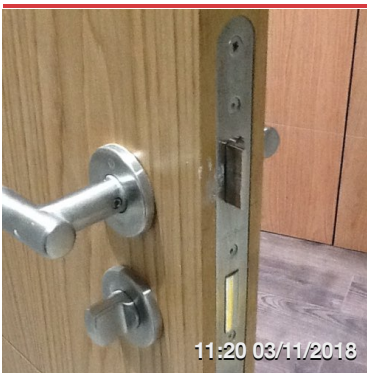


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### **LOCATION 53 CYLINDER CUPBOARD**

Assigned To Decorator

The whole cylinder cupboard requires redecoration, the HVAC ducts need sealing properly and the excessive cutting around them requires plastering where expanding foam has been applied. Plasterwork in general requires attention within the cupboard and the whole cupboard needs redecoration to a satisfactory standard.



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### **LOCATION 54 BATHROOM**

Assigned To Joiner

Bathroom latch is catching and needs adjusting when you open the door, the handles are also marked and require replacing.



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### **LOCATION 55 BATHROOM**

Assigned To Decorator

Shrinkage to the right hand architrave requires attention.



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### **LOCATION 56 BATHROOM**

Assigned To Wall Tiler

Tile trim requires filling.

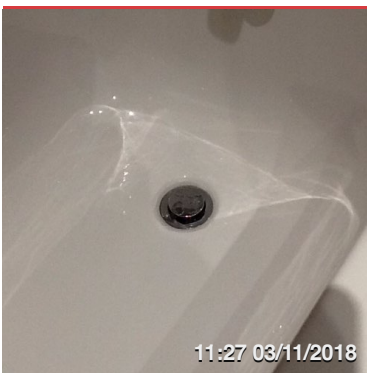


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### **LOCATION 57 BATHROOM**

Assigned To Decorator

Ceiling line requires attention in numerous areas, uneven paintwork.



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### **LOCATION 58 BATHROOM**

Assigned To Plumber

Remove excessive silicone from around the bath plug.



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### **LOCATION 59 BATHROOM**

Assigned To Wall Tiller

Tile trim poorly fitted and lipping.

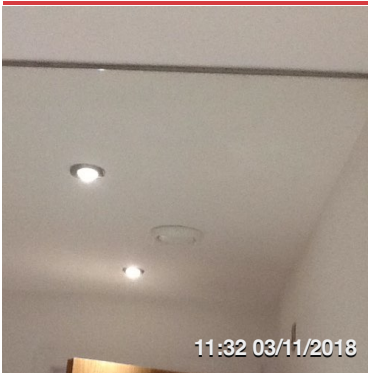


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### **LOCATION 60 BATHROOM**

Assigned To Plasterer

Right hand wall is running out of plumb, which is showing on the mirror.



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### **LOCATION 61 BATHROOM**

Assigned To Mirror Fitter

Mirror is poorly fitted and margins are uneven, it also requires the areas touching up around it.



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### **LOCATION 62 BATHROOM**

Assigned To Plumber

Screw caps required to the toilet both sides.

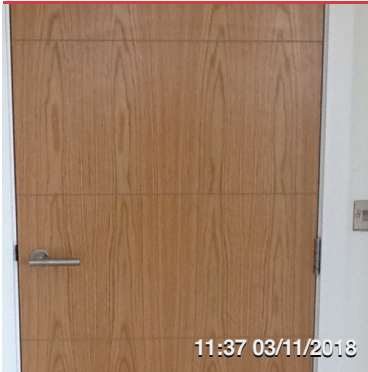


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### **LOCATION 63 BATHROOM**

Assigned To Decorator

Two Small areas requires filling and touching up behind the door.

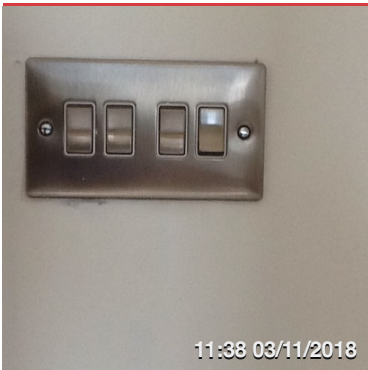


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### **LOCATION 64 LOUNGE**

Assigned To Joiner

Gaps around the door are excessive and needs adjusting, and the door is also damaged at the bottom.

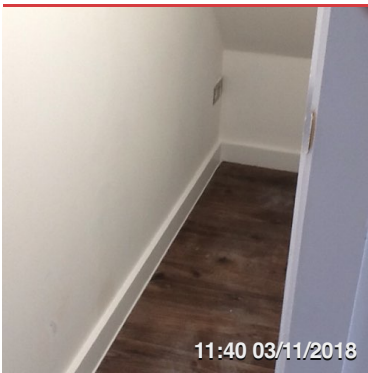


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### **LOCATION 65 LOUNGE**

Assigned To Decorator

Touch up around the light switch.



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### **LOCATION 66 UNDER STAIRS CUPBOARD**

Assigned To Decorator And Plasterer

Under stairs cupboard needs the plasterwork attending too and redecorating. The general appearance is poor.

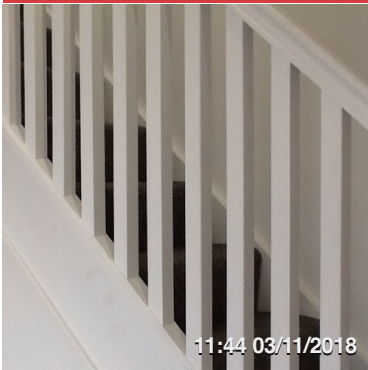


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### **LOCATION 67 UNDER STAIRS CUPBOARD**

Assigned To Plasterer And Decorator

Make good around the socket and wall to the right of it, extremely poor finish.



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### **LOCATION 68 LOUNGE**

Assigned To Decorator

Poor finish to the stairs in general knots showing and areas need filling and redecorating.

Is the finish correct?



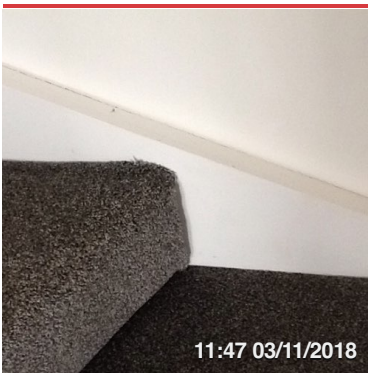
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### **LOCATION 69 STAIRS**

Assigned To Joiner And Decorator

Poor finish to the right hand side of the stairs requires attention as it is not finished, you can put your hand under the stairs winders.

Should the finished string not have been against the right hand wall?



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### **LOCATION 70 STAIRS**

Assigned To Decorator

Shrinkage to the stairs string needs attention in various areas.





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### LOCATION 71 LOUNGE

Assigned To Decorator

Make good to the decoration around the sockets poor finish.

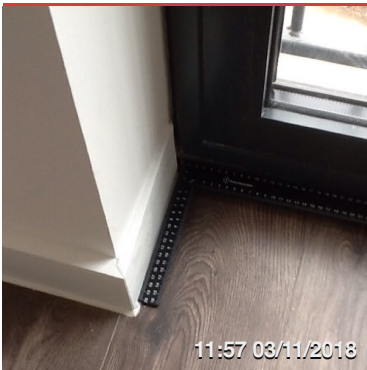


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### LOCATION 72 LOUNGE LEFT HAND WINDOW

Assigned To Joiner And Plasterer

Both reveals are out of square and need attention.



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### LOCATION 73 LOUNGE MIDDLE DOOR

Assigned To Plasterer And Joiner

Both reveals are out of square, however the left hand reveal has been dabbled out too far creating an issue with the skirting board. The reveal and skirting board needs attention.

This will also ensure that there is no gap in the beading when you open the door.

The door also needs adjusting as it is catching



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### LOCATION 74 LOUNGE

Assigned To Builder

There is a severe deflection in the floor by approximately 20mm in the area identified, the whole floor needs to be looked at as there is movement in other areas.

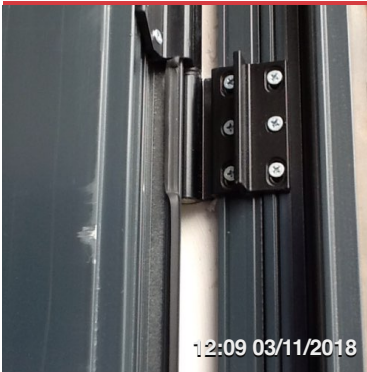


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### **LOCATION 75 LOUNGE**

Assigned To Joiner And Plasterer

Right hand door reveal is out of square and needs attention.

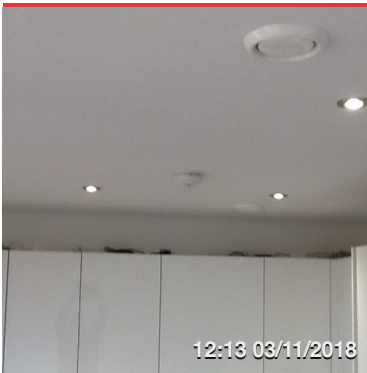


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### **LOCATION 76 LOUNGE**

Assigned To Window Fitter

Right hand glazed door is damaged, and the glazing seal is not fitted properly.



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### **LOCATION 77 KITCHEN**

Assigned To Electrician

The cables on top of the units need clipping down so they are not visible.

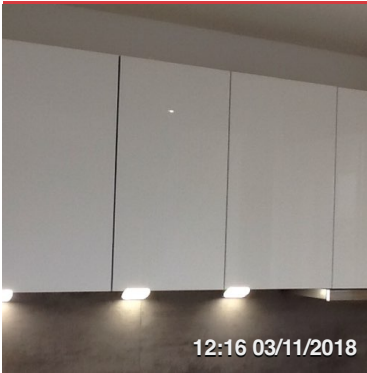


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### **LOCATION 78 KITCHEN**

Assigned To Electrician

Remove materials from the cupboard.



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### **LOCATION 79 KITCHEN**

Assigned To Kitchen Fitter

All unit doors and drawers need adjusting.

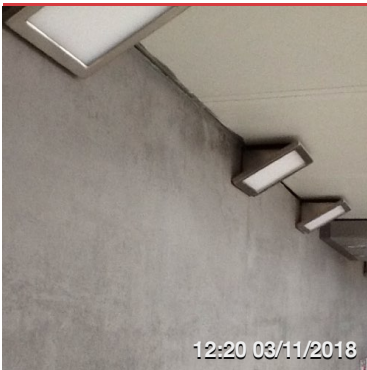


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### **LOCATION 80 KITCHEN**

Assigned To Kitchen Fitter

Poor cutting of the panel where the hinge fits.



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### **LOCATION 81 KITCHEN**

Assigned To Mastic

Very poor finish to the mastic under the wall cupboards, clean off and re apply.



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### **LOCATION 82 KITCHEN**

Assigned To Kitchen fitter

Sink base unit requires a shelf?



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### **LOCATION 83 KITCHEN**

Assigned To Kitchen Fitter

Shelf requires fitting in the corner base unit adjacent to the fridge.

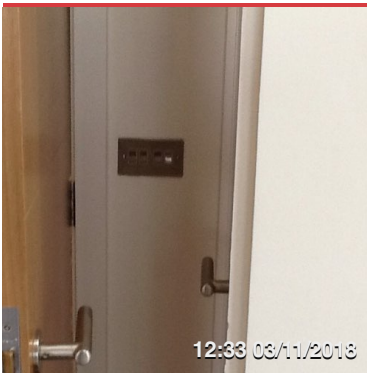


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### **LOCATION 84 KITCHEN**

Assigned To Kitchen Fitter

Top fixing for the fridge door needs adjusting as it is too tight.

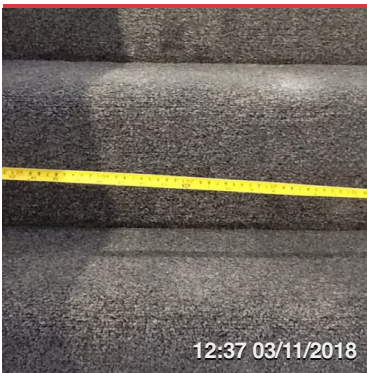


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### **LOCATION 86 KITCHEN**

Assigned To Electrician

The position of the light switch is not practical, please check the electrical layout for position and confirm this if it is correct.



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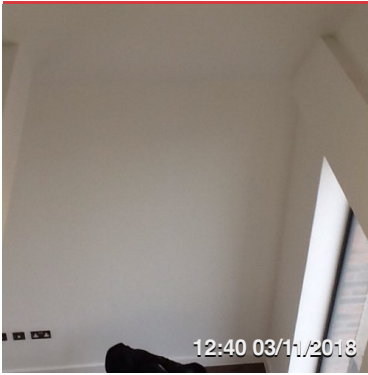
### **LOCATION 87 STAIRS**

Assigned To Builder

Question

Are the stairs the correct width????

Is this the reason why the bottom winder does not touch the right hand wall.



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### **LOCATION 88 LOUNGE**

Assigned To Cleaner

Clean the top of the beam and above the glass doors they are full of plaster dust.



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### **LOCATION 89 LOUNGE**

Assigned To Decorator

Plaster damages by the smoke alarm fill and touch up.  
Also remove the plastic cover to the smoke alarm.



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### **LOCATION 90 LOUNGE**

Assigned To Builder

Close the smoke window (velux), has this been tested and the certificate given to the customer.



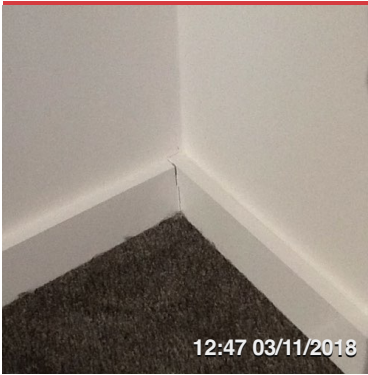
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### **LOCATION 91 MESANINE**

Assigned To Decorator

Touch up the top of the stud, and the angle bead joint is sharp were the joint is.





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### LOCATION 92 MESANINE

Assigned To Decorator

General shrinkage to the shirting boards need attention.



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### LOCATION 93 MESANINE

Assigned To Decorator

Poor finish to the left hand velux window bead.



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### LOCATION 94 MESANINE

Assigned To Decorator

Poor finish around the extractor needs filling and redecorating.



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### LOCATION 95 MESANINE

Assigned To Joiner

Floor is noisy in the position identified.



**LOCATION 96 MESANINE**

Assigned To Carpet Fitter

Fault line in the carpet.