



I Lively CEnv FCIOB MCABE
Lively Professional Services Ltd

BROMBOROUGH. WIRRAL

Snagging Report

Monday, 3 February 2020

Prepared For T Jones

125 Issues Identified



LOCATION 1 -1 MARLED WALK BROMBOROUGH

Assigned To Identification

Summary

There is a large amount of shrinkage throughout the house that needs attention.

From the thermal images of the bedrooms it is apparent there is the possibility that the insulation could have been missed over the wall plate, which is creating a cold bridging effect. From the same images there also appears to be no solid ribbon of adhesive behind the plaster boards enveloping the external walls.



LOCATION 2 GARAGE

Assigned To Mastic

The garage door frame needs sealing.



LOCATION 3 GARAGE

Assigned To Joiner/ Mastic

The screw needs a screw cap fitting and the head of the garage door needs sealing.



LOCATION 4 GARAGE

Assigned To Joiner

The left hand end cap to the fascia is damaged and needs replacing.



LOCATION 5 GARAGE

Assigned To Decorator

The garage door and frame needs filling and redecorating.



LOCATION 6 GARAGE

Assigned To Mastic

The underside of the garage personnel door cill needs sealing.



LOCATION 7 GARAGE

Assigned To Joiner

The garage personnel door needs easing at the bottom.



LOCATION 8 GARAGE

Assigned To Bricklayer

The gap between the blockwork and external skin needs pointing to both sides of the garage personnel door.



LOCATION 9 GARAGE

Assigned To Groundworker

The Visqueen needs trimming, and the hole filling where the electric cables come into the garage.



LOCATION 10 FRONT ELEVATION

Assigned To Roofer

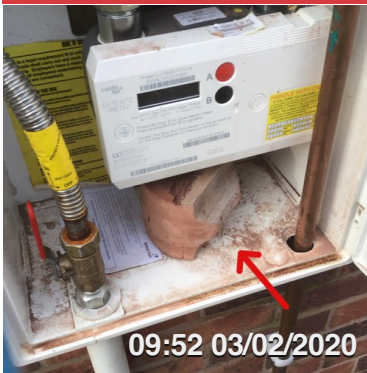
The bottom dry verge needs refixing were the gutter has pushed it out, make sure all bottom dry verge are mechanically fixed.



LOCATION 11 LEFT HAND ELEVATION

Assigned To Garage

There are areas of flagging that are holding water, which needs rectifying. (NHBC 9.1.15 External Works)



LOCATION 12 LEFT HAND ELEVATION

Assigned To Labourer

The boiler flue core needs removing from the gas box.



LOCATION 13 LEFT HAND ELEVATION

Assigned To Mastic

The utility door needs sealing underneath.



LOCATION 14 LEFT HAND ELEVATION

Assigned To Bricklayer

The 5th brick up from the damp course is split and needs replacing, there are no others visible with a full split in the brick.



LOCATION 15 REAR ELEVATION

Assigned To Plumber

The right hand downspout is badly scratched.



LOCATION 16 REAR ELEVATION

Assigned To Bricklayer

The right hand bedroom window cill is chipped in several places and needs repairing or replacing.



LOCATION 17 REAR ELEVATION

Assigned To Window Fitter

The right hand seal on the bifold doors needs easing out.



LOCATION 18 REAR ELEVATION

Assigned To Window Fitter

The left hand cill cap is damaged and needs replacing.



LOCATION 19 REAR ELEVATION

Assigned To Window Fitter

The right hand bifold door glass is marked on the inside.



LOCATION 20 REAR ELEVATION

Assigned To Groundworker

The end of the flags needs finishing.



LOCATION 21 HALL

Assigned To Decorator

The front door frame needs re caulking.



LOCATION 22 HALL

Assigned To Decorator

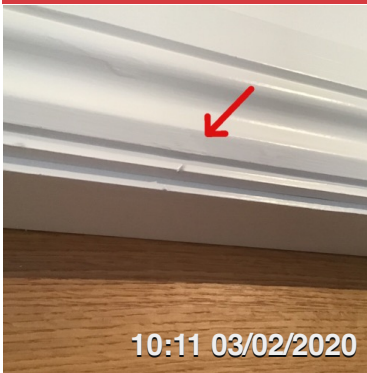
The right hand front door reveal needs filling.



LOCATION 23 HALL

Assigned To Decorator

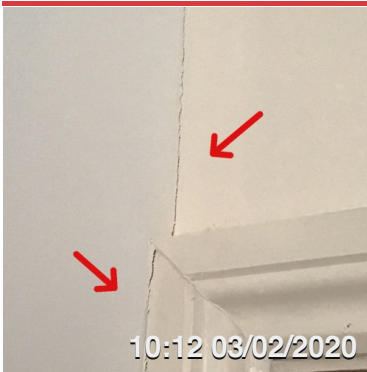
The study door architrave needs caulking.



LOCATION 24 HALL

Assigned To Decorator

The lounge casing needs filling.



LOCATION 25 HALL

Assigned To Decorator

The architrave and wall above the understairs cupboard needs caulking.



LOCATION 26 HALL

Assigned To Decorator

The architrave and casing to the downstairs cloakroom needs caulking and filling.



LOCATION 27 STUDY

Assigned To Decorator

The right hand architrave is lipping and needs sanding, it also needs sanding.



LOCATION 28 STUDY

Assigned To Decorator

The paint needs removing from the hinges and the bare timber needs painting and caulking behind them.



LOCATION 29 STUDY

Assigned To Decorator

The gap at the top of the architrave needs filling and the split where it has been pinned together.



LOCATION 30 STUDY

Assigned To Decorator

The wall needs filling above the sockets.



LOCATION 31 STUDY

Assigned To Decorator

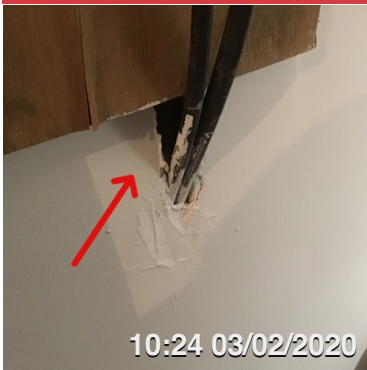
The edge of the door is damaged.



LOCATION 32 STUDY

Assigned To Electrician/ Decorator

The ceiling rose needs fitting and the ceiling sanding and touching up.



LOCATION 33 UNDERSTAIRS CUPBOARD

Assigned To Plasterer

The wall needs patching around the cables below the consumer unit.



LOCATION 34 UNDERSTAIRS CUPBOARD

Assigned To Decorator

The timber behind the consumer unit needs painting.



LOCATION 35 UNDERSTAIRS CUPBOARD

Assigned To Groundworker

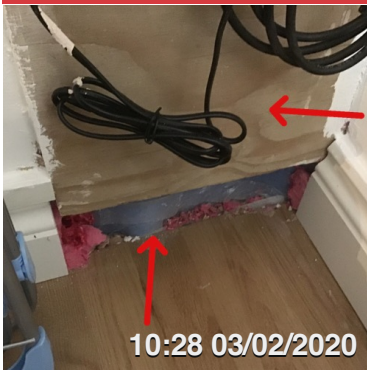
The finish around the under floor heating pipe work needs tidying up or boxing in.



LOCATION 36 UNDERSTAIRS CUPBOARD

Assigned To Decorator

The wall and timber need filling and painting.



LOCATION 37 UNDERSTAIRS CUPBOARD

Assigned To Joiner/ Decorator

The skirting board needs finishing and the timber back board needs painting.



LOCATION 38 KITCHEN

Assigned To Decorator

The left hand architrave needs caulking.



LOCATION 39 KITCHEN

Assigned To Decorator

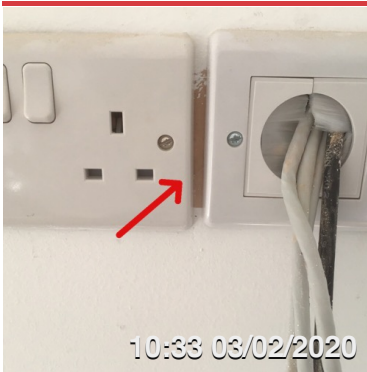
The ceiling needs filling around the down light as you walk in to the kitchen.



LOCATION 40 KITCHEN

Assigned To Decorator

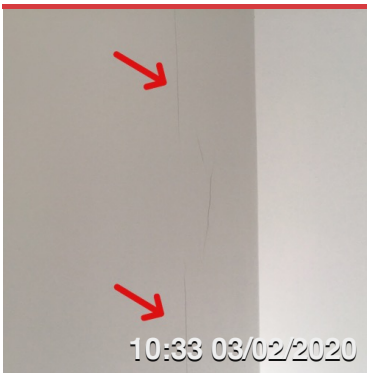
The skirting board needs caulking behind the door.



LOCATION 41 KITCHEN

Assigned To Decorator

The wall needs painting between the sockets.



LOCATION 42 KITCHEN

Assigned To Decorator

The cracking in the wall needs filling.



LOCATION 43 KITCHEN

Assigned To Window Fitter

The seal on the bifold door frame needs refitting.



LOCATION 44 KITCHEN

Assigned To Window Fitter

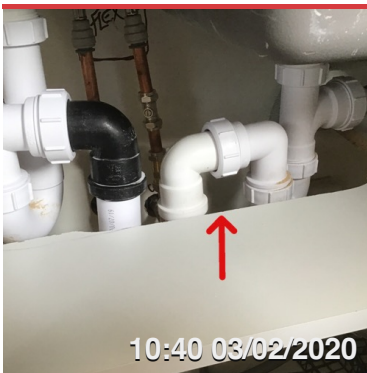
The bifold door frame is dented in the left and right hand end units.



LOCATION 45 KITCHEN

Assigned To Window Fitter

The left hand handle to the bifold door is chipped.



LOCATION 46 KITCHEN

Assigned To Joiner

The sink base shelf needs sealing with silicone to prevent it from blowing if the trap leaks.



LOCATION 47 KITCHEN

Assigned To Kitchen Fitter

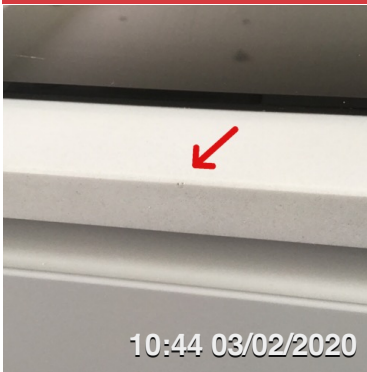
The sink is badly marked on the outside of the bowl.



LOCATION 48 KITCHEN

Assigned To Plastic Surgeon

The bottom drawer has a chip on the bottom.



LOCATION 49 KITCHEN

Assigned To Plastic Surgeon

The work top has a slight chip in it at the front of the hob.



LOCATION 50 KITCHEN

Assigned To Decorator

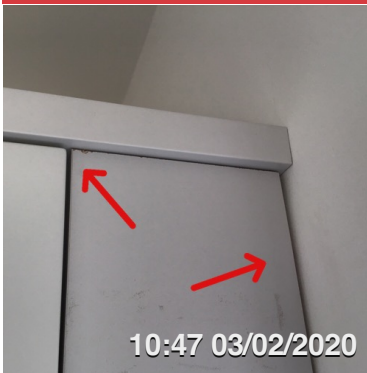
The ceiling needs painting around the extractor chimney.



LOCATION 51 KITCHEN

Assigned To Window Fitter

The right hand window handle is damaged.



LOCATION 52 KITCHEN

Assigned To Kitchen Fitter/ Decorator

The right hand infill is chipped and needs caulking against the wall.



LOCATION 53 KITCHEN

Assigned To Decorator

The ceiling needs filling around the down light next to the window, please check all other down lights.



LOCATION 54 KITCHEN

Assigned To Decorator

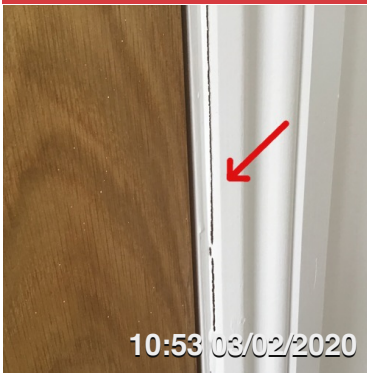
The skirting board needs caulking to the utility door.



LOCATION 55 KITCHEN

Assigned To Decorator

The utility door casing needs filling and the architraves caulked.



LOCATION 56 UTILITY

Assigned To Decorator

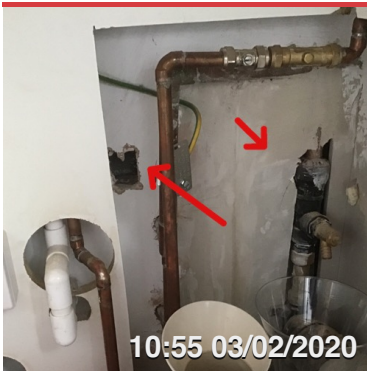
The architrave needs caulking behind the door.



LOCATION 57 UTILITY

Assigned To Joiner

The utility door needs adjusting as it is catching the frame.



LOCATION 58 UTILITY

Assigned To Joiner/ Plasterer

The wall needs patching and boxing in to tidy it up.



LOCATION 59 UTILITY

Assigned To Plasterer/ Decorator

The holes need patching and the redecorating in the boiler housing.



LOCATION 60 UTILITY

Assigned To Decorator

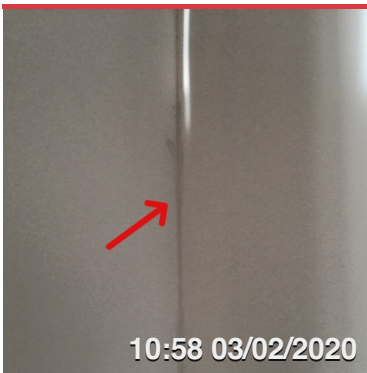
The wall needs touching up between the sockets.



LOCATION 61 UTILITY

Assigned To Electrician

The ceiling rose needs refitting.



LOCATION 62 UTILITY

Assigned To Decorator

The corner of the wall needs touching up.



LOCATION 63 UTILITY

Assigned To Kitchen Fitter

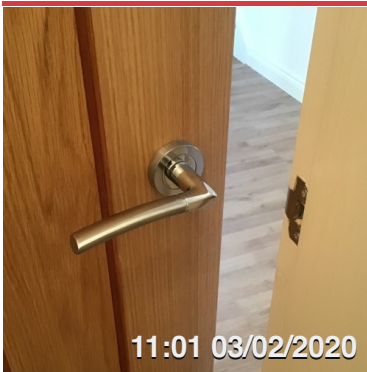
The sink base unit needs a shelf fitting.



LOCATION 64 DOWNSTAIRS CLOAKS

Assigned To Mastic/ Plumber

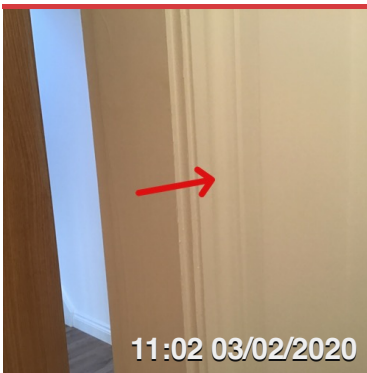
The boxing needs sealing and the caps need fitting in the toilet pan.



LOCATION 65 DOWNSTAIRS CLOAKS

Assigned To Joiner

There is no privacy lock fitted.



LOCATION 66 DOWNSTAIRS CLOAKS

Assigned To Decorator

The right hand architrave needs caulking.



LOCATION 67 DOWNSTAIRS CLOAKS

Assigned To Decorator

The board joint needs sanding and the corner has cracked and needs filling.



LOCATION 68 DOWNSTAIRS CLOAKS

Assigned To Decorator

The wall underneath the vanity unit needs sanding.



LOCATION 69 DOWNSTAIRS CLOAKS

Assigned To Plasterer

The hole in the vanity unit needs patching.



LOCATION 70 DOWNSTAIRS CLOAKS

Assigned To Mastic

The sink and tiles need sealing.



LOCATION 71 LOUNGE

Assigned To Decorator

The skirting board needs caulking behind the door.



LOCATION 72 LOUNGE

Assigned To Decorator

The gap between the architrave and wall needs filling.



LOCATION 73 LOUNGE

Assigned To Decorator

The top of the door needs staining.



LOCATION 74 LOUNGE

Assigned To Decorator

The top of the skirting board in the right hand corner needs caulking.



LOCATION 75 LOUNGE

Assigned To Decorator

The wall between the sockets needs painting.



LOCATION 76 STAIRS TO FIRST FLOOR

Assigned To Joiner/ Decorator

The top of the infill between the stairs and wall needs a bead fitting.



LOCATION 77 STAIRS TO FIRST FLOOR

Assigned To Decorator

The wall needs touching up around the newel.



LOCATION 78 STAIRS TO FIRST FLOOR

Assigned To Decorator

The wall and skirting board needs filling.



LOCATION 79 STAIRS TO FIRST FLOOR

Assigned To Plasterer

The hollow in the wall needs filling on the half landing.



LOCATION 80 STAIRS TO FIRST FLOOR

Assigned To Decorator

The filler needs staining the same as the newel caps on the stairs.



LOCATION 81 STAIRS TO FIRST FLOOR

Assigned To Decorator

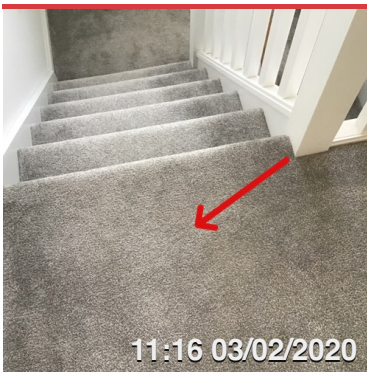
The string and skirting board needs caulking, it may be advantageous to fit a quadrant on top of the string.



LOCATION 82 STAIRS TO FIRST FLOOR

Assigned To Joiner

The floor boarding on the first landing is loose and needs refixing.



LOCATION 83 LANDING

Assigned To Joiner

The floor is squeaking at the top of the stairs and needs fixing.



LOCATION 84 LANDING

Assigned To Decorator

The wall needs sanding above bedroom 3.



LOCATION 85 LANDING

Assigned To Decorator

The skirting boards need caulking to bedroom 1.



LOCATION 86 LANDING

Assigned To Joiner

The loft trap door is damaged and needs replacing.



LOCATION 87 LANDING

Assigned To Decorator

The ceiling needs filling next to the smoke alarm.



LOCATION 88 LANDING

Assigned To Decorator

The wall needs filling above the architrave to the cylinder cupboard.



LOCATION 89 LANDING

Assigned To Decorator

The wall needs painting over the bathroom door.



LOCATION 90 BEDROOM 3

Assigned To Decorator

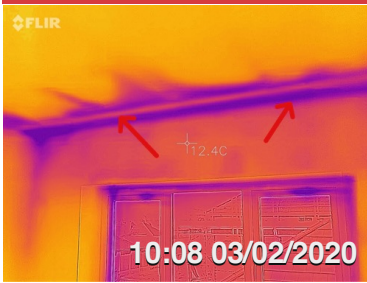
The skirting boards needs caulking in the corners.



LOCATION 91 BEDROOM 3

Assigned To Decorator

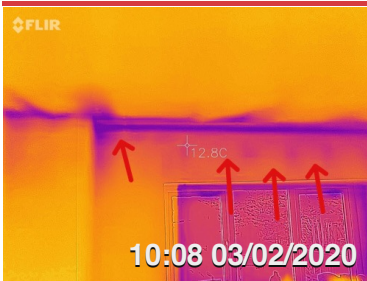
The window cill needs filling and redecorating..



LOCATION 92 BEDROOM 3

Assigned To Loft Insulation

The appears to be no insulation over the wall plate causing cold bridging effect, there is also no solid ribbon of adhesive behind the plaster boards.



LOCATION 93 BEDROOM 1

Assigned To Loft Insulation

The appears to be insulation missing over the wall plate causing cold bridging, there is also no solid ribbon of adhesive behind the plaster boards.



LOCATION 94 BEDROOM 1

Assigned To Decorator

The crack over the wardrobe door needs filling.



LOCATION 95 BEDROOM 1

Assigned To Decorator

The architrave and skirting board needs caulking to the wardrobe door.



LOCATION 96 BEDROOM 1 WARDROBE

Assigned To Decorator

The crack over the door needs filling.



LOCATION 97 BEDROOM 1 WARDROBE

Assigned To Decorator

The casing needs sanding above the keeper.



LOCATION 98 BEDROOM 1

Assigned To Plastic Surgeon

The top of the right hand sash frame is damaged where materials have been brought in through it.



LOCATION 99 BEDROOM 1

Assigned To Decorator

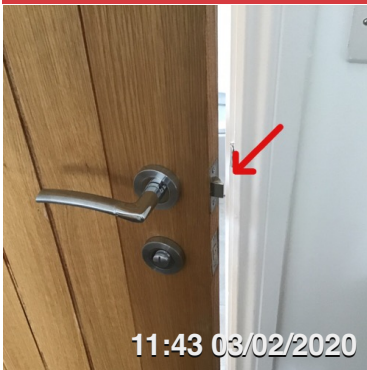
The skirting board corners need caulking.



LOCATION 100 BEDROOM 1

Assigned To Decorator

The wall and architrave to the en-suite door needs filling.



LOCATION 101 BEDROOM 1

Assigned To Joiner

The en suite door is not latching or locking.



LOCATION 102 BEDROOM 1

Assigned To Decorator

The left hand en suite architrave needs caulking.



LOCATION 103 EN SUITE

Assigned To Decorator

The door casing needs touching up in several places.



LOCATION 104 EN SUITE

Assigned To Wall Tiller

The tiling behind the toilet needs finishing.



LOCATION 105 EN SUITE

Assigned To Wall Tiller

The pipes need grouting in the vanity unit.



LOCATION 106 EN SUITE

Assigned To Decorator

The tile trim needs caulking.



LOCATION 107 EN SUITE

Assigned To Decorator

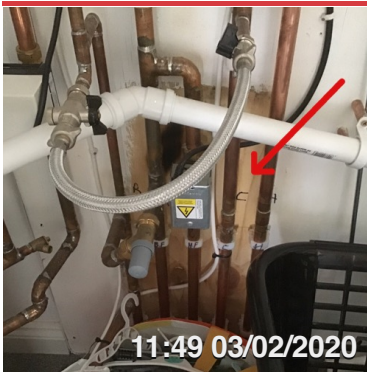
The radiator pipes need painting.



LOCATION 108 EN SUITE

Assigned To Decorator

The crack over the en suite door needs filling.



LOCATION 109 CYLINDER CUPBOARD

Assigned To Decorator

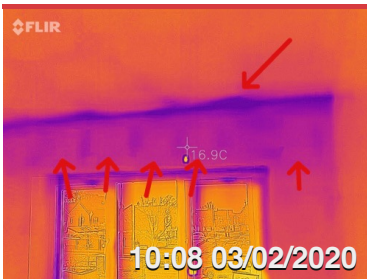
The timber behind the pipes needs painting.



LOCATION 110 CYLINDER CUPBOARD

Assigned To Decorator

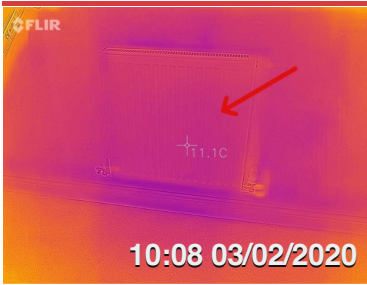
The door needs filling where the bolt has been poorly cut out.



LOCATION 111 BEDROOM 2

Assigned To Loft Insulation

There appears to be insulation missing over the wall plate causing cold bridging, there is also no solid ribbon of adhesive behind the plaster boards.



LOCATION 112 BEDROOM 2

Assigned To Plumber

The radiator is not heating up and could need balancing or bleeding.



LOCATION 113 BEDROOM 3

Assigned To Decorator

The plastic protection needs removing from the window frame and re caulking.



LOCATION 114 BEDROOM 5

Assigned To Plumber

The radiator is not getting hot and could need balancing or bleeding.



LOCATION 115 BEDROOM 4

Assigned To Plastic Surgeon

The top of the window frame is damaged where materials have been brought in.



LOCATION 116 BEDROOM 4

Assigned To Loft Insulation

There appears to be insulation missing over the wall plate causing cold bridging and there is no solid ribbon of adhesive behind the plaster boards.



LOCATION 117 BATHROOM

Assigned To Decorator

The bathroom casing needs filling.



LOCATION 118 BATHROOM

Assigned To Joiner/ Decorator

A small piece of skirting board needs fitting between the architrave and tile.



LOCATION 119 BATHROOM

Assigned To Wall Tiller

The gap to the top of the tile trim needs filling.



LOCATION 120 BATHROOM

Assigned To Decorator

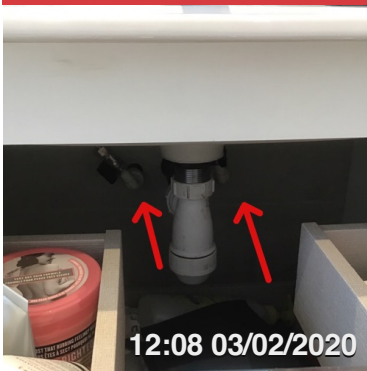
The radiator pipes need painting..



LOCATION 121 BATHROOM

Assigned To Wall Tiller

The tilling needs grouting behind the toilet.



LOCATION 122 BATHROOM

Assigned To Wall Tiller

The pipes need grouting in the vanity unit.



LOCATION 123 LOFT

Assigned To Labourer

Then loft insulation needs relaying.



LOCATION 124 LOFT

Assigned To Loft Insulation

The loft insulation is missing.



LOCATION 125 LOUNGE

Assigned To Carpet Fitter

The cover strip is loose over the carpet and laminate flooring.