



Chartered Surveyors, Engineering Consultants, Planners and Architectural Designers

Photographic & Text Snagging List

of

Property

Date of survey:

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1.00 GENERAL INFORMATION

1.01 Instructions

This Snagging List has been prepared by of Mr and Mrs who are hereinafter known as "the building owners".

It was prepared following the building owner's surveyor's inspection of the property known as, and hereinafter known as "the property" on xxx 2016. It records the work required to be done to the property in order that it be put into the condition that it should have been put-in in accordance with a departure from good practice defined by criteria set out in: NHBC standards, Building Regulations, British Standards and Codes, the published recommendations of The Building Research Establishment, The Sale of Goods Act 1979, The Supply of Goods and Service Act 1982 and generally in accordance with aesthetic values of finishing

1.02 The property

1.03 The builder

1.04 Inspected by

1.05 Date of inspection

1.06 Weather

During the inspection the weather was dry and bright

1.07 Orientation

For the purposes of this report, unless otherwise stated, the front of the property is considered to be that which faces the public road or path from which access to the property is given, and all references to the left and right hand are given as if viewing a plan of the property, with the front elevation located to the bottom, and the rear elevation located to the top of the plan.

1.08 Type and Age

The property is a detached house completed in June 2014

1.09 Accommodation (For the purposes of identification)

Ground floor

Entrance door into ENTRANCE HALL, to the right CLOAKS (with W.C and wash hand basin) and to the left KITCHEN/DINING and through to UTILITY and round to the right to STAIRS. To the right STUDY and to the left SITTING.

First floor

To the top of the stairs and to right left BEDROOM 1 with en-suite (W.C, wash hand basin bath and shower enclosure) and to the right front BEDROOM 5, along corridor and to the right BATHROOM (with W.C, wash hand basin bath and shower enclosure) and second to the left front BEDROOM 3 and straight ahead to right rear BEDROOM 4. Off the landing cylinder cupboard

Second floor

To the top of the stairs and to left DEN and right to STORE ahead to BEDROOM 2 with en-suite (W.C, wash hand basin bath and shower enclosure)

2.00 Photographic record

We have taken 71 photographs during the course of this Snagging Report, which we hold on a CD, and we reserve the right to produce these to establish the condition of the property over and above this report.

3.00 Schedule of Snagging

This Schedule contains the remedial work suggested by the building owner's surveyor of Northeast Surveyors as suitable for remedying the breaches complained of.

The following schedule contains:

- the location of the specific defect,
- the defect complained of,
- the remedial works suggested by the building owner's surveyor as suitable for remedying the breach complained of

This snagging list contains the true views of Northeast Surveyors being the surveyor appointed by the building owner to prepare the schedule. Upon receipt of this snagging list the builder should respond, using this schedule, to enable the building owner to understand clearly the builder's views on each item and give a date upon which the item is likely to be remedied.

Photograph 1 Front

Photograph 2 Rear

| Item # | Location/Element | Defect | Remedial works required | Builders response | Photo ref # |
|---------------------|------------------------|--|-----------------------------------|-------------------|-------------|
| EXTERNAL | | | | | |
| | Front | Generally in fair order | | | 1 |
| | Rear | Generally in fair order | | | 2 |
| 1 | Right hand side | The lounge window frame has paint chips | Touch-up in matching colour | | 3 |
| 2 | | The downcomer seal has become dislodged | Re-fix | | 4 |
| 3 | | The grass has died in this area | Relay new turf | | 4 |
| | Left hand side | Generally in fair order | | | |
| INTERNAL | | | | | |
| Ground floor | | | | | |
| | Hall | Generally in fair order | | | |
| 4 | Cloaks | There is a uneven section to the floor at the front furthest corner (under the covering) | Fill to level and re-fix covering | | 5 |
| | Lounge | Generally in fair order | | | |
| | kitchen | Generally in fair order | | | |
| | Utility | Generally in fair order | | | |

| Item # | Location/ Element | Defect | Remedial works required | Builders response | Photo ref # |
|---------------------|-------------------|--|--|-------------------|-------------|
| | Study | Generally in fair order | | | |
| First floor | | | | | |
| 5 | Stairs | There is a crack between the stair string and the wall | Prepare, fill and paint frame with undercoat and gloss coat in a good and workmanlike manner | | 6 |
| | Landing | Generally in fair order | | | |
| | Bedrooms | Generally in fair order | | | |
| | En-suite | Generally in fair order | | | |
| | Bathroom | Generally in fair order | | | |
| Second floor | | | | | |
| | Landing | Generally in fair order | | | |
| 6 | Bedroom | The top windows do not open | Adjust to fit | | |
| 7 | En-suite | The top window does not open | Adjust to fit | | |
| | Den/Store | Generally in fair order | | | |
| ROOF VOID | | | | | |
| 8 | | The insulation is poorly fixed near the hatch | Re-fix | | 7 |
| 9 | | Bracing at high level is missing | Fit bracing in accordance with TRADA recommendations | | 8 |
| GARAGE | | | | | |
| 10 | | The electrical incoming supply is not sheathed at ground level | Sheath to prevent damage to the electrical cable | | 9 |
| GARDEN | | | | | |
| 11 | | The grass behind the garage has died | Relay new grass in this area | | 10 |

Upon receipt of this Snagging Schedule the Builder should respond as required by the Protocol to enable the building owner to understand clearly the builder's views on each item of disrepair.

Signature of Surveyor

"the building owner's surveyor" for and on behalf of

Date:

Address

Telephone:

PHOTOGRAPHS - APPENDIX A

APPENDIX B

New Homes Snagging Service Standard Terms and Conditions of Engagement

1. THE SERVICE

- 1.1 Based on an inspection of the subject property: "The Property" - The surveyor will provide a report on the condition of the finish of the property with the purpose of identifying the significant defects, hazards, problems and other matters which, in his or her opinion, are likely to have a material effect on its value and enjoyment and will be subject to the terms of the new home warranty. The report will highlight in particular:
- (i) Serious defects any defect which should be put right as soon as possible and may justify a delay in completion (if this has not already taken place) or compensation.
 - (ii) Standard defects — any defect that does not meet standards set by a departure from good practice as defined by criteria set out in the Building Regulations, NHBC standards, British Standards and Codes, the published recommendations of BRE (1982:03), the Sale of Goods Act 1979 and aesthetic values of internal finishing
 - (iii) Further investigations - any evidence of, or a suspected defect requiring additional investigation.
 - (iv) Future repairs - items of outstanding repair or renewal that, if ignored, could become serious defects.
 - (v) Other matters affecting the value or having a cost implication - any potential hazard or other matter likely to have a material effect on the value of the property.