



Keith Reed
Home Snagging UK

COSELEY NEW VILLAGE

Plot 37

Sunday, 17 December 2023

193 Snags/ Defects Identified

193 Snags/ Defects Incomplete



FRONT ELEVATION



FRONT ELEVATION

Different coloured mortar used to pointing



FRONT ELEVATION

Brickwork above lintel not level



FRONT ELEVATION

Inconsistent finish to pointing to several areas of brickwork



FRONT ELEVATION

Inadequate finish to mastic seal to lounge window frame perimeter



FRONT ELEVATION

Lounge window cill marked



FRONT ELEVATION

DPC not trimmed to top of brickwork



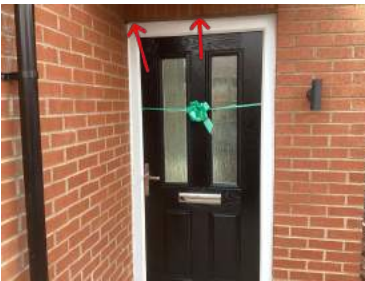
FRONT ELEVATION

Variable finish to brickwork, perp joints excessive



FRONT ELEVATION

Inadequate finish to mastic seal to front door frame perimeter



FRONT ELEVATION

Inconsistent finish to pointing to front door lintel



FRONT ELEVATION

Front door canopy not fitted tight up to brickwork



FRONT ELEVATION

Paving slabs same level as FFL, should be 150mm clearance



FRONT ELEVATION

Lounge window frame scratched



FRONT ELEVATION

Due By: Monday, 18 December 2023

Debris not removed from guttering



LEFT ELEVATION



LEFT ELEVATION

Different coloured mortar used in several areas



LEFT ELEVATION

Sticky residue not cleaned from back door handle



LEFT ELEVATION

Outside light not level



LEFT ELEVATION

Back door threshold damaged



LEFT ELEVATION

Protection tape not removed from air brick



LEFT ELEVATION

No mastic seal to blow off pipe penetration



LEFT ELEVATION

Soffit board not cleaned



LEFT ELEVATION

Inadequate finish around pipe penetration



RIGHT ELEVATION



RIGHT ELEVATION

Electric service cabinet not adequately sealed



RIGHT ELEVATION

Inadequate finish around pipe penetration



RIGHT ELEVATION

Incompatible door fitted to electric service cabinet, will not close



RIGHT ELEVATION

Protection tape not removed from air brick



RIGHT ELEVATION

Chipped brick below window



RIGHT ELEVATION

Bay window cill end caps missing



RIGHT ELEVATION

Variable finish to pointing



RIGHT ELEVATION

Bay window GRP roof damaged on corner



RIGHT ELEVATION

Mortar stains not cleaned from bay window GRP roof



REAR ELEVATION



REAR ELEVATION

Inconsistent finish to mastic seal to French door frame perimeter



REAR ELEVATION

French door set lock cylinder rusting



REAR ELEVATION

External socket not cleaned



REAR ELEVATION

Protection tape not removed from air brick



REAR ELEVATION

Mastic seal to underside of French doorset threshold incomplete



REAR ELEVATION

Outside light not cleaned



REAR ELEVATION

French door set door scratched



REAR ELEVATION

Areas of brickwork not cleaned



REAR ELEVATION

Inconsistent finish to pointing to kitchen window lintel



REAR ELEVATION

Kitchen window cill scratched



REAR ELEVATION

Outside tap not fully secured

Variable finish to pointing behind outside tap



GARAGE

Brickwork missing below dry verge



GARAGE

Bottom dry verge not mechanically fixed



GARAGE

Cable penetration not sealed



GARAGE

Inadequate finish to brickwork to rear of garage



GARDEN

Rear garden not rotorvated



GARDEN

Screws protruding from fence



GARDEN

Topsoil not level up to fence



GARDEN

Paving slabs not cleaned



GARDEN

Landscaping to front garden not complete



GARDEN
Paving slabs uneven



GARDEN
Paving slab cracked



GARDEN
Paving slab chipped



GARDEN
Paving slabs loose and not tight together



GARDEN
Paving slab cracked



DRIVEWAY
Inspection chamber lids not fitted correctly



GENERAL

Chrome hinges overpainted in several locations



GENERAL

Inconsistent finish to decoration behind hinges in various locations



GENERAL

Due By: Monday, 18 December 2023

Carpets marked in various rooms, builder to check



HALLWAY

Mortar debris not cleaned from front door threshold



HALLWAY

Front door hinges not parallel to reveal



HALLWAY

No mastic seal to front door frame perimeter behind bottom hinge



HALLWAY

Excessive door margin, front door not touching brush strip



HALLWAY

Wall components not level



HALLWAY

Radiator not level



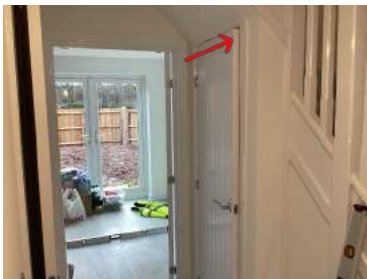
HALLWAY

Inadequate finish to decoration to window reveals



HALLWAY

Glazed unit cracked



HALLWAY

Under stairs cupboard door catching on frame



HALLWAY

Variable finish to decoration to door panels



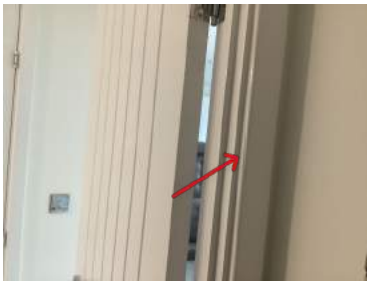
HALLWAY

Bottom edge of under stairs cupboard door damaged



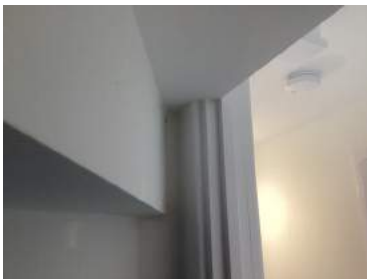
HALLWAY

Variable finish to decoration around bottom of newel post



UNDER STAIRS CUPBOARD

Architrave damaged



UNDER STAIRS CUPBOARD

Inadequate finish to decoration to wall areas around architraves inside under stairs cupboard



UNDER STAIRS CUPBOARD

Top hinge not fully secured



WC

Pedestal not fitted squarely



WC

Inadequate finish to tiling around pipe penetrations to WC and basin



WC

Extract cover not fitted tight to ceiling



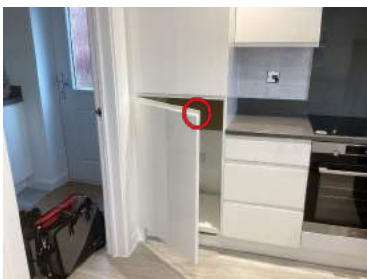
WC

Edge of door damaged
Inconsistent finish to decoration to door panels



KITCHEN

Fridge/ freezer not fitted



KITCHEN

Top corner of freezer door chipped



KITCHEN

Excessive grout margin between reveal and window board



KITCHEN

Variable finish to decoration to window reveals



KITCHEN

Kitchen faucet touching window board



KITCHEN

Manufacturing fault to glazed unit



KITCHEN

Inadequate finish to decoration to window board



KITCHEN

Inconsistent finish to decoration to wall area around chimney hood



KITCHEN

Panel below oven different colour



KITCHEN

Kitchen unit doors not aligned



KITCHEN

Kitchen unit back panel water damaged



DINING ROOM

French door set glazed units scratched



DINING ROOM

Glazing bead broken



DINING ROOM

French door set handles scratched



DINING ROOM

Door not latching correctly



DINING ROOM

Bottom edge of door damaged



DINING ROOM

Dents to edge of door and door panel bubbled



DINING ROOM

Inadequate finish to decoration to window boards



DINING ROOM

Top of window not parallel to ceiling



DINING ROOM

Side window not level



DINING ROOM

Mark on inside of glazed unit



DINING ROOM

Glazed units scratched



UTILITY

Bottom edge of door damaged



UTILITY

Boiler flue collar not fitted correctly



UTILITY

Shelf missing to base unit



UTILITY

Integrated washing machine door missing



UTILITY

Inadequate finish to floor covering



UTILITY

Variable finish to decoration around ceiling components



LOUNGE

Inadequate finish to decoration to door panel



LOUNGE

Inadequate finish to decoration to window board



LOUNGE

Window frame marked



LOUNGE

Variable finish to decoration to window reveals



LOUNGE

Rubber seal damaged to bottom of glazed unit



STAIRS

Inconsistent finish to decoration to newel post



STAIRS

Inconsistent finish to decoration to stair string



STAIRS

Newel post not plumb



STAIRS

Timber around newel post joint not level



STAIRS

Inadequate finish to decoration and plastering to various parts of bulkhead



LANDING

Inadequate finish to decoration to newel posts and spindles



LANDING

Variable finish between stair string and architrave



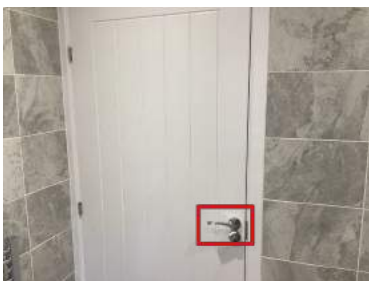
LANDING

Landing cupboard door catching on frame



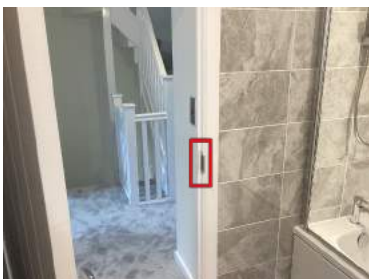
LANDING

Paint chipped to landing cupboard door frame



BATHROOM

Bathroom door lock very stiff



BATHROOM

Bathroom lock plate not fitted correctly



BATHROOM

Inconsistent finish to wall tiling



BATHROOM

Shower hose rail loose



BATHROOM

Screw cap missing

Inadequate finish to decoration to timber below bath panel



BATHROOM

Bath panel not fitted correctly



BATHROOM

Variable finish to mastic seal to window frame perimeter



BATHROOM

Corner of wall tile chipped at eye level



BATHROOM

Inconsistent finish around pipe penetrations behind basin



BATHROOM

Grouting incomplete to several areas of tiling



BATHROOM

Variable finish to mastic seal around WC waste pipe



BATHROOM

Gap between silicone seal and bath when filled with water



BATHROOM

No door stop fitted



BEDROOM 2

Fire door catching on frame



BEDROOM 2

Inadequate finish to decoration to window board



BEDROOM 2

Glazed unit marked



BEDROOM 2

Glazed unit scratched



BEDROOM 2

Heating pipe visible below radiator



BEDROOM 2

Inconsistent finish to plastering



BATHROOM

Cracking to decoration along top of skirting board



EN SUITE 2
Basin chipped



EN SUITE 2
Uneven door margins



EN SUITE 2
Inadequate finish to flooring behind pedestal



EN SUITE 2
Various holes to grouting in shower enclosure and corner
RHS toilet



EN SUITE 2
Incorrect shower tray drain cover fitted



EN SUITE 2
Shower enclosure doors not joining together correctly



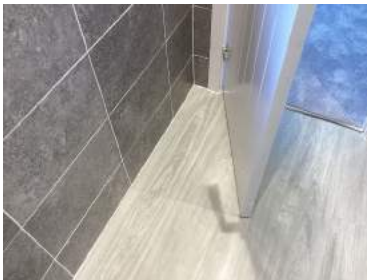
EN SUITE 2

WC seat not fitted squarely



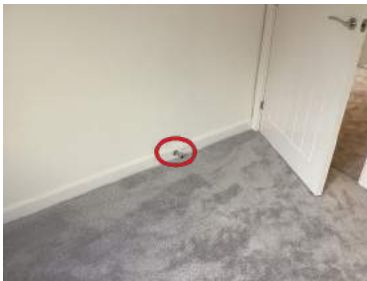
EN SUITE 2

Several nail marks to architraves



EN SUITE 2

No door stop fitted



BEDROOM 3

Screw missing from door stop



BEDROOM 3

Inconsistent finish to decoration to skirting boards



BEDROOM 3

Window board is water damaged



BEDROOM 3

Variable finish to plastering to window reveal, angle bead loose



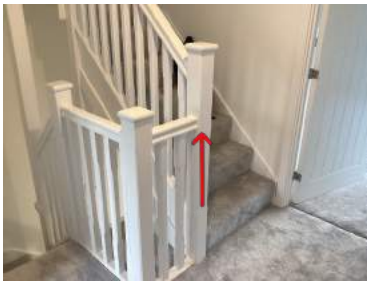
BEDROOM 4

Screw missing from door stop



BEDROOM 4

Inconsistent finish to decoration to window board and reveals



STAIRS 2

Inadequate finish to decoration to newel post



STAIRS 2

Variable finish to plastering to bulkhead areas



STAIRS 2

Inadequate finish to decoration to newel post



STAIRS 2

Plastering not in line with newel post



STAIRS 2

Stairs 2 window board not level



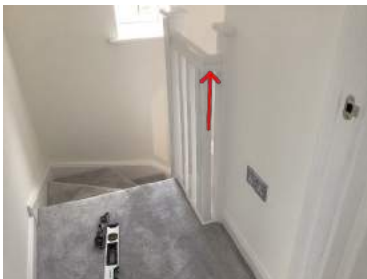
STAIRS 2

Inadequate finish to decoration to window board



LANDING 2

Newel cap damaged



LANDING 2

Imperfections to decoration to various ballustrade components



BEDROOM 1

Fire door catching on stop lath and will not close



BEDROOM 1

Inconsistent finish to decoration around wall component



BEDROOM 1

Variable finish to plastering to wall area between architraves



BEDROOM 1

Inadequate finish to decoration to architraves



BEDROOM 1

Wall area inside wardrobe not plastered or decorated adequately



BEDROOM 1

Velux window handle overpainted



BEDROOM 1

Variable finish to plastering



BEDROOM 1

Inconsistent finish to decoration to Velux window reveals



BEDROOM 1

Window board not level



BEDROOM 1

Window board water damaged



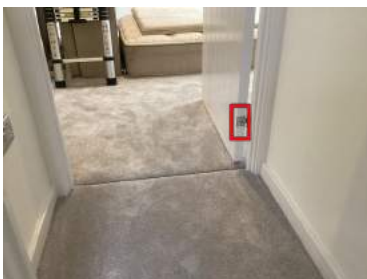
BEDROOM 1

Inadequate finish to mastic seal to window frame perimeter



BEDROOM 1

Board joints visible to dormer cheeks



BEDROOM 1

Bottom hinge not secured



BEDROOM 1

Inadequate finish to plastering around loft hatch



BEDROOM 1

Inadequate finish to plastering to patch to ceiling area



EN SUITE 1

Inconsistent finish to plastering wall area



EN SUITE 1

Variable finish to mastic seal to pedestal



EN SUITE 1

Bottom edge of Velux reveal not level or parallel to tile trim



EN SUITE 1

Inadequate finish to mastic seal to Velux frame perimeter



EN SUITE 1

No mastic seal to corners of shower tray to tiles



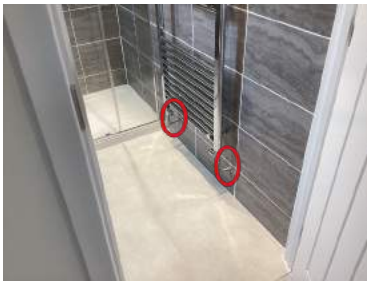
EN SUITE 1

Inadequate finish around pipe penetrations behind basin and WC



EN SUITE 1

Cistern visibly not level



EN SUITE 1

Inadequate finish around pipe penetrations



EN SUITE 1

Several nail marks to architraves



EN SUITE 1

Access hatch cover cap missing



LOFT