Issue 1

High

Assigned To: Loft

Please ensure that the extractor fan ducting is secured with a mechanical fixing. This is to prevent the insulated duct from slipping and a build up of condensation forming in the loft which will cause mould in the upcoming months. Please rectify.



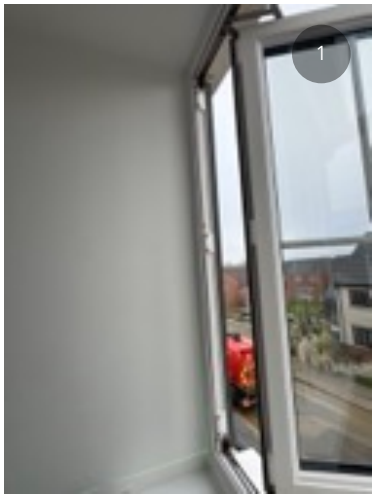


Issue 2

Immediate

Assigned To: Bedroom 1

The window has been installed 12mm out of plumb. The window manufacturer has followed the profile of the installed dormer which is also out of plumb. This misalignment could allow moisture to track back from the dormer roof into the home potentially causing future issues. This will require investigation and rectification.







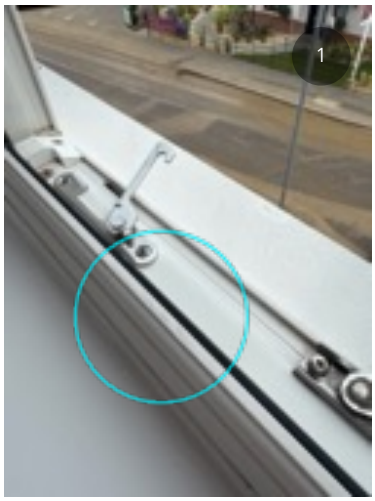


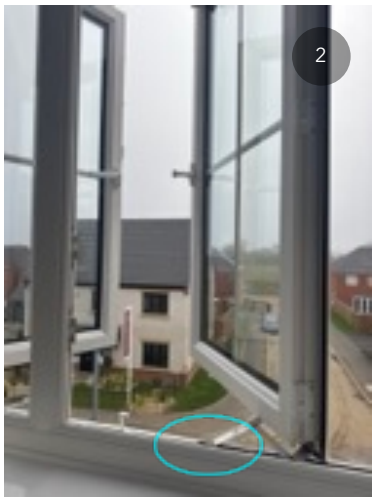
Issue 3

Low

Assigned To: Bedroom 1

Professional repair or replacement required to the window due to highlighted scratches. Please rectify.





Issue 4

Low

Assigned To: Bedroom 1

Please remove all expanding foam from behind the radiators. This will improve the overall quality of the home.



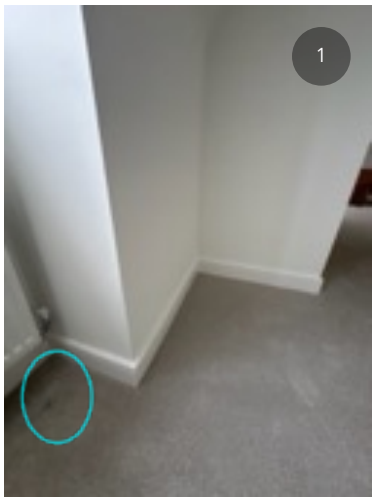


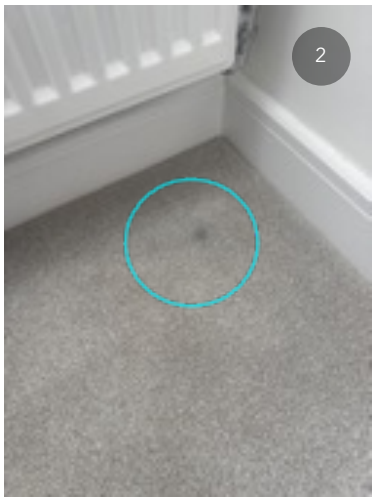
Issue 5

Low

Assigned To: Bedroom 1

Professional clean required to the highlighted area's of the carpet due to stains. Please rectify.





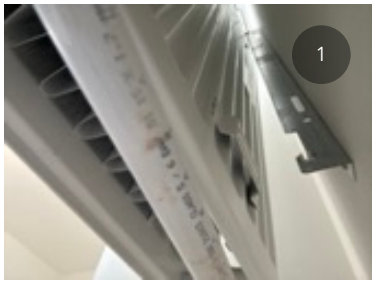


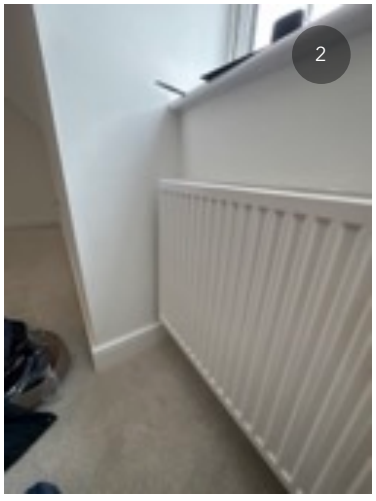
Issue 6

Medium

Assigned To: Bedroom 1

Please ensure that the radiator has been fully secured. Please rectify.



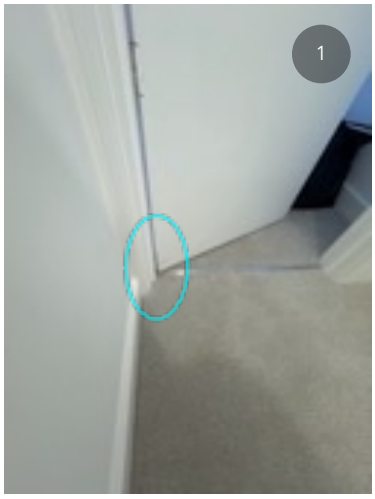


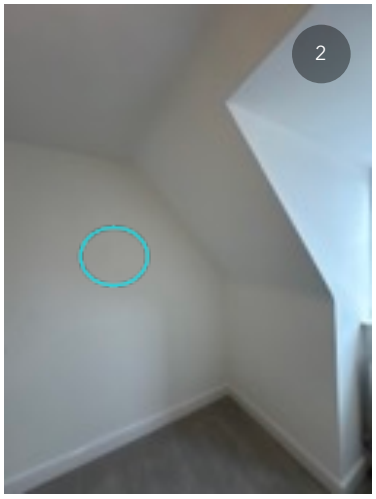
Issue 7

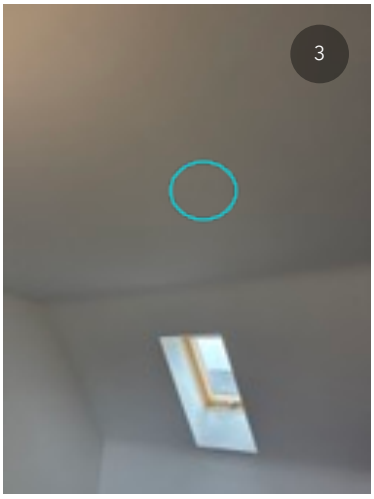
Low

Assigned To: Bedroom 1

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home







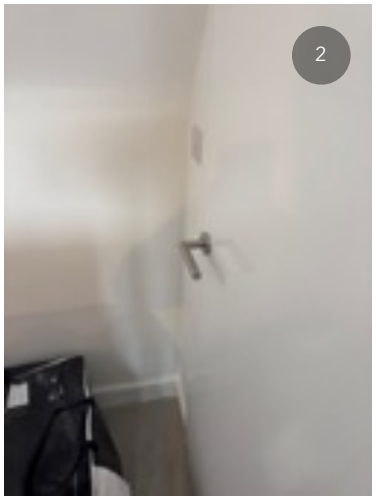
Issue 8

Low

Assigned To: Bedroom 1

Please ensure that the highlighted handle is fully secured. Please rectify.





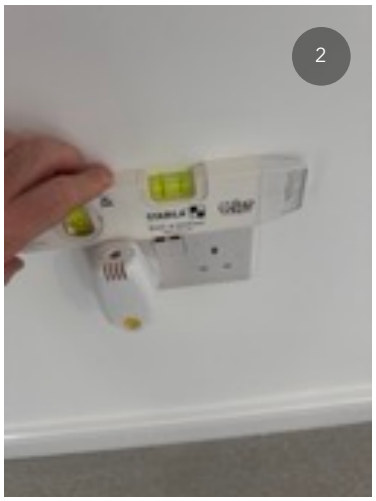
Issue 9

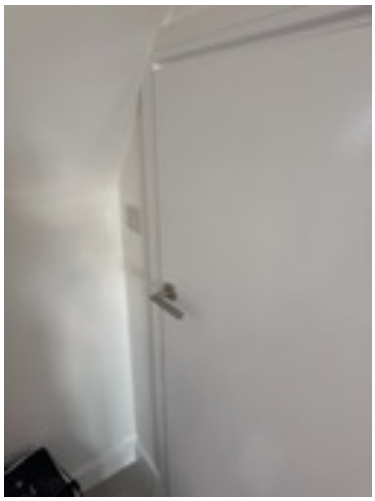
Low

Assigned To: Bedroom 1

Please ensure all sockets and switches are level. This will improve the overall quality of the home.







Issue 10

Low

Assigned To: Bedroom 1

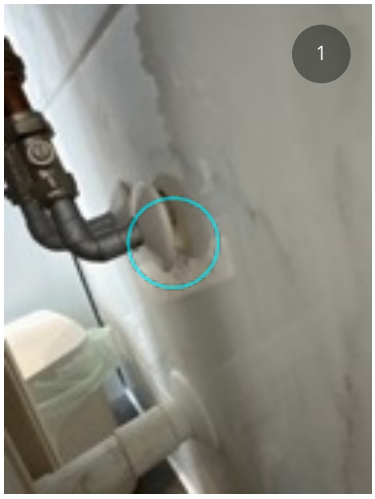
Door is catching and requires adjustment. Please rectify.

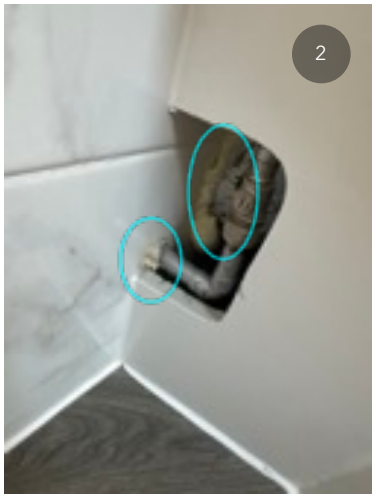
Issue 11

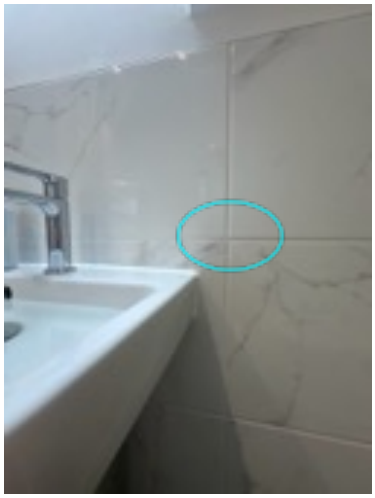
Low

Assigned To: Ensuite 1

Please remove expanding foam. This will improve the overall quality of the home.







Issue 12

Low

Assigned To: Ensuite 1

Please replace missing grout to the highlighted areas. This will improve the overall quality of the home. Please rectify.

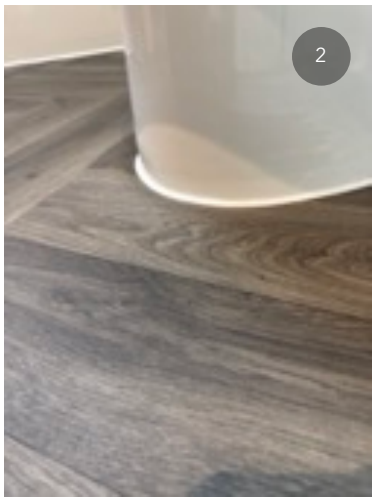
Issue 13

High

Assigned To: Ensuite 1

Vinyl flooring is lifting. This potential could tear which would allow moisture to get underneath which would cause mould. This will need to be rectified.



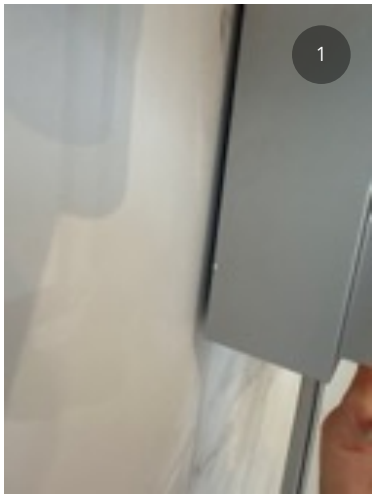


Issue 14

Medium

Assigned To: Ensuite 1

Electric shower control panel is loose and requires securing. Please rectify.



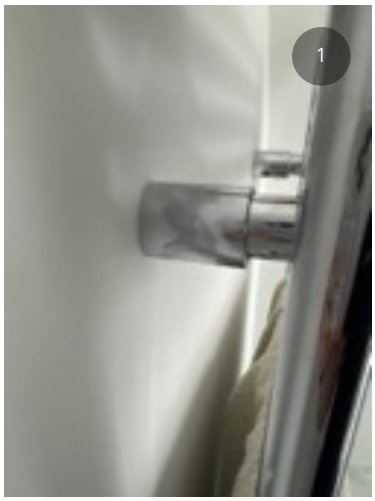


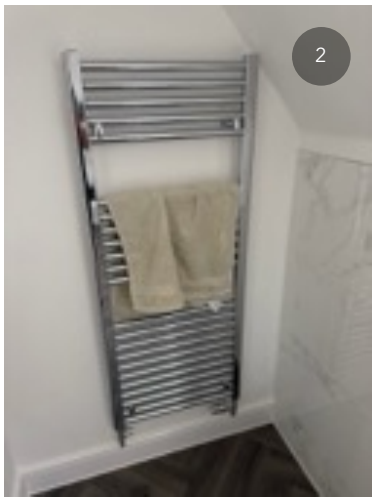
Issue 15

Immediate

Assigned To: Ensuite 1

Towel radiator is loose are requires securing as a matter of urgency. This has potential to cause significant harm.





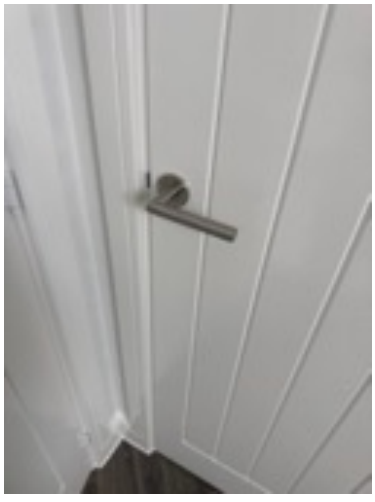


Issue 16

Low

Assigned To: Ensuite 1

Professional repair or replacement required to the towel radiator due to highlighted scratch. Please rectify.



Issue 17

Medium

Assigned To: Ensuite 1

Please replace handle due to it not operating correctly. Please rectify.



Issue 18

Immediate

Assigned To: Ensuite 1

Can the developer provide evidence that the solar panel is permitted to be installed on MDF? It should be installed on a non-combustible surface. Please rectify this matter as a priority.

Issue 19

Low

Assigned To: Ensuite 1

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home



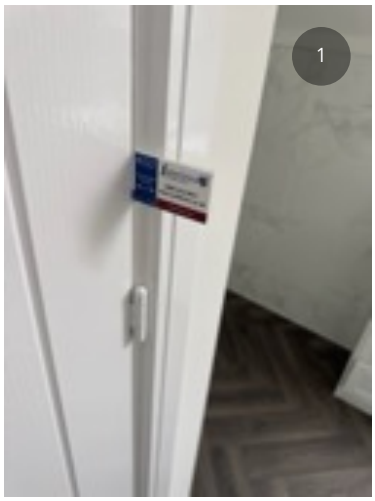


Issue 20

Immediate

Assigned To: Ensuite 1

The fire door is not within tolerance. The recommended range is 2–4mm. This will not provide the necessary fire seal in an emergency. Please rectify.



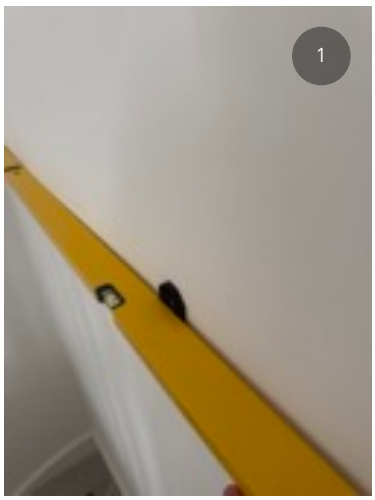


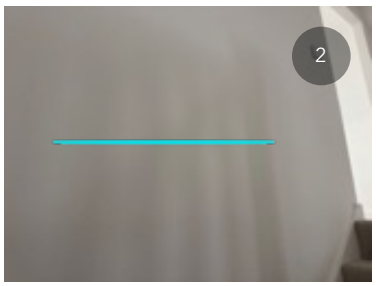
Issue 21

Medium

Assigned To: Top Floor Stairs

Walls should be flat within +-3mm. This highlighted section of wall is 6mm and will need to be rectified.







Issue 22

Low

Assigned To: Top Floor Stairs

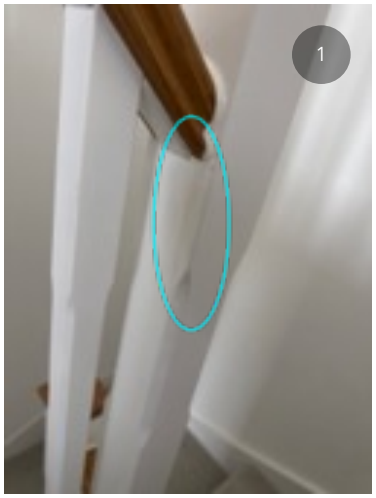
Professional clean required to the highlighted area's of the carpet due to stains. Please rectify.

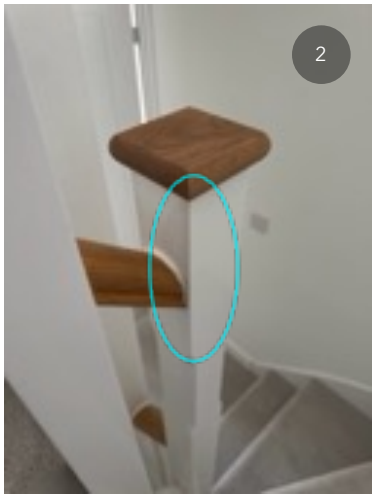
Issue 23

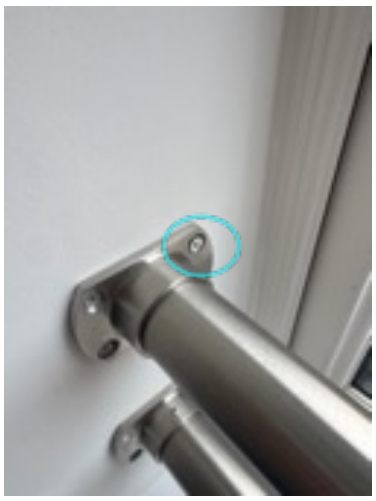
Low

Assigned To: Top Floor Stairs

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home







Issue 24

Low

Assigned To: Bedroom 2

Please ensure that all mechanical fixing have need secure



Issue 25

Low

Assigned To: Bedroom 2

Please replaced damaged window handle.

Issue 26

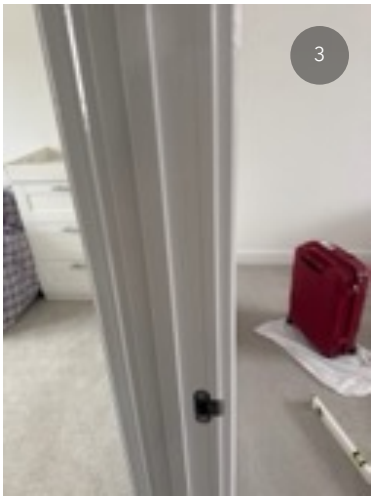
High

Assigned To: Bedroom 2

The developer should provide a clear explanation for the presence of the double window bars. The floor-to-window cill height is compliant, and the windows are not designated as fire escape routes. Furthermore, the upper bar provides adequate protection against the risk of falling from the window. As the door is a certified fire door, the fire strategy is for occupants to remain within the room until assisted by the emergency services. Please investigate this matter and implement any necessary remedial action







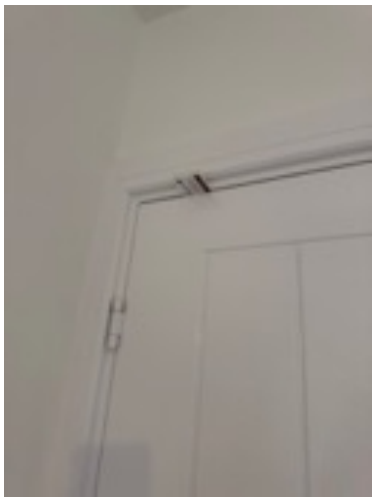


Issue 27

Low

Assigned To: Bedroom 2

Please improve sealant to the highlighted area. This will improve the overall finish of the home. Please rectify.



Issue 28

Immediate

Assigned To: Bedroom 2

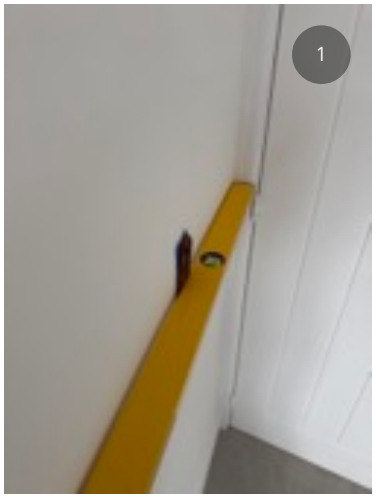
The fire door is not within tolerance. The recommended range is 2–4mm. This will not provide the necessary fire seal in an emergency. Please rectify.

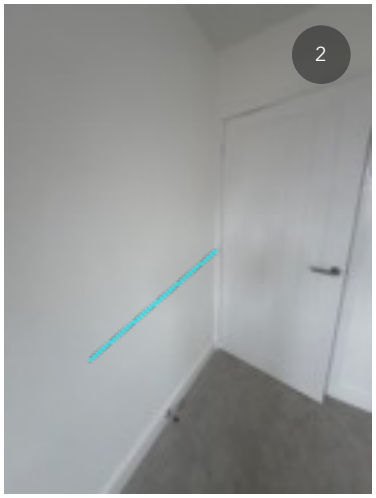
Issue 29

Medium

Assigned To: Bedroom 2

Walls should be flat within +-3mm. This highlighted section of wall is 8mm and will need to be rectified.







Issue 30

Low

Assigned To: Ensuite 2

Professional repair or replacement required to the window due to highlighted scratches. Please rectify.



Issue 31

High

Assigned To: Ensuite 2

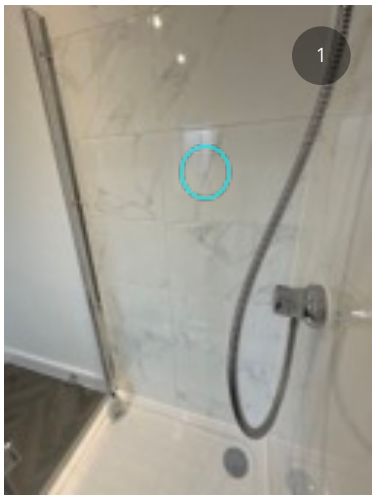
Vinyl flooring is lifting. This potential could tear which would allow moisture to get underneath which would cause mould. This will need to be rectified.

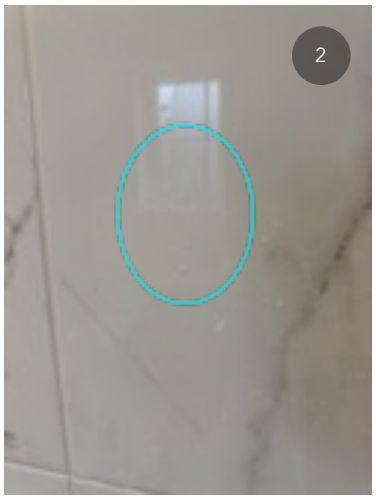
Issue 32

Low

Assigned To: Ensuite 2

Professional repair or replacement required to the tile due to highlighted scuff. Please rectify.



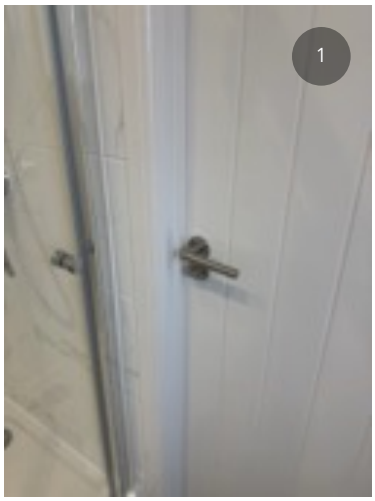


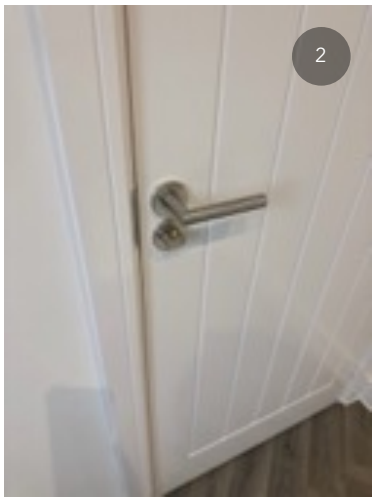
Issue 33

Low

Assigned To: Ensuite 2

Please adjust doors due to it having an extreme rattle.





Issue 34

High

Assigned To: Bedroom 3

The developer should provide a clear explanation for the presence of the double window bars. The floor-to-window cill height is compliant, and the windows are not designated as fire escape routes. Furthermore, the upper bar provides adequate protection against the risk of falling from the window. As the door is a certified fire door, the fire strategy is for occupants to remain within the room until assisted by the emergency services. Please investigate this matter and implement any necessary remedial action





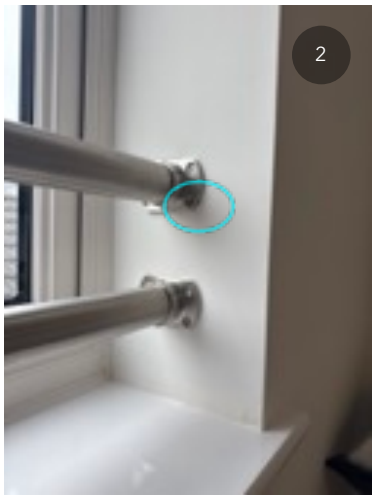
Issue 35

Low

Assigned To: Bedroom 3

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home









Issue 36

Medium

Assigned To: Bedroom 3

Please ensure that the radiator has been fully secured. Please rectify.

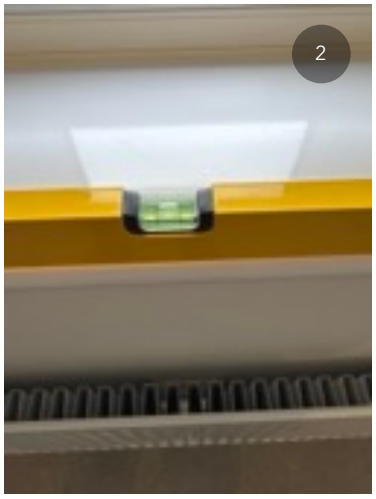
Issue 37

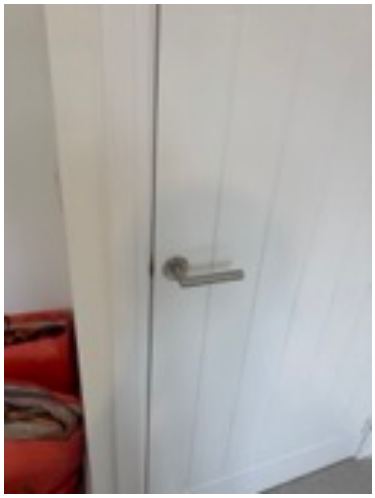
High

Assigned To: Bedroom 3

Window board is 10mm out of level and requires adjustment. Please rectify.







Issue 38

Immediate

Assigned To: Bedroom 3

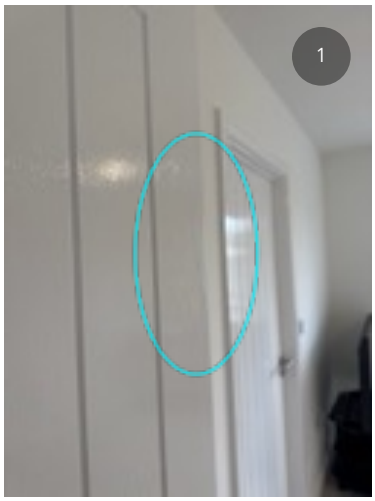
Fire door does not latch and requires adjustment. Please rectify as a matter of urgency

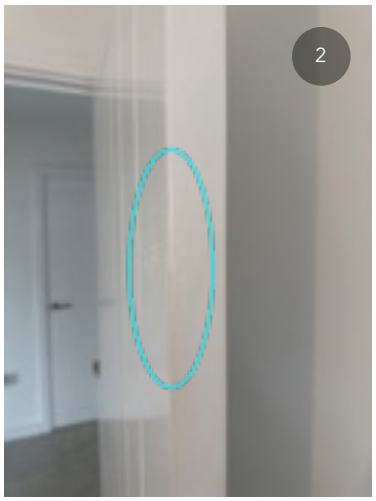
Issue 39

Immediate

Assigned To: Bedroom 3

Please replace the fire door due to highlighted water damage. This has now lost its integrity and will not perform as it should. Please rectify as a matter of urgency.







Issue 40

Low

Assigned To: Bedroom 4

Professional repair or replacement required to the window due to highlighted scratches. Please rectify.



Issue 41

Medium

Assigned To: Bedroom 4

Please replace damaged window weather seal. Please rectify.



Issue 42

Low

Assigned To: Bedroom 4

Professional clean required to the highlighted area. This will improve the overall quality of the home.



Issue 43

Low

Assigned To: Bedroom 4

Professional clean required to the highlighted area's of the carpet due to stains. Please rectify.

Issue 44

High

Assigned To: Bedroom 4

The developer should provide a clear explanation for the presence of the double window bars. The floor-to-window cill height is compliant, and the windows are not designated as fire escape routes. Furthermore, the upper bar provides adequate protection against the risk of falling from the window. As the door is a certified fire door, the fire strategy is for occupants to remain within the room until assisted by the emergency services. Please investigate this matter and implement any necessary remedial action







Issue 45

Medium

Assigned To: Bedroom 4

Please ensure that the radiator has been fully secured. Please rectify.



Issue 46

Low

Assigned To: Bedroom 4

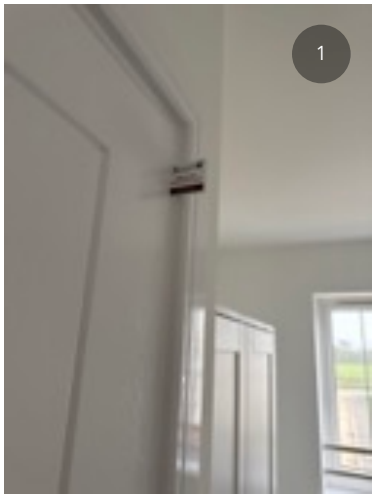
Please remove all expanding foam from behind the radiators. This will improve the overall quality of the home.

Issue 47

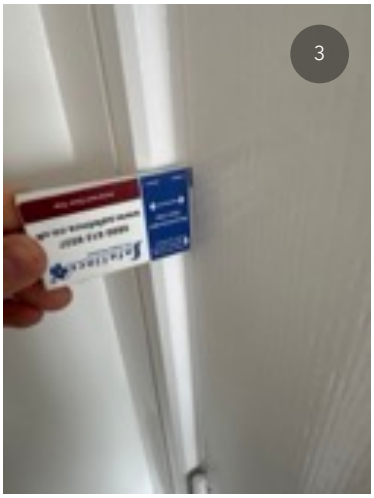
Immediate

Assigned To: Bedroom 4

The fire door is not within tolerance. The recommended range is 2–4mm. This will not provide the necessary fire seal in an emergency. Please rectify.





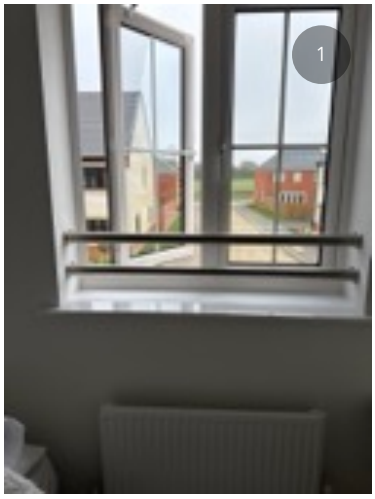


Issue 48

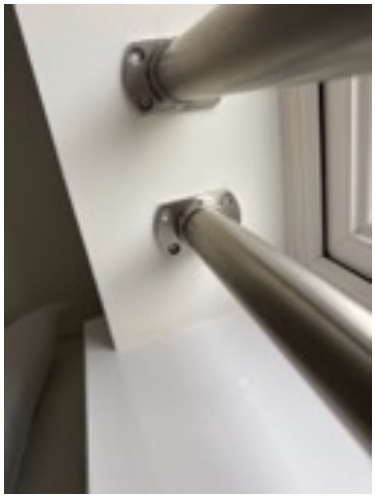
High

Assigned To: Bedroom 5

The developer should provide a clear explanation for the presence of the double window bars. The floor-to-window cill height is compliant, and the windows are not designated as fire escape routes. Furthermore, the upper bar provides adequate protection against the risk of falling from the window. As the door is a certified fire door, the fire strategy is for occupants to remain within the room until assisted by the emergency services. Please investigate this matter and implement any necessary remedial action





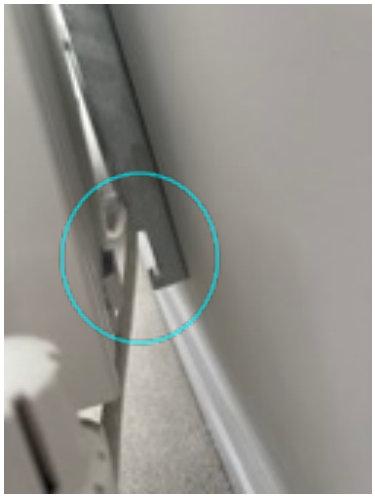


Issue 49

Medium

Assigned To: Bedroom 5

Please replace missing mechanical fixing to the window bars. Please rectify.



Issue 50

Medium

Assigned To: Bedroom 5

Please ensure that the radiator has been fully secured. Please rectify.



Issue 51

Low

Assigned To: Bedroom 5

Please remove all expanding foam from behind the radiators. This will improve the overall quality of the home.



Issue 52

Immediate

Assigned To: Bedroom 5

The fire door is not within tolerance. The recommended range is 2–4mm. This will not provide the necessary fire seal in an emergency. Please rectify.



Issue 53

Low

Assigned To: Bedroom 5

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home

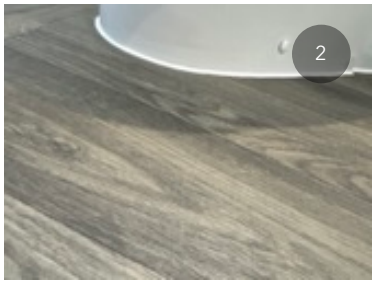
Issue 54

High

Assigned To: Bathroom

Vinyl flooring is lifting. This potential could tear which would allow moisture to get underneath which would cause mould. This will need to be rectified.





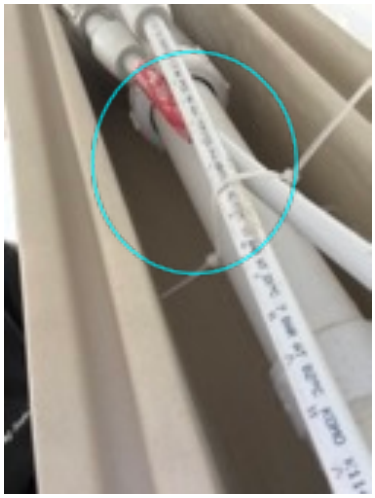


Issue 55

Medium

Assigned To: Bathroom

Board joint to the highlighted areas of the subfloor. This will need to be investigated and rectified.



Issue 56

Immediate

Assigned To: Bathroom

Leak to the highlighted area of the sink waste. This will need to be rectified as a matter of urgency.

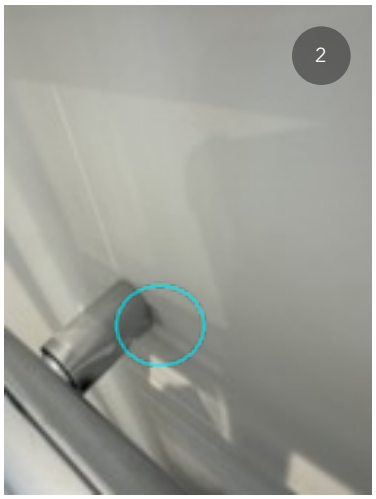
Issue 57

Low

Assigned To: Bathroom

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home





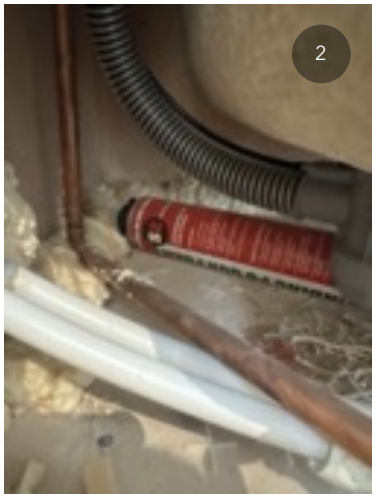
Issue 58

Low

Assigned To: Bathroom

Please remove all debris from under the bath.





Issue 59

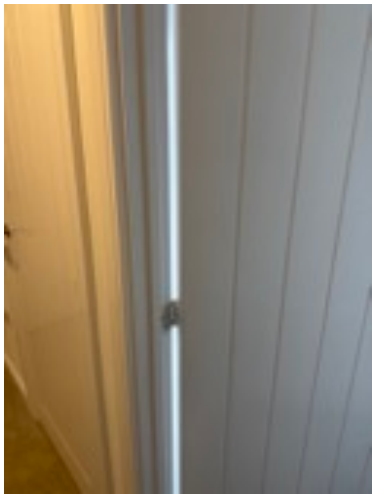
Immediate

Assigned To: Bathroom

Leak to the highlighted area of the bath waste. This will need to be rectified as a matter of urgency.







Issue 60

Low

Assigned To: Bathroom

Please adjust door due to extreme squeaking. Please rectify.



Issue 61

Low

Assigned To: Landing/Stairs

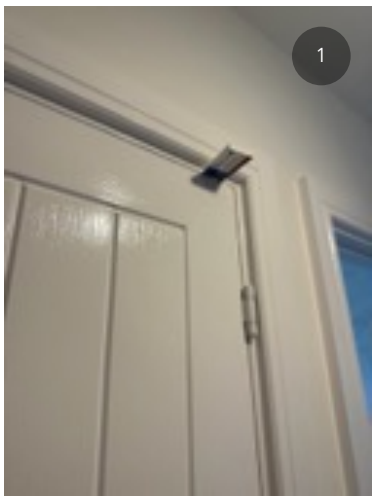
Professional clean required to the highlighted area's of the carpet due to stains. Please rectify.

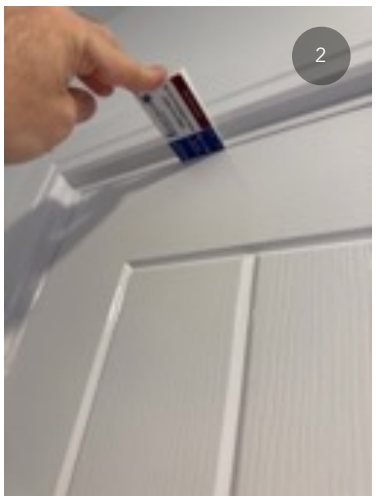
Issue 62

Immediate

Assigned To: Landing/Stairs

The fire door is not within tolerance. The recommended range is 2–4mm. This will not provide the necessary fire seal in an emergency. Please rectify.





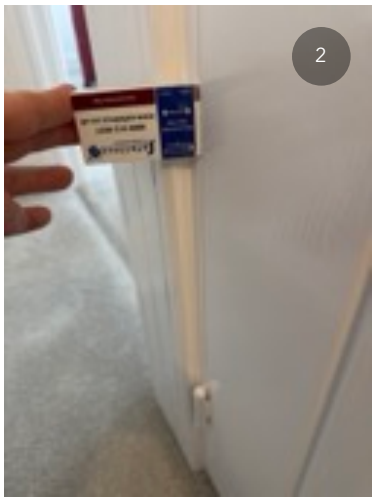
Issue 63

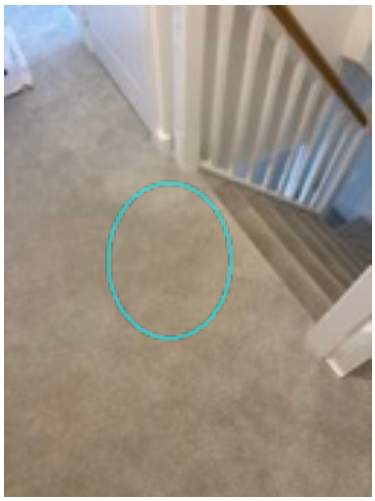
Immediate

Assigned To: Landing/Stairs

The fire door is not within tolerance. The recommended range is 2–4mm. This will not provide the necessary fire seal in an emergency. Please rectify.







Issue 64

High

Assigned To: Landing/Stairs

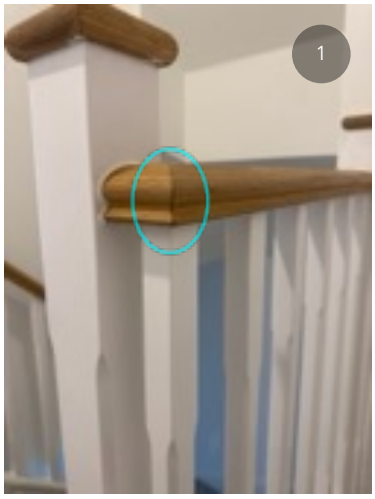
Squeaks to the highlighted areas of the subfloor. This will need to be investigate and rectified

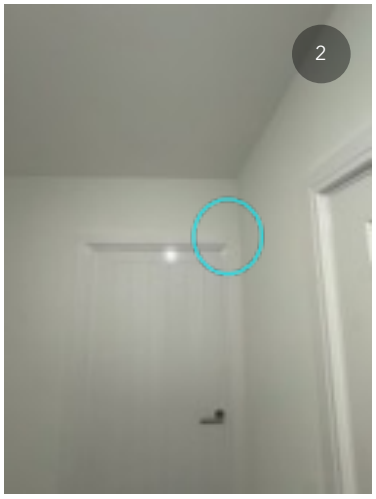
Issue 65

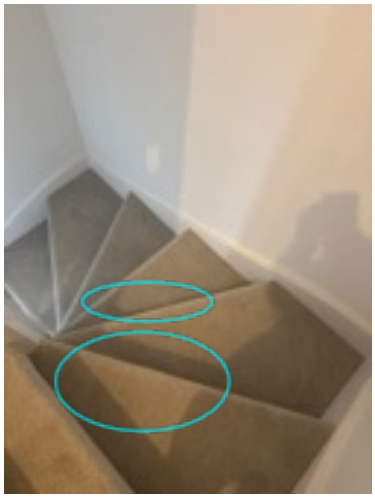
Low

Assigned To: Landing/Stairs

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home







Issue 66

High

Assigned To: Landing/Stairs

Squeaks to the highlighted areas of the stairs. This will need to be investigate and rectified

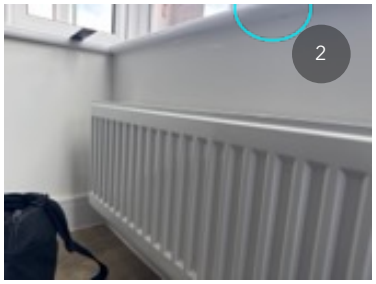
Issue 67

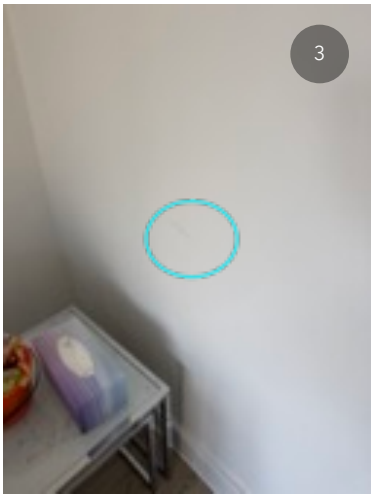
Low

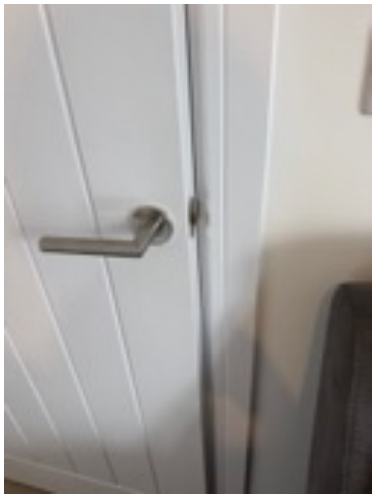
Assigned To: Study

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home









Issue 68

High

Assigned To: Study

Fire door is catching please adjust.

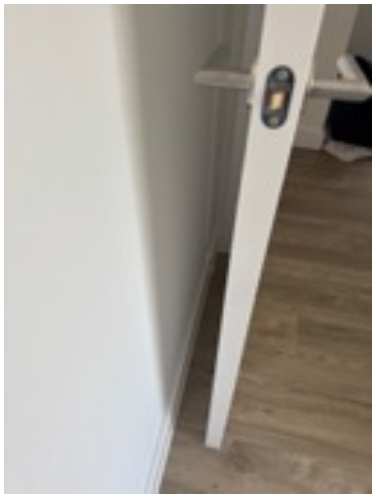


Issue 69

Low

Assigned To: Study

Please ensure all switches are level. This will improve the overall quality of the home



Issue 70

Medium

Assigned To: Study

Please replace missing door stop. This has potential to do further damages. Please rectify.

Issue 71

Low

Assigned To: Lounge

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home







Issue 72

Low

Assigned To: Lounge

Professional clean required to the highlighted area. This will improve the overall quality of the home.

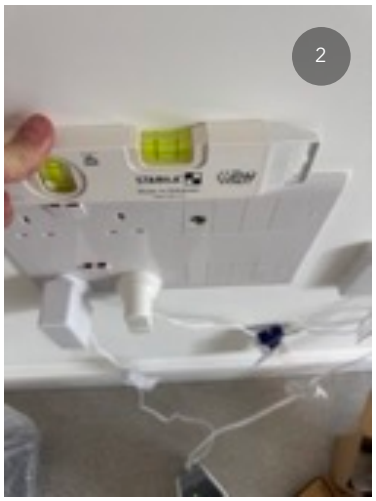
Issue 73

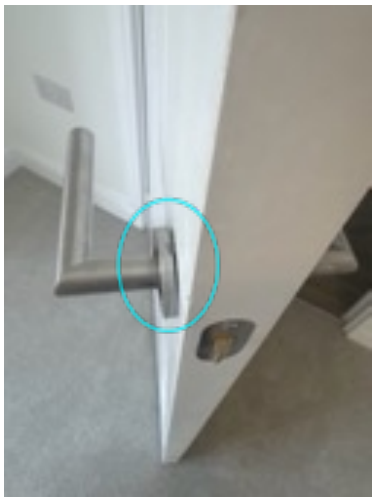
Low

Assigned To: Lounge

Please ensure all sockets and switches are level. This will improve the overall quality of the home







Issue 74

Medium

Assigned To: Lounge

Please secure door handle. Please rectify.



Issue 75

Medium

Assigned To: W/C

Please ensure that the radiator has been fully secured. Please rectify.

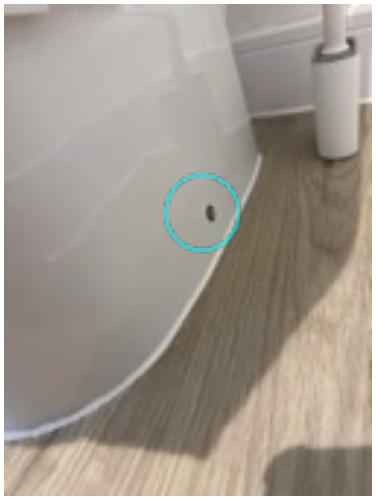


Issue 76

Low

Assigned To: W/C

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home



Issue 77

Low

Assigned To: W/C

Please replace missing screw cove. Please rectify.

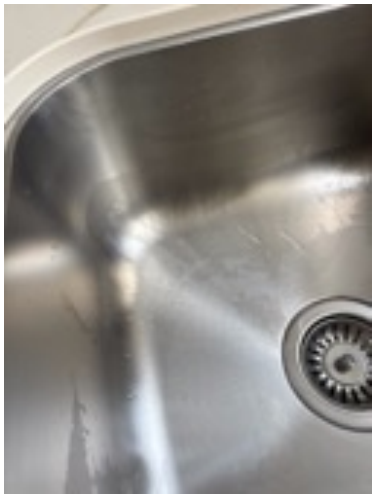


Issue 78

Low

Assigned To: W/C

Professional clean required to the highlighted area. This will improve the overall quality of the home.



Issue 79

Medium

Assigned To: Kitchen/Diner

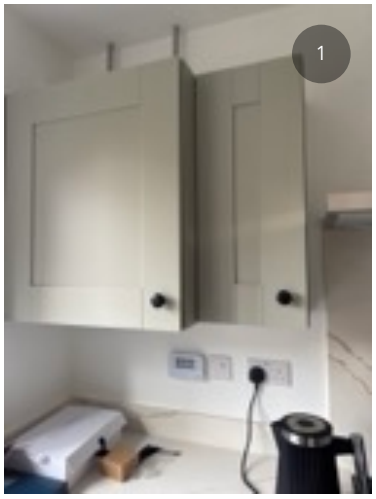
Professional repair or replacement required to sink due to highlighted defects. Please rectify.

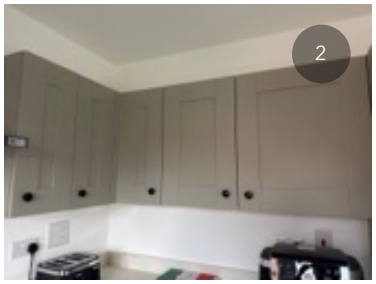
Issue 80

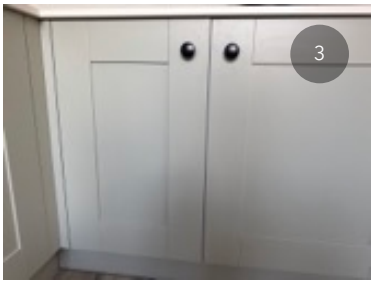
Low

Assigned To: Kitchen/Diner

Please ensure that all the units are fully aligned. This will help with the overall quality of the home.





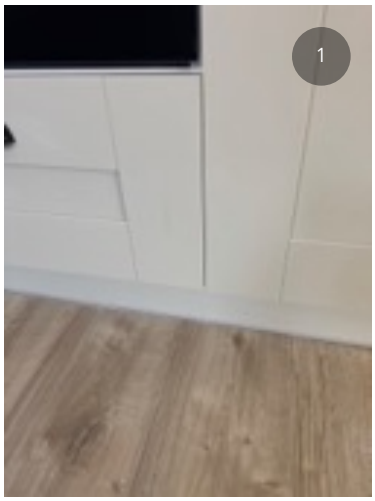


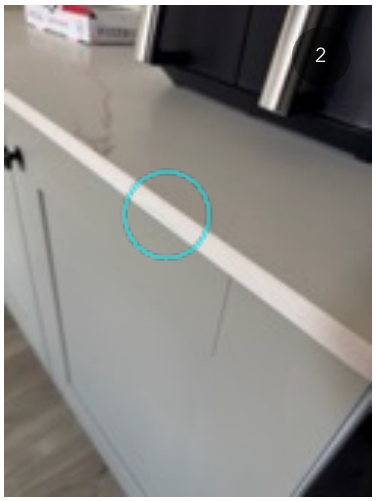
Issue 81

Low

Assigned To: Kitchen/Diner

Professional clean required to the highlighted area. This will improve the overall quality of the home.







Issue 82

Low

Assigned To: Kitchen/Diner

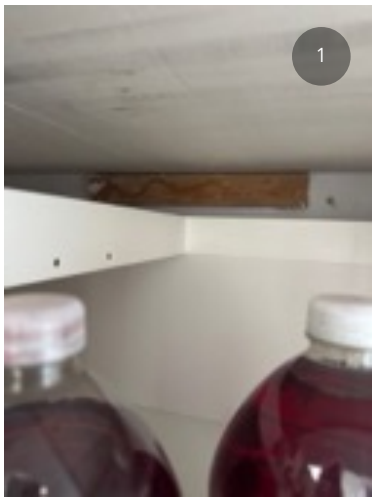
Professional repair or replacement required to under sink unit die to highlighted chip. Please rectify.

Issue 83

Medium

Assigned To: Kitchen/Diner

Could the developer please provide their specifications on how the granite should be secured? Please rectify.



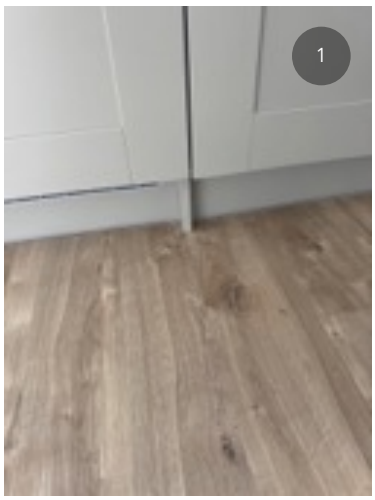


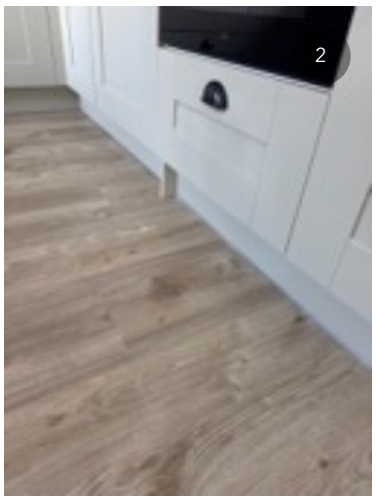
Issue 84

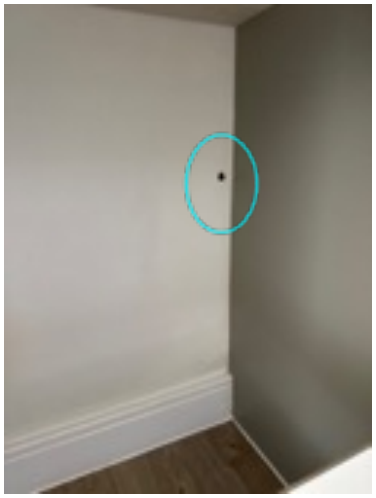
Medium

Assigned To: Kitchen/Diner

Please ensure that the floor is fully sealed. This is to prevent any moisture from entering behind and causing any further issues.







Issue 85

High

Assigned To: Kitchen/Diner

Plaster patch required to the highlighted area. Please rectify.

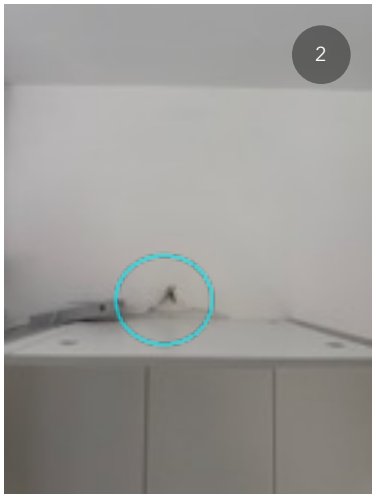
Issue 86

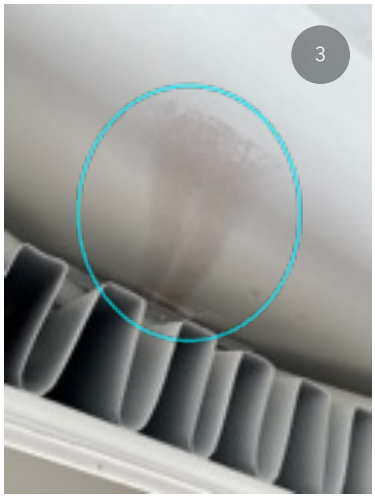
Low

Assigned To: Kitchen/Diner

Poor decorative finish to highlighted areas. Please rectify to improve overall quality of home







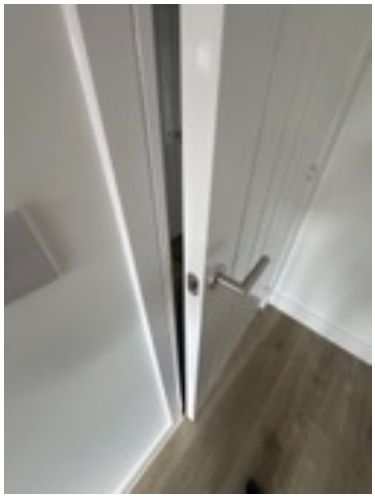


Issue 87

Medium

Assigned To: Kitchen/Diner

Professional repair or replacement required to granite due to highlighted chips. Please rectify.



Issue 88

Immediate

Assigned To: Kitchen/Diner

Fire door is catching please adjust as a matter of urgency.

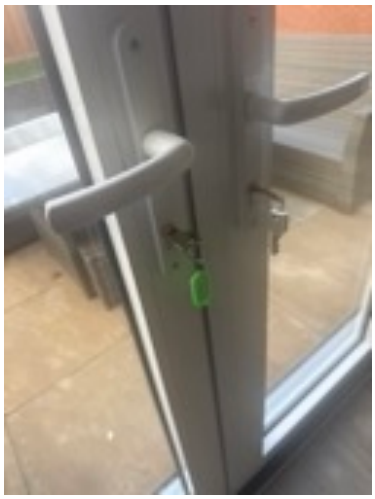


Issue 89

Low

Assigned To: Kitchen/Diner

Please replace missing door stop.



Issue 90

Medium

Assigned To: Kitchen/Diner

Bi fold barrel is stiff to operate. This potential could lead to security issues for the homeowners. Please rectify.



Issue 91

Low

Assigned To: Outside

Front door bell is sticking and requires adjustment or replacement. Please rectify.



Issue 92

Low

Assigned To: Outside

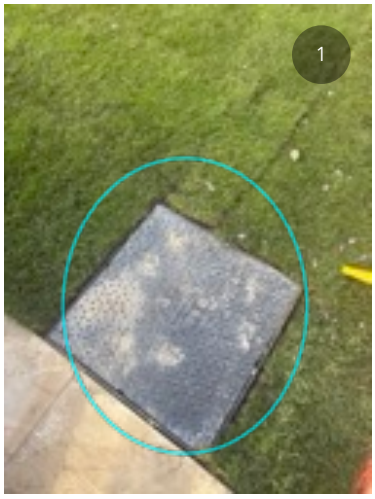
Please ensure that externals have been completed. Where the highlighted turf has failed then this will need to be re-seeded. Please rectify.

Issue 93

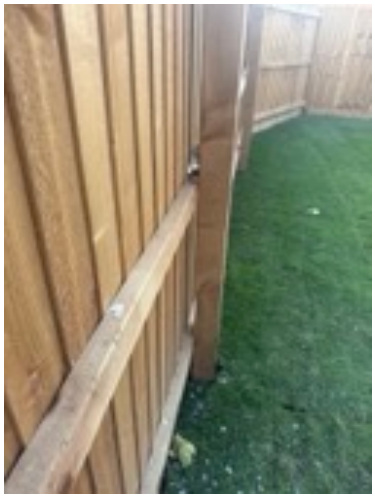
Immediate

Assigned To: Outside

Please ensure that all man hole lids have been secured to the raiser. Even though they have four mechanical fixings in them they can be still lifted out of the ground which presents a potential risk to the homeowners. Please rectify as a matter of urgency







Issue 94

Low

Assigned To: Outside

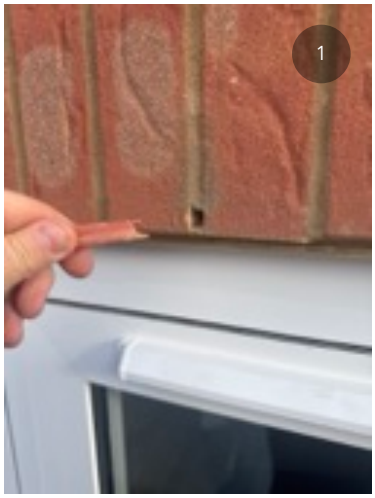
Please remove all debris from the rear garden.

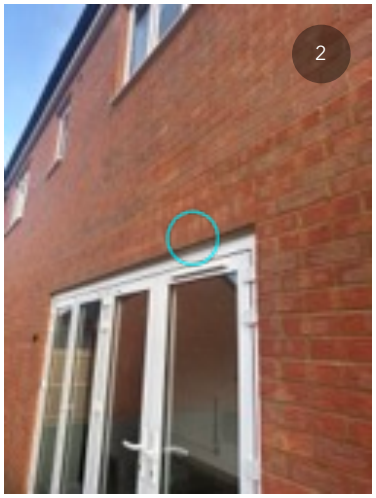
Issue 95

High

Assigned To: Outside

The workmanship provided by the subcontractor has been found to be extremely poor. They used a fake cavity weep vent, which is not only ineffective but also potentially harmful to the structure. This installation is not up to standard and will need to be replaced to ensure the proper functioning. Please rectify.







Issue 96

High

Assigned To: Outside

Please ensure at the airbricks have a minimum of 75mm clearance above finished floor level. This will need to be rectified.

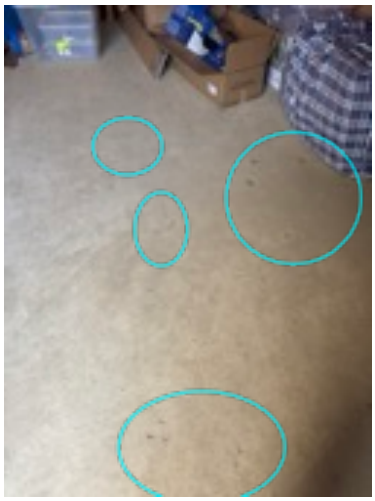


Issue 97

Low

Assigned To: Outside

Professional clean required to the highlighted area. This will improve the overall quality of the home.



Issue 98

Low

Assigned To: Outside

Please ensure all the indentations to the garage slab have been fully filled. Please rectify.

Shane

Snag Safe