



NEW BUILD SNAGGING SURVEY



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v6

EDITION

PROPERTY DETAILS

29/01/2025



Example Snagging Survey

inc. Thermal Lite (an additional extra offered when booking)

WEATHER CONDITIONS

The weather at the time of the survey was sunny. We recommend checking the rainwater goods during rainfall where possible













SURVEYOR



David holds a RICS accredited BSc in Building Surveying, a HNC in Construction and Diploma in Applied Building Thermography. He is a chartered member of CIOB and RPSA.

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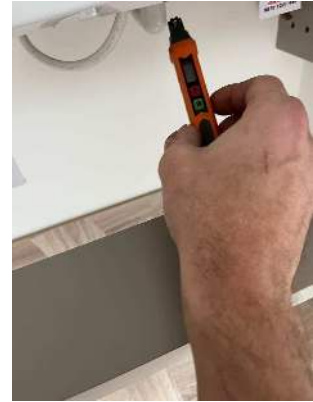
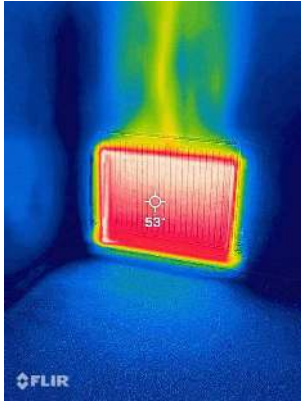
Sections of this report have been colour coordinated for ease of navigation. Note that this is a standard Contents page so some areas may not be applicable to your house: For example you may not have a Loft, or the decoration summary may be excluded depending on timescale of completion.

	CHECKS CARRIED OUT
	<u>EXTERNALS:</u> ROOF ELEVATIONS BOUNDARIES FENESTRATION SERVICES ETC
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	DECORATION SUMMARY
	ROOM ALLOCATION
	ENTRANCE STAIRS CUPBOARD
	LOFT
	WC
	<u>RECREATION ROOMS:</u> LIVING ROOM KITCHEN DINING ETC
	<u>BEDROOMS:</u> INCLUDING ENSUITES
	BATHROOM



CHECKS CARRIED OUT







ROOF

1

The canopy is damaged and should be replaced if it cannot be repaired



2

Building material waste in the gutter to remove to allow rainwater to flow adequately





ELEVATIONS

1

Significant

Inadequate subfloor ventilation provided. This is generally provided by ventilators on at least two opposite external walls, with air bricks properly ducted in accordance with Chapter 6.1 'External masonry walls'. Where this is not possible, suitable cross ventilation should be provided by a combination of openings and air ducts. Ventilation should not be obtained through a garage. Void ventilation should be provided to whichever gives the greater opening area; 1500mm² per metre run of external wall / 500mm² per m² of floor area, as per NHBC 5.2.10



2

Significant

Weep vent missing to the base of the stepped cavity tray. There should be at least one weep vent fitted to the bottom tray in a series of stepped cavity trays, e.g. at pitched roof abutments, as per NHBC 6.1.17 .



3

Significant

Mortar joints are not fully filled and requires localised repointing with colour matched mortar to obtain a consistent finish. When laying bricks and blocks, they should have a solid mortar bedding and fully filled perpend, to reduce the risk of rain penetration and dampness in the wall, as per NHBC 6.1.11



4

Chipped brick[s] requiring repair. There should not be significant cracks in the facing bricks or other damage, such as chips and marks greater than 15mm in diameter, as per NHBC 9.1.2



NHBC 5.2.10: Subfloor ventilation lacking

5.2 Suspended ground floors

Ventilation

Ventilation should be provided to precast and timber suspended floors. This is generally provided by ventilators on at least two opposite external walls, with air bricks properly ducted in accordance with Chapter 6.1 'External masonry walls'. Where this is not possible, suitable cross ventilation should be provided by a combination of openings and air ducts. Ventilation should not be obtained through a garage.

Sleeper walls and partitions should be constructed with sufficient openings to ensure adequate through ventilation. If necessary, pipe ducts should be incorporated in adjoining solid floors, separating walls or other obstructions. Where underfloor voids adjoin ground bearing floors, ventilation ducts should be installed.

Void ventilation should be provided to whichever gives the greater opening area:

- * 1500mm² per metre run of external wall
- * 500mm² per m² of floor area.

Ventilators should be spaced at no more than 2m centres and within 450mm of the end of any wall.

A minimum ventilation void of 150mm should be provided below the underside of precast concrete and timber suspended floors. On shrinkable soil where heave could take place, a larger void is required to allow for movement according to the volume change potential.

- * high volume change potential – 150mm (200mm total void)
- * low volume change potential – 80mm (200mm total void)
- * medium volume change potential – 100mm (250mm total void)

Where precast concrete floor slabs are used over a DPM laid directly on fill on non-shrinkable soil, the fill should be brist and non-expansive, raised up to the underside of the floor slab and be well compacted. Where this is carried out, a ventilated void below the floor is not necessary.

NHBC 6.1.17: Weepholes at stepped flashing

Weepholes

Weepholes in cavity walls should be the equivalent of a full brick perpend joint, eg 65mm x 10mm where exposed within the cavity. The size of the discharge opening in proprietary weepholes may be smaller, provided it is designed to discharge any water collected, safely. The end of the weephole within the cavity should be kept clear of mortar droppings.

Weepholes to cavity walls should be provided:

- to cavity trays above openings and penetrations through the wall (such as sub-floor vents, ducts, or flues), at least two per opening at not more than 450mm centres
- at least one to the bottom tray in a series of stepped cavity trays, eg at pitched roof abutments
- on cavity trays in parapet walls or at horizontal roof abutments at not more than 1m centres
- to cavity trays above inset gas meter boxes, a minimum of 180mm from the edge of the meter box at not more than 1m centres. See figure 30.



FENESTRATION

1

The rain deflector is missing from the entrance door



2

Window, (Sill), Damaged and requires repair or replacement. Completed works should be free from damage, as per NHBC 6.7.12



3

(Letter Box), Damaged and requires repair or replacement. Completed works should be free from damage, as per NHBC 6.7.12



4

Front door, Catching during operation. The door/mechanism should be adjusted as required.



5

Front door, (Threshold),
Scratched and requires repair or
replacement. Completed works
should be protected and
therefore free from damage, as
per NHBC 6.7.12



6

Patio door, Damaged and
requires repair or replacement.
Completed works should be free
from damage, as per NHBC 6.7.12





BOUNDARIES

1

Paving not aligned flat/flush with each other, presenting a possible trip hazard



2

Chamber[s] covered and require exposing/cleaning



3

Developer to confirm classification of inspection chamber is correct rating as per BS EN 124 and NHBC. Chambers that are meant for pedestrian access can sometimes be laid on driveways which are not suitable.



4

Debris visible within the inspection chamber[s] requiring removal and testing



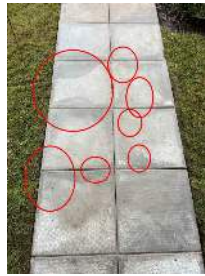
5

Gravel board missing and requires fitment



6

Paving is damaged and should be replaced where required



7

Fixings missing from the inspection chamber lid[s]. Presently the lids are able to be lifted and may pose a health and safety concern to occupants.



8

Inspection chamber[s] too high in relation to the external ground level. Drainage covers should align with the adjacent ground or surface finish, as per NHBC tolerance 9.1.15



9

The are bumps that can be felt underfoot and damage in areas to the driveway surface



10

Decorative stones have not been applied. These should be added for a neat appearance.



NHBC 5.3.7: Inspection chambers level to ground

5.3 Drainage below ground

Manhole covers and gully grids should be of the correct type for the proposed location in accordance with Tables 5 and 5a.

Manhole covers and gully grids should be of the correct type for the proposed location in accordance with Tables 5 and 5a. Manhole covers should be lockable.

Manholes should be constructed or installed at the correct level so that the covers will align with the adjacent ground. Gullies should be adequately:

- bedded
- set level
- square and kerbed

Table 5: Type of covering and grid required for inspection and manhole covers and frames

Group	Description
Group 1	Areas which can only be used by pedestrians and cyclists
Group 2	Footways, pedestrian areas and comparable areas, car parks or car parking decks
Group 3	For gully tops installed in the area of kerbside channels of roads which when measured from the kerb edge, extend a maximum of 0.5m into the carriageway and a maximum of 0.2m into the footway
Group 4	Carriageways of roads, including pedestrian streets, hard shoulders and parking areas, and suitable for all types of road vehicle

Proprietary items, e.g. covers to plastic manholes, should be in accordance with manufacturers' recommendations.

NHBC 5.3.7: Inspection chamber types

Loading Group	Installation Area	BS EN 124 Class	BS EN 124 Test Load	(Superseded) BS 497 Equivalent
Group 1	For use in pedestrian areas where vehicles have no access	A15	15kN (1.5 tonnes)	Grade C
Group 2	For use in car parks & pedestrian areas where infrequent vehicle access is likely (incl. driveways)	B125	125kN (12.5 tonnes)	Grade B
Group 3	For access covers & gully gratings in areas of slow moving, heavy traffic; also for gully gratings in certain carriageway areas (see full definition above)	C250	250kN (25 tonnes)	Grade A
Group 4	For use in carriageways of roads, hard shoulders and parking areas	D400	400kN (40 tonnes)	Grade A
Group 5	For use in areas where high wheel loads are present	E600	600kN (60 tonnes)	-
Group 6	For use in areas where extremely high wheel loads are present	F900	900kN (90 tonnes)	-

Installation areas and BS 497 comparisons for guidance only.



SERVICES

1

Meter box has a broken hinge and should be repaired to prevent access to the meter without the key



2

Paintwork on the meter box is poor and requires re-application for a neat appearance



⚠ Significant

3

The car charger has been installed to high. As per Building Regulations part M, and the IET Code of practice, the operating controls should be between 0.75 and 1.2m above ground level



1.5m

4

The tap is not straight



4.3 Physical location of chargepoints

Chargepoints may be installed outside (either on the wall of the home or as a standalone post or upstand), or in an outbuilding such as a garage. They must be easily accessible, and in particular installed to comply with the Equality Act 2010 and Building Regulations Part M^{11,12}.

The IET Code of Practice states that chargepoints should be installed according to the manufacturer's recommendations, and located:

- a minimum distance from the vehicle being charged, to avoid trip hazards of trailing cables;
- in a way that allows free access to the vehicle by all classes of possible user;
- with the operating controls between 0.75m and 1.2m above the ground and the display screen (if any) between 1.2 and 1.4m above the ground;
- if a vehicle impact is foreseeable, then protected using barriers where necessary;
- with sufficient surrounding space to allow adequate ventilation/cooling;
- in an adequately lit area, to aid safe connection of the cable to the vehicle;
- remote from areas containing hazardous materials such as explosive gases.



LIMITATIONS

1

The turf has been freshly laid so we have not walked over this to prevent causing imprints. Therefore some parts of the garden and vantages of the elevations may have been limited



2

Unable to fully remove bath panel





GENERALLY

(Issues recurring throughout)

1

Sealant around the perimeter of the window frame is poor. This area should be resealed for a neat appearance.



2

Property needs cleaning throughout



3

Further example of untidy sealant internally



4

The floor panel gaps are noticeable in areas



5

Door throughout rattle when latched in the keep. This will be an annoyance with the doors banging against the frame stops if there are windows open and the door is shut.



6

The trickle vent screws are missing



7

The floor perimeter is noticeable sealed



8

Paint on the fixtures and fittings in numerous locations for a painter/cleaner to remove fully



9

The paint finish is pitted throughout



NHBC 6.7.12 Completed works

Completed work shall be free from damage.

Work should be to an appropriate level of finish for other trades. Finishing trades should not be relied upon to correct untidy work.

Completed work should be protected as follows:

- internal doors should be kept covered with polyethylene or original wrapping
- door frames and linings should be protected with timber strips or plywood by a minimum of 1m above skirting level
- thresholds and window sills should be covered
- scaffolding and walkways should be kept away from frames
- joinery should be protected from paint splashes and other damage
- temporary coverings should be removed after all other work has been completed and before handover.



DECORATION

Paintwork / Plaster finish

The NHBC has several tolerances regarding decoration, mainly discussed in Section 9.1.10 "A consistent Approach to finishes". The most commonly reference tolerance is that paintwork surfaces should be viewed in daylight from 2m with no lights on. Varnished surfaces should be even in appearance and free from runs, brush marks, nail holes, cracks and splits. It also specified joints should be filled and generally uniform in colour texture and finish.

These photos are examples only, and are purposely close-up to assist the Site and trades. We appreciate they are not taken from the distance the NHBC specify to view from.



Entrance



WC



Lounge



Dining area



Kitchen



Stairway



Stairway



En-suite



Bed 2



Bed 3





ROOM ALLOCATION:

Pictures of rooms for clarification if not obvious

Dining ID



Bed 2 ID



Bed 3 ID





Thermal Lite – Thermal Heat loss

A full thermal heat-loss survey requires particular weather conditions and timing outside, which is why we are carrying out a lite-version internally. Most thermal heat-loss issues will be able to be determined internally, however certain issues such as missing cavity wall insulation will typically be only determined by an external (full) heat-loss survey which is carried out in winter months only.

The main issues we (typically) will be able to raise in an internal inspection are:

- Air infiltration behind the plasterboards
- Draughts
- Under-performing heating
- Missing loft insulation
- Thermal bridging



Guidance

In our survey findings we may reference particular guidance or diagrams to assist understanding the cause of an issue. We will generally reference:

- The NHBC (The National House Building Council) who provide detailed tolerances to the construction methods of new build homes.
- Zero Carbon Hub Builders' Book 2015, which is endorsed by the NHBC and LABC.



Equipment

The survey was undertaken using a Flir E8-XT. Technical Specification: Infrared (IR) Resolution: 320x240 pixels Object Temperature Range: -20°C to 550°C (-4°F to 1022°F) in two ranges Field of View: 45° x 34°

Calibration is carried out annually. Please ask our inspector or office if you require the camera's serial number and calibration certificate.



Internal Conditions

To carry out this heat-loss lite survey, we prepared by:

- setting the heating thermostats on high for several hours
- turning all radiators TRV's on max
- closing all windows and trickle vents
- wireless temperature sensors were placed in rooms

1

Room:
Living Area

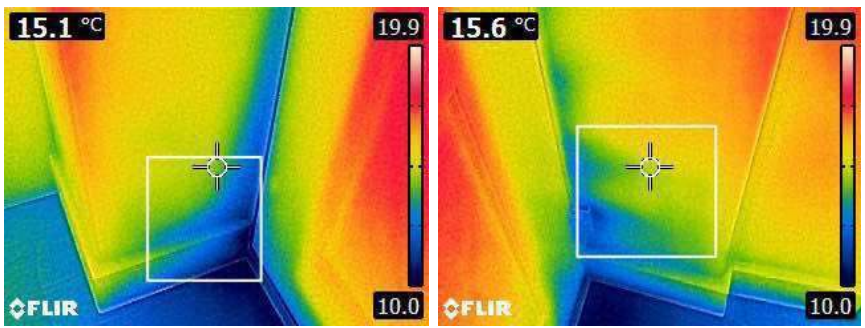
Thermal anomaly to the ceiling at the bay, likely caused by gaps in the insulation coverage or thermal bridging at the junction of the roof where poorly separated.



2

Room:
Utility

There appears to be a draught coming from the door or incorrectly fitted cavity closer



3

Room:
Dining Area

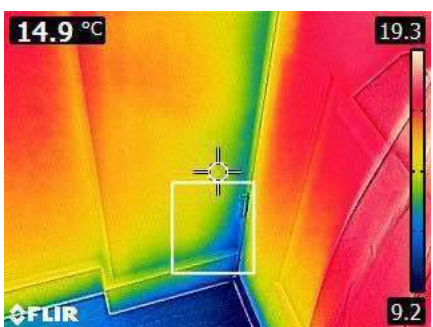
Thermal anomaly to the wall, which suggests a possible lack of cavity wall insulation.



4

Room:
Entrance

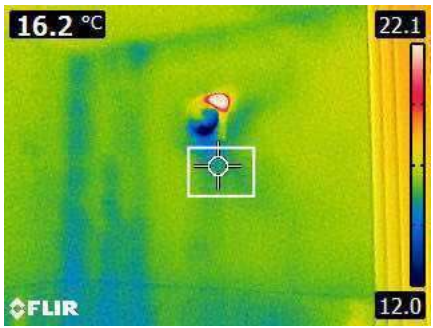
There appears to be a draught coming from the door



5

Room:
WC

Thermal anomaly to the wall, which suggests a possible lack of cavity wall insulation.

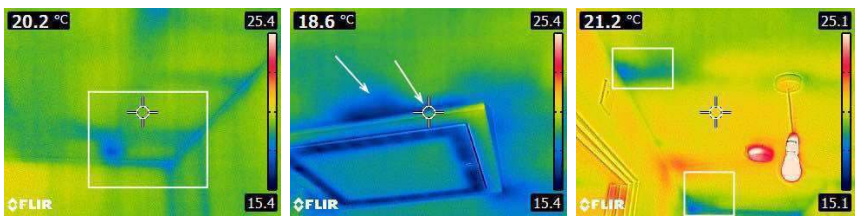


6

Room:
Stairs / Landing

Thermal anomaly to the ceiling, which is caused by gaps in the loft insulation which will need to be fitted correctly.

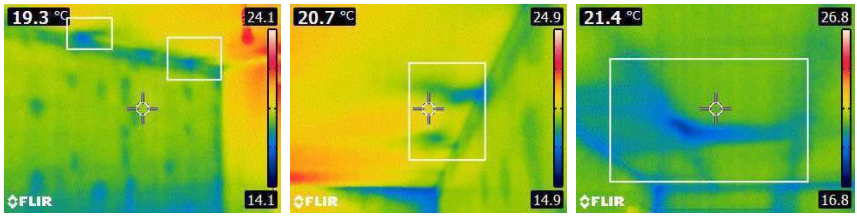
Draughts around loft hatch, advise it is caulked



7

Room:
Bed 1

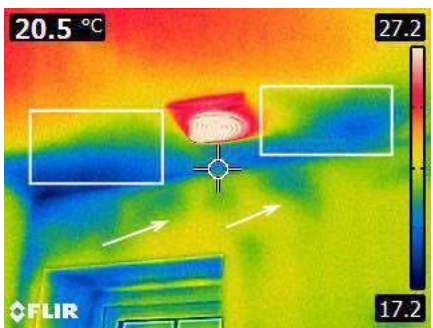
Thermal anomaly to the ceiling, which is caused by gaps in the loft insulation which will need to be fitted correctly., Thermal anomaly to the eaves, which is likely caused by missing or improperly laid insulation.



8

Room:
Ensuite 1

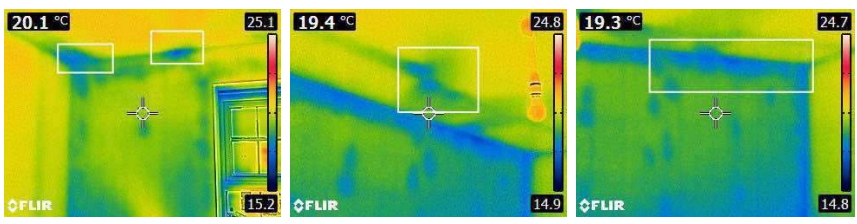
Thermal anomaly to the eaves, which is likely caused by missing or improperly laid insulation., Thermal anomaly to the plasterboard likely to be caused by air infiltration. This is usually caused by a lack of a continual ribbon of adhesive when dot and dab applied to the wall when installing the plasterboard sheets.



9

Room:
Bed 2

Thermal anomaly to the plasterboard likely to be caused by air infiltration. This is usually caused by a lack of a continual ribbon of adhesive when dot and dab applied to the wall when installing the plasterboard



sheets., Thermal anomaly to the ceiling, which is caused by gaps in the loft insulation which will need to be fitted correctly.

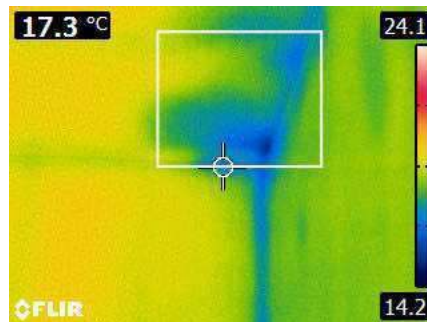
10 **Room:**
Bed 3

Thermal anomaly to the eaves, which is likely caused by missing or improperly laid insulation.



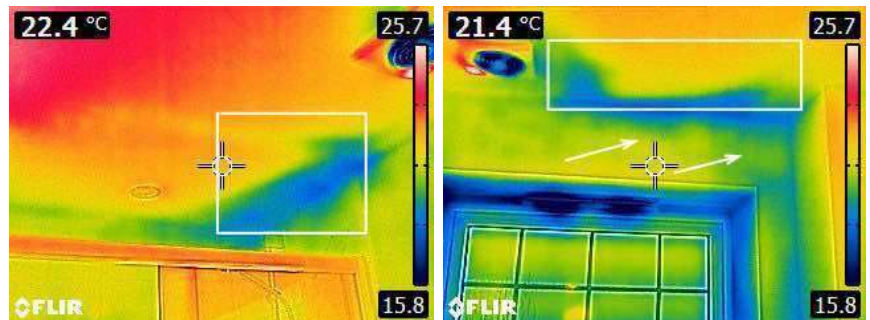
11 **Room:**
Bed 4

Thermal anomaly to the ceiling, which is caused by gaps in the loft insulation which will need to be fitted correctly.



12 **Room:**
Bathroom 1

Thermal anomaly to the eaves, which is likely caused by missing or improperly laid insulation., Thermal anomaly to the plasterboard likely to be caused by air infiltration. This is usually caused by a lack of a continual ribbon of adhesive when dot and dab applied to the wall when installing the plasterboard sheets.



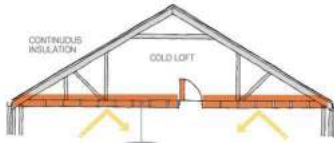
Loft Insulation Guidance:

Missing or Incorrectly Installed Loft Insulation

To minimise heat loss through ceilings loft roll insulation should be packed tightly between joists (including below any longitudinal binders or timber boards and tightly around any services, such as extract fans ducting). In accordance with the manufacturer's installation guidance further layers of loft roll insulation should be laid perpendicular to the joist/base layer. Insulation should be fully unrolled and any unused insulation, packaging or general build waste should be removed from the loft space.

Loft insulation should be laid with even coverage/depth, there should be no visible gaps and loft insulation should have a generally tidy appearance.

Image taken from the Zero Carbon Hub Builders' Book 2015, which is endorsed by the NHBC and LABC.



Air Infiltration Behing Plasterboards:

Air Infiltration behind plaster:

When plasterboard is fixed using plasterboard adhesive (commonly referred to as dot and dab). The plasterboard should be installed with a continuous ribbon of insulation around all openings, along the top and bottom and at internal and external corners of walls. This prevents cold air infiltration behind the plasterboard.

NHBC Finishing Standards 2021, 9.2.4 Dry Lining

'Where dry lining is fixed with adhesive dabs, it should be:

- securely fixed and filled at external and internal corners, including door and window openings
- filled with jointing compound where required, at gaps around service points, electric sockets, light switches, etc.
- installed with a continuous ribbon of adhesive to the perimeter of external walls, and around openings and services, to prevent air infiltration.'

Image taken from the Zero Carbon Hub Builders' Book 2015, which is endorsed by the NHBC and LABC.





ENTRANCE

1

Door hinge cap[s] are missing and requiring fitting



2

The threshold bar is missing a fixing



3

The door hinge is scuffed



4

Wall is not flat and it is noticeable by eye. Walls should be flat within a $\pm 3\text{mm}$ deviation, measured using a 2m straight edge with equal offsets, as per NHBC 9.1.3



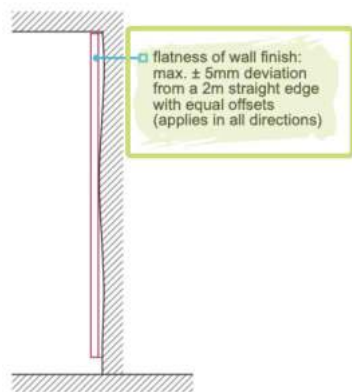
Significant

5

Shrinkage cracks which are caused by materials drying out and can be caused by differential movement between materials, which likely just need minor decorative repair. Should these increase in size beyond 3mm, further investigation may be required.



NHBC 9.1.3 Wall not flat





STAIRS | LANDING

1

Spindle[s] are scratched and requires repair



2

Handrail has excessive gaps to the joint[s] and should be replaced / refitted as required for a neat appearance



3

Newel post is damaged and requires repair/replacement. Finished joinery should be free from splits, knocks and other damage which would impair its structural performance or finish, as per NHBC 6.6.12



4

Settlement cracks between the stringer and the wall that need monitoring. If the gap continues to increase further investigation may be required.





LOFT

1

Significant

Duct is not connected to the vent, which will result in excess condensation within the roof space (and other possible issues). The duct should be suitably secured as soon as possible.



Bathroom

2

The blockwork requires pointing in areas



3

Significant

Membrane has been pulled and affixed taut. Roofing membrane should have a slight sag in the middle to enable water to run freely down the gutter and not collect against the trusses and battens.

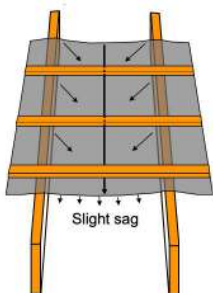


Membrane pulled taut | NHBC Technical Guidance

Flashing and weathering detailing - underlay

Slight sag required to under felt to enable water to drain to gutter, rather than collect at the battens.

If the underlay is too tight, any water will run down the underlay until it reaches a batten, from there it will collect until it eventually seeps through the batten nail holes in the underlay. The image below is an example of this failure.





WC

1

Sealant missing around the perimeter. This area should be sealed for a neat appearance and for protection from moisture



2

The pendant case is not fully seated



3

Sealant finish is poor. This area should be resealed for a neat appearance.



4

Water pressure was found to be low at the basin. Plumber to inspect adjust as required.



5

Radiator has not been fitted level and requires adjustment





KITCHEN

1

The unit light is not fully seated



2

Noticeable scratches to the basin requiring repair or replacement. Sanitary fittings should not have conspicuous abrasions, scratches or chips when viewed in daylight from a distance of 0.5m, as per NHBC 9.1.11



3

Window scratched and requires repair. Completed works should be free from damage, as per NHBC 6.7.12



4

Unit door is scuffed and requires repair. Fitted furniture should not have conspicuous abrasions or scratches on factory-finished components when viewed in daylight from a distance of 0.5m, as per NHBC 9.1.8



5

There is an unequal gap either side of the hood tower



6

Appliance door catches and needs repositioning



7

Unit door not aligned with others and requires adjustment. Fitted furniture should be visually aligned (vertically, horizontally and in plan), and there should not be significant differences in level at the intersection of adjacent worktops, as per NHBC 9.1.8, Unit drawer has been positioned so that there are uneven gaps to the sides. Fitted furniture should have uniform gaps between adjacent doors and/or drawers where appropriate, as per NHBC 9.1.8



8

Unit is damaged and requires repair/replacement. Fitted furniture should not have conspicuous abrasions or scratches on factory-finished components when viewed in daylight from a distance of 0.5m, as per NHBC 9.1.8



0121 706 5000

0121 706 5000

0121 706 5000

0121 706 5000

9

Further example of door not aligned



10

There is a gap in the dishwasher door



11

There are an insufficient number of sockets fitted for the washing/dishwasher appliances



⚠ Significant

12

Add a jubilee clip to the pipework to keep the pipes secure



9.1.8 Fitted furniture

Fitted furniture shall have an appropriate appearance.

Fitted furniture, including doors and drawers, should:

- be visually aligned (vertically, horizontally and in plan), and there should not be significant differences in level at the intersection of adjacent worktops
- have uniform gaps between adjacent doors and/or drawers where appropriate

Also note:

- no dimensional tolerance has been set for gaps between adjacent doors and/or drawers or for their alignment, because some variation will be necessary to take account of adjustments as part of the fitting process
- no dimensional tolerance has been set for the abutment of adjacent worktops due to the variety of materials available and because minor variations, even with manufactured products, are inevitable and small differences in height may be unavoidable
- fitted furniture should be viewed from a distance of 0.5m
- conspicuous surface abrasions caused during installation should be removed in accordance with the manufacturer's recommendations, which may include filling, polishing out, respraying or painting as appropriate
- in rooms or areas where there is no daylight, scratches should be viewed in artificial light from fixed wall or ceiling outlets and not from portable equipment
- kitchen units should not delaminate, including those located near hobs and extractor fans.



DINING AREA

1

Door rattles when latched and needs adjustment to ensure a close fit or else it will be a nuisance for occupants



2

Wall is not square and noticeable by eye. Walls should be square within a maximum permissible deviation of $\pm 10\text{mm}$ over 500mm, as per NHBC 9.1.3



Significant

3

There is a noticeable gap at the patio door frame



4

Window glazing is damaged and requires replacement. Glazing should be free of undue defects, as per NHBC 9.1.6



5

Door handle has not been installed straight



6

The patio door catches and should be adjusted by the glazing company / joiner to ensure it operates smoothly



7

The patio doors ideally should have restrictors fitted so that the doors are kept from swinging open wider than 90 degrees

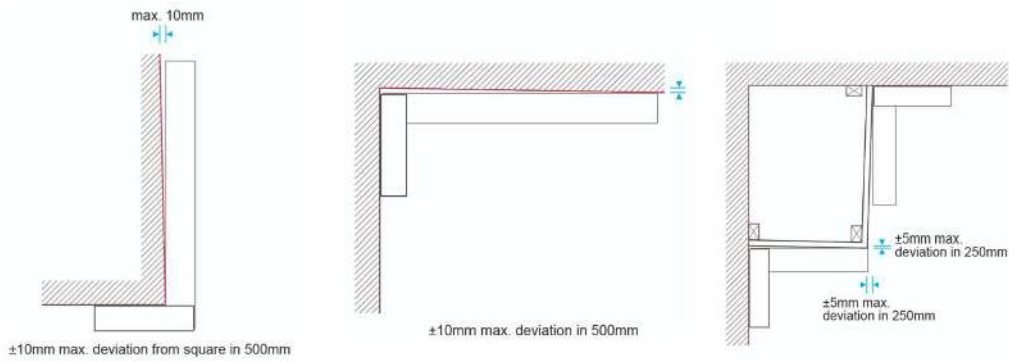


8

The door handle is sticking and the lock is stubborn



Tolerances for corner details



NHBC 9.1.6 Glazing

9.1.6 Glazing

Glass shall be free of undue defects.

Glass should be checked in daylight, from within the room and from a minimum distance of 2m (3m for toughened, laminated or coated glass). The following are acceptable where they are not obtrusive or bunched:

- bubbles or blisters
- fine scratches not more than 25mm long
- hairlines or blobs
- minute particles.

The above does not apply to areas within 6mm of the edge of the pane, where minor scratching may occur.



LIVING AREA

1

Door rattles when latched and needs adjustment to ensure a close fit or else it will be a nuisance for occupants



2

Painted finish to the window board is poor quality. This should be improved upon for a neat appearance.



3

There are gaps in the window frame in areas



4

The trickle vents do not align with the opening in the frame, therefore draught will occur when closed



5

Window handle finish is damaged. Completed works should be free from damage, as per NHBC 6.7.12





BATHROOM

1

The screw cover caps are missing to the bath panel. This is mainly for aesthetics, but also protects the screws from potentially rusting from the moisture



2

The bath panel requires adjustment



3

The bath plug is not operational. Bath currently filled as could not drain

[Play Video](#)



Significant

4

The towel radiator is too close to the toilet which is a design flaw and hazardous due to the temperature these radiators reach



Significant

5

A door stop is required to prevent damage



6

Switch is not level and requires adjustment



7

In rooms where moisture is more likely to pool, the sill should have a slight gradient away from the window to prevent water pooling. This is detailed in NHBC 9.1.4, Approx. 10mm deviation was measured



10mm

8

Socket is not flush to the wall and requires adjustment



Significant

9

Significant

There are gaps in the bath perimeter sealant throughout



10

The spot light casing is missing



11

Plasterboard joints are visible where lines are showing. These should not be visible from a 2m distance in natural light, as per NHBC 9.2.4



12

Toilet is marked / damaged and requires repair or replacement. Sanitary fittings should not have conspicuous abrasions, scratches or chips when viewed in daylight from a distance of 0.5m, as per NHBC 9.1.11.



NHBC 9.1.4 Board/sill not level

Tolerances for internal openings

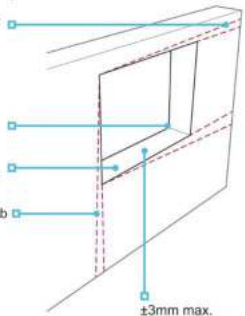
head and sill: max. 3mm out of level for openings up to 1.5m wide
 max. 5mm out of level for openings over 1.5m wide

± 5mm max. deviation of square for reveals up to 250mm deep

max. 3mm out of level across reveal (measured from frame)*

reveals: max. 3mm out of plumb for openings up to 1.5m high
 max. 5mm out of plumb for openings over 1.5m high

*tiled sills, in bathrooms, for example, may be intentionally laid sloping away from the window



± 3mm max. deviation in 2m flatness along length of sills and window boards



BEDROOM 1

1

Door does not latch when shutting and needs adjustment



2

Door frame is damaged and requires repair/replacement. Completed works should be free from damage, as per NHBC 6.7.12



3

Socket is not flush to the wall and requires adjustment



4

Gap between to the window and frame which is likely to cause a draught





ENSUITE 1

1

Significant

Please confirm the extractor fan is operating correctly/extraction is adequate. Steam build up occurring in short space of time

[Play Video](#)



2

Door scratched and requires repair. Completed works should be free from damage, as per NHBC 6.7.12



3

The economy flush is not operating



4

Flush panel is visibly not level



5

Tiling cracked needing repair or if necessary replacement for a neat appearance.



Tolerance

Extract ventilation

117 Extract ventilation to the outside should be provided in all of the following spaces:

- a. Kitchens;
- b. Utility rooms;
- c. Bathrooms;
- d. Sanitary accommodation.

118 Extract ventilation can be intermittent or continuous.

119 Minimum extract ventilation rates in litres per second (L/s) for intermittent operation extract systems are given in Table 11. Minimum extract ventilation rates for continuous operation extract systems are given in Table 12.

120 Extract ventilation terminals and fans, not including cooker extract hoods, should be installed to comply with both of the following conditions:

- a. As high as is practicable in the room;
- b. A maximum of 400mm below the ceiling.

121 Where a cooker hood is used to extract to the outside, the height of the extract hood above the hood surface should be either as specified in the manufacturer's instructions or, if no specification is available, between 600mm and 700mm.

Table 11 Minimum extract ventilation rates for intermittent extract systems

Space	Intermittent extract (see 11.10)
Kitchen (cooker hood extracting to the outside) ¹	30
Kitchen (no cooker hood or cooker hood does not extract to the outside) ²	40
Utility room	30
Bathroom	15
Sanitary accommodation ³	6

NOTES:

1. See Diagram 11.
2. See Diagram 12.
3. As an alternative for sanitary accommodation, the purge ventilation guidance may be used.



BEDROOM 2

1

The window handles are noticeably not aligned



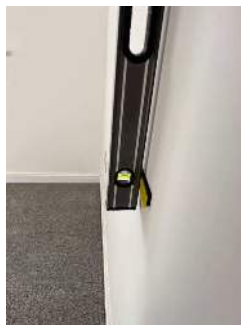


BEDROOM 3

1

Significant

Wall is not plumb and is noticeable by eye. Walls should be plumb within a 8mm deviation for walls up to 3m high. For walls greater than 3m tall in any section, a maximum of 12mm, as per NHBC 9.1.3, Approx. 10mm deviation was measured



10mm/1.2m

NHBC 9.1.3 Wall not plumb

