

Snagging List
Of
ADDRESS

TAKEN ON

******* 2018**

TAKEN BY:

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of
HARDING CHARTERED SURVEYORS

Preliminary Notes:

- 1) The purpose of this Schedule is to note any defects to the subject property prior to handover to the Client with a view to these defects being corrected by the contractor.
- 2) All references to the left and right hand sides assumes a position standing facing the front elevation of the property from Lewin Street.
- 3) All cracks discovered within the premises have been defined in accordance with the Building Research Establishment Standard Procedure/Digest No. 251 which are as follows:

| Description | Definition |
|--------------------------|-----------------------|
| Minor or hairline cracks | Up to 0.1mm |
| Fine cracks | up to 1.00mm |
| Slight cracks | up to 5mm wide |
| Moderate cracks | between 5mm and 15mm |
| Severe cracks | between 15mm and 25mm |
| Very severe cracks | Greater than 25mm |

- 4) All dimensions are approximate.

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|-----------------------------|--|---|---|
| ENTRANCE HALL | | | |
| Ceiling | Plasterboard skimmed and painted. | Minor separation cracks between the ceiling and the left hand partition and the front door framing. | Rake out, fill, sand down and decorate. |
| Part of Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Open joint at junction of the partition with the front framework to the windows, | Rake out, fill, sand down and decorate. |
| | | 2 No. screws previously holding a picture frame. | Remove, fill, sand down and decorate. |
| | | Open joint at the junction between the partition and the rear wall together with minor plaster defects. | Rake out, fill, sand down and decorate. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | No defects noted. | None. |
| | Timber framed architrave, painted. | Five areas of filling standing proud on top architraves. Scuff mark on left hand architrave. | Sand down, prepare and paint. |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | 2 No. plaster high points approximately 1.5m in from the door frame and 2m high. | Sand down, prepare and paint. |

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|----------------------|--|--|---|
| Floor | Solid concrete covered with timber feature floor. | No defects noted. | None. |
| Front Door and Frame | Metal framed double glazed panels. | No defects noted. | None. |
| UTILITY ROOM | | | |
| Ceiling | Plasterboard skimmed and painted. | Open joint at the junction between ceiling and rear partition. | Rake out, fill, sand down and decorate. |
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | No defects. Various items left on shelving, keyboard, electrical fittings etc | Remove keyboard, various electrical fittings etc. |
| Stainless Steel Sink | | No defects. | None. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | Full height hairline crack at junction between rear wall and boxed casing by the sink. | Rake out, fill, sand down and decorate. |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Intermittent open joint between partition and architrave to door frame. | Rake out, fill, sand down and decorate. |
| | | Indentations and scuff marks adjacent to top right hand corner of architrave to under cupboard stairs. | Fill, sand down and redecorate. |
| | | Top right hand architrave mitre joint | Fill, sand down and decorate. |

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|-----------------------------------|--|---|---|
| | | to under stairs cupboard door open. | |
| Floor | Solid concrete, tiled. | Grouting soiled and dirty in places. | Thoroughly clean and leave in good order. |
| Under Stairs Cupboard | | No defects noted. | None. |
| GROUND FLOOR FRONT BEDROOM | | | |
| Ceiling | Plasterboard skimmed and painted. | No defects. | None. |
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Minor scuff marks to rear section approximately 1.7m above floor level. | Clean off or redecorate. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | Paint run to left hand side close to left hand wall approximately 1.7m above floor level. | Sand down and repaint. |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Minor plaster indentations, 4 in number. | Fill and redecorate. |
| Front Wall | Timber framed stud partition covered with plasterboard, plastered and painted incorporating metal framed double glazed window. | No defects. | None. |

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|-----------------------------|--|---|---|
| Floor | Solid concrete covered with timber feature floor. | No defects noted. | None. |
| DRESSING ROOM | | | |
| Ceiling | Plasterboard skimmed and painted. | Open joint at the top of the left hand wardrobe with the ceiling. | Rake out, fill, sand down and decorate. |
| | | Open joint at the top of the right hand wardrobe with the ceiling. | Rake out, fill, sand down and decorate. |
| Left Hand Partition | Fitted wardrobes. | None. | None. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | Uneven plasterwork to top, top left and right hand side of door frame lining. | Fill. sand down and redecorate. |
| Right Hand Partition | Fitted wardrobes. | No defects. | None. |
| Floor | Solid concrete covered with timber feature floor. | No defects. | None. |
| EN SUITE SHOWER ROOM | | | |
| Ceiling | Plasterboard skimmed and painted. | No defects. | None. |
| Front Wall | Timber framed stud partition covered with plasterboard, | Door frame lining badly fitted to right hand side with plaster edges | Take off door lining and refix square. |

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|--|--|---|---------------|
| | plastered and painted. Half tiled at low level. | standing square. | |
| Left Hand Wall | Timber framed stud partition covered with plasterboard, plastered and painted. Three quarter tiled. | Paint on chromium plated horizontal bar to shower screen. | Remove paint. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. Three quarter tiled within shower enclosure and half tiled elsewhere. | No defects noted. | None. |
| Right Hand Wall | Timber framed stud partition covered with plasterboard, plastered and painted. Half tiled. | No defects noted. | None. |
| Floor | Solid concrete, tiled. | No defects noted. | None. |
| Sink | Ceramic sink with twin taps and pop up waste. | No defects noted. | None. |
| WC | Ceramic WC with plastic lid. | Lid is loose. | Tighten Lid |
| STAIRCASE – GROUND TO FIRST FLOOR LEVEL | | | |
| Ceiling | Plasterboard skimmed and painted. | No defects noted. | None. |

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|----------------------------|--|---|---|
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | No defects noted. | None. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | Various scuff marks. | Clean off or redecorate as necessary. |
| | | Plaster indentation approximately 250mm to right of light fitting. | Fill, sand down and redecorate. |
| Staircase | Timber covered matching the main floors. | No defects noted. | None. |
| Handrail | Timber handrail secured to wall with brass plated fixings. | Protruding nail on the underside just above the section where the two levels change and above step no. 8. | Remove nail, fill hole sand down and leave good |
| FIRST FLOOR LANDING | | | |
| Ceiling | Plasterboard skimmed and painted. | Hairline crack at junction of ceiling with soffit to staircase at the rear. | Rake out, fill, sand down and redecorate. |
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Minor plaster indentation approximately 1m from front edge, 2m high. | Fill, sand down and redecorate. |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, | Vertical crack and uneven plaster above top rear corner to door to | Rake out, fill, sand down and redecorate. |

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|---|--|--|---|
| | plastered and painted. | staircase to second floor level. | |
| Front Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Plaster indentation to top of right hand corner. | Fill, sand down and redecorate. |
| | | Minor plaster indentations around and to the right of the light fitting. | Fill, sand down and redecorate. |
| Entrance Door Surrounds to Bedroom 2 (Left Hand Side) | Timber framed | Hairline open joint at top front architrave. | Rake out, fill, sand down and redecorate. |
| | | Lifting paintwork to section in the centre of the top architrave. | Sand down, prepare and decorate. |
| | | Open joint at junction of rear architrave and front wall to bathroom. | Rake out, fill, sand down and redecorate. |
| Front Wall to Bathroom | Timber framed stud partition covered with plasterboard, plastered and painted. | Unpainted filler to left and right hand mitre joints. | Sand down, refill and redecorate. |
| Floor | Solid concrete covered with timber feature floor. | No defects. | None. |
| BEDROOM 2 | | | |
| Ceiling | Plasterboard skimmed and painted. | No defects. | None. |

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|--------------------------|--|---|--|
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | 2 No. minor plaster indentations to front corner. | Fill, sand down and redecorate. |
| | | 2 No. screws to rear section adjacent to door to shower room. | Remove, sand down and redecorate. |
| Rear Wall to Shower Room | Timber framed stud partition covered with plasterboard, plastered and painted. | Open joint at junction of ceiling with top right hand corner. | Fill, sand down and decorate. |
| | | Visible nail head approximately 600mm above floor level to centre line of right hand section. | Sand down, fill, prepare and decorate. |
| | | 2 No. popped nail heads directly below the above, approximately 250mm above floor level. | Sand down, fill, prepare and decorate. |
| | | Uneven joint around door frame, notably at the top with disturbed plaster. | Fill, sand down, prepare and decorate. |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Open joints and uneven paintwork to top mitre joints to door frame. | Sand down, prepare and paint. |
| | | Scuff marks to wall approximately | Clean off or redecorate. |

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|-----------------------------|---|--|---|
| | | 400mm above floor level, approximately 1,2m from front corner. | |
| Front Wall | Incorporates metal framed double glazed windows. | No defects. | None. |
| Floor | Solid concrete covered with timber feature floor. | No defects. | None. |
| Wardrobes | | No defects. | None. |
| EN SUITE SHOWER ROOM | | | |
| Ceiling | Plasterboard skimmed and painted. | Open joint around light fitting directly over wash hand basin. | Fill and redecorate. |
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted, half tiled and three quarter tiled to shower enclosure area. | Hairline open joint between door frame and plastered section above tiled area. | Rake out, fill, sand down and decorate. |
| | | Horizontal open joint above three quarter tiled area. | Rake out, fill, sand down and redecorate. |
| Rear Wall | Timber framed stud partition covered with plasterboard, | Vertical handle to shower control is loose. | Tighten handle. |

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|------------------------|---|---|---|
| | plastered and painted. Three quarter tiled to shower enclosure area. | | |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted, half tiled and three quarter tiled to shower enclosure area. | No defects. | None. |
| Wash Hand Basin and WC | | No defects. | None. |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted, half tiled. | No defects. | None. |
| Floor | Solid concrete, tiled. | No defects noted. | None. |
| BEDROOM 3 | | | |
| Ceiling | Plasterboard skimmed and painted. | No defects noted. | None. |
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Scuff marks in various places. | Clean off or redecorate. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | Plaster indentation approximately 300mm down from ceiling, approximately 1m from right hand | Rake out, fill, sand down and decorate. |

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|------------------------|--|--|--------------------------------|
| | | corner. | |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | No defects noted. | None. |
| Front Wall | Timber framed stud partition covered with plasterboard, plastered and painted with metal framed double glazed windows. | No defects noted. | None. |
| Floor | Solid concrete covered with timber feature floor. | No defects noted. | None. |
| FAMILY BATHROOM | | | |
| Ceiling | Plasterboard skimmed and painted. | Black mark adjacent to light fitting. | Wash off or redecorate. |
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted, half tiled. | Open joint between tiling and plasterwork in front left hand corner. | Rake out and redecorate. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted, half tiled. | Open jointing around timber triangular feature to rear. | Rake out, fill and redecorate. |
| Right Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted, half tiled. | No defects. | None. |

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|--|--|---|---|
| Front Wall | Timber framed stud partition covered with plasterboard, plastered and painted, half tiled. | Uneven tiling to top right hand junction with right hand partition. | Sand down and redecorate. |
| | | Hairline open mitre joint top left hand side. | Rake out, fill, sand down and redecorate. |
| Floor | Tiled. | Soiled and dirty. | Clean floor. |
| STAIRCASE – FIRST TO SECOND FLOOR LEVEL | | | |
| Ceiling | Plasterboard skimmed and painted. | No defects noted. | None. |
| Left Hand Partition | Timber framed stud partition covered with plasterboard, plastered and painted. | Scuff marks to door. | Sand down, prepare and redecorate. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | No defects noted. | None. |
| Right Hand Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | Open joint at junction of wall with timber balustrade. | Rake out, fill, sand and redecorate. |
| Front Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | Open joint between timber lining to door frame and plaster. | Fill, sand down and redecorate. |

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|---------------------------------|--|--|--|
| Staircase | Timber covered matching the main floors. | No defects noted. | None. |
| Handrail | Timber handrail secured to wall with brass plated fixings. | No defects noted. | None. |
| SITTING ROOM AND KITCHEN | | | |
| Ceiling | Boarded underside of steeply pitched roof with multiple open joints. Note that this is a feature and will be difficult to eradicate and may well re-occur. | Open joints and damp staining to rear right hand corner. | Check on damp ingress and redecorate as necessary. |
| | | Split timber directly above stainless steel cooker hood. | Rake out, fill and redecorate. |
| Right Hand Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | No defects noted. <i>(Area behind pictures attached to wall uninspected).</i> | None. |
| Rear Wall | Timber framed stud partition covered with plasterboard, plastered and painted. | No defects noted. | None. |
| Right Hand Partition | Timber framed stud partition | No defects noted. | None. |

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|-------------------------|--|---|---------------|
| | covered with plasterboard, plastered and painted. | | |
| Front Wall | Timber lined as for the ceilings, also with multiple open joints and metal framed windows. | Multiple open joints. No defects to windows. | * |
| Floor | Tiled | Soiled and dirty. | Clean. |
| Kitchen Worktops | Marble with inset sink. | No defects noted. | None. |
| Splash-Backs | Tiled | No defects noted. | None. |
| Kitchen Units | | No defects noted. | None. |
| <u>EXTERNAL</u> | | | |
| FRONT GARDEN | | | |
| Front Gate | Timber framed fitted with spring lock. | No defects noted. | None. |
| Front Wall | Solid brick, fairfaced. | No defects noted. | None. |
| Left Hand Boundary Wall | Solid brick, fairfaced. | No defects noted. | None. |
| Right Hand Wall | Solid brick, fairfaced. | No defects noted. | None. |

| <u>LOCATION</u> | <u>CONSTRUCTION</u> | <u>DEFECTS</u> | <u>REMEDY</u> |
|---------------------|---|-------------------------|-------------------|
| Paving | Left hand section has larger paving stones to patio area. Entrance and edges have smaller stones. | No defects noted. | None. |
| External Front Wall | Solid brick, fairfaced. | No defects noted. | None. |
| Roof | Pitched, slate covered. | Solid brick, fairfaced. | No defects noted. |



Signed: _____

James Brook BA (Hons), MSc, MRICS
for & on behalf of Harding Chartered Surveyors

Dated: **th *** 2018