BUILDING SURVEY & INSPECTION REPORT

FOR PROPERTY SITUATED AT

[redacted]

FOR

[redacted]

[redacted]

DATE OF ISSUE OF REPORT	REVISION	PREPARED BY	CHECKED BY	STATUS OF REPORT	REPORT ISSUED TO
[redacted]	None	Mayur Vashee	[redacted]	Final issue	Client Office Copy

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ARC 3
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Building Survey & Inspection Report

- This report is provided on the terms set out in Appendix 1 attached relating to Conditions of Engagement. The report is provided solely for the named clients and their professional advisers and should not be relied upon by others. It is prepared in accordance with the Arc 3's terms of engagement dated: [redacted]

- The purpose of the inspection described in the Standard Conditions is to provide a report on the general state of repair and condition of the property as described below. The inspection is a 'Building Survey', detailing defects, which materially affect the condition of the building. Minor defects, which are decoration or insignificant, may not be noted in this report. However, a Snagging List has been prepared as a separate document which should be referred to and this report to be read in conjunction with the Snagging List Report.

- The clients are advised to show a copy of this Report & Snagging List to their legal adviser as it may affect investigations they will need to make. And your Insurance Broker for properness.

- As Architectural Consultants and Chartered Surveyor, our services include preparation of Schedule of Conditions & Dilapidation's, Structural Reports/Building Surveys, Building Failures and Valuations however this report does not include a valuation and we are not specialist Chartered Structural Engineers and/or Chartered Valuers, and we advise all clients to take a second opinion from Chartered Valuer and/or Chartered Structural Engineer. The Developer had a Knight Frank Valuation available to all purchasers to our knowledge.

- Snagging List Report has additional Photos not included as part of this Building Survey Report.

1. GENERAL INFORMATION

1A Name and Address of Clients

[redacted]

1B Property Address

[redacted]

1C Council Tax Band or rating assessment as applicable

(Web enquiry only)

[redacted]

The Council Tax for the House have not been calculated as the House has not been valued by the Council. The valuation of the house will be undertaken, we assume once occupied. Your Lawyers will provide this information. You can via your Lawyers request or discover the Council Tax for the adjoining Residence which appears to be similar.

1D Planning & Building Control History

(Web enquiry only)

Planning History

According to Computer records available online, the following is noted:

1. Demolition of [redacted] detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road.

   [redacted] **Status: Application Refused.**

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2. Removal of condition 20 of permission [redacted] (granted for demolition of [redacted] detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road) to allow non-compliance with 'Life Time' homes criteria set out in the supplementary planning guidance to the London Plan.
   [redacted] **Status: Approved**
3. Variation of condition 2 of permission [redacted] allow minor revision to Plots 2, 3 and 4 to allow for increased depth of 1 metre and extended basement area to incorporate pool and elevational alterations to roofline to each dwelling.
   [redacted] **Status: Approved.**
4. Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow variation of Condition 2 pursuant to permission [redacted] detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road to allow for the change of design to include [redacted] | **Status: Approved**
5. Discharge of conditions in relation to planning application [redacted] Condition 2 - Landscaping Condition 4 - Boundary enclosures Condition 5 - Arboricultural Statement Condition 6 - Arboricultural Consultant Condition 7 - Materials for external surfaces Condition 8 - Surface water drainage Condition 9 - Turning areas Condition 12 -Refuse and recyclable materials Condition 13 - Existing access Condition 14 - Construction Management Plan Condition 15 - Drainage System Condition 17 - Minimise risk of crime Condition 18 - Slab levels Condition 19 - Obscure glaze windows | [redacted] | **Status: Decided**

6. Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow variation of Condition 2 pursuant to permission [redacted] erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and

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four access points to road to allow for the change of design to include a single storey rear extension | [redacted] **Status: Decided**

7. Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow variation of Condition 2 pursuant to permission [redacted] granted for demolition of [redacted] and erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road to allow for the change of design to include a single storey rear extension to Plot 3 [redacted] **- Status: Decided.**
8. Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow variation of Condition 2 pursuant to permission [redacted] granted for demolition [redacted] and erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road to allow for the change of design to include a single storey rear extension to Plot 3 and additional access on to [redacted] **- Status: Refused.**
9. Single storey rear extension [redacted] **- Status: Application Withdrawn**

Planning Appeals

10. Demolition of [redacted] and erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road. [redacted] **Status: Appeal Allowed.**

The property is not in a conservation area.

Building Control Applications

11. 3 new dwellings (Partnership Scheme IA)

Ref. [redacted] **Status: Building Work Complete**

9. Install a photovoltaic system (We have not inspected this facility to your residence.)

Ref. [redacted] **Status: Building Work Complete**

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10. Install a gas-fired boiler

Ref. [redacted] - Status: Building Work Complete

11. New full electrical installation (new build)

Ref. [redacted] - Status: Building Work Complete

Your Lawyers should request for a completion certificate to be issued prior to you occupying the House. The Council Search from the solicitors will reveal the relevant issues. We are of the view that the House cannot be occupied without this certification and the Building Insurance policy will probably be ineffective without a 'completion certificate' or may become void, upon a claim arising.

The Council Search from the Lawyers will reveal the relevant issues

1E Date of Inspection [redacted]

1F Weather During the inspection the weather was cloudy and cold

1G Limits of Inspection The House was vacant (some final completion works were in progress).

1H Tenure **(Verbal enquiry only)**

1H.1 Property is a freehold property – Assumed.

1H.2 Maintenance and Services Charges – Check with your Solicitors esp. for the shared driveway into the property, fencing and security etc.

1H.3 Other Comments – Refer report.

2. GENERAL INFORMATION

2A DESCRIPTION OF PROPERTY The house is part of a new development & purpose built. The house is built on four level – Lower Ground, Ground floor, First, Second floor

2B ACCOMMODATION Comprises of main Entrance door, Entrance Hall, Kitchen/Dining, Living Room, 5 x bedrooms with Ensuite, Utility Room, Wc, Study/ Office, Cinema Room, Under croft, Storage and Double Garage.

2C Outbuildings N/A. (Refer Recommendations which is towards the end of the report)

2D Parking The house has a provision for 2 car parking spaces and double garage. You may want to test parking your cars prior to exchange and manoeuvrability of coming in and out of the residence and guest parking.

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2E	**Orientation**	The front of the property (Entrance door) is North facing and the rear is South facing. The accuracy needs to be verified.
2F	**Approximate age of Property**	Newly Built.
2G	**Location and General Amenities**	The property is situated in a development of 7 detached houses with shopping amenities within driving distance. The area has easy access to Bromley town centre, and the nearest Transport Stations is 'Elmstead Woods' rail station which is a short walking distance.
3	**Instructions**	In accordance with your instructions of the [redacted] a Building Inspection was made on the [redacted] of this property by 'Mayur Vashee, [redacted] which is for your personal information only, and without liability to any other party, we would advise you on the following terms. Limitations as to the condition at the time of our inspection. This report reflects the condition of the various parts of the property at the date of our inspection. It must be expected that defects can arise between the date of our inspection and you taking occupation of the property or similar relevant matters. At the time of our inspection, the property was not occupied. However, all floor surfaces were covered with Carpet, Timber floor boards or tiles. The client should note that the inspection did not include any parts of the structure, which were covered, unexposed, inaccessible or below ground and we are, therefore, unable to report that such parts are free from defect. In other words, visible and readily available for examination from the ground floor and other floor levels without risk of causing damage to the property or injury to Mr. Mayur Vashee, [redacted] Arc 3. We did not go on to the roof, as this would have required scaffolding to be erected and so on. There were some fitted cupboards (Kitchen, Bedrooms and Utility) in place and therefore we could not inspect behind them, for example under or above fitted units or behind them, as it was not accessible. We did not lift carpet,

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floorboards/tiles etc. or undertake any invasive investigations or explorations.

No special tests have been made at this stage on cements and concretes used in the construction and accordingly we are unable to report that concretes are of suitable strength and free from the presence of High Alumina Cement, Chlorides, Sulphates and/or other deleterious materials; regarding concrete below ground, we cannot confirm they will be suitable for the ground conditions if the sub soil contains sulphates or other damaging constituents.

There may also risks from methane and radon. At a cost of £250.00p approx. one can get a radon report, detailing the underlying geology, previous uses of the land and the risk of subsidence. For these details call Radon on Tel: 01235 82262. Your lawyers should get an 'Environmental Search Report including Flood risk assessment' as part of the Council Searches and Conveyancing.

This survey report is based on visual inspection of the property. No specialists or experts were appointed to undertake any special tests or investigations - to test the damp penetration, timber infestation, drain leakage and/ or services installation for example electrical, plumbing and so on. We recommend that these 'specialists' reports should be obtained prior to purchase of the premises or some indemnity obtained from the developer on these matters for peace of mind. If the client instructs us to carry out these specialist surveys and inspections and also in appointing a Structural Engineer, we will require written instructions with fees agreed and paid in advance, as we will appoint the specialist experts in the relevant fields; to inspect the various services or parts of the property, and prepare the relevant reports. This is and will be considered additional services.

No ground inve[redacted]o check the soil type, since this was not part of the brief. These works could be undertaken which would cost between £3500.00p to £4000.00p. The Structural Engineer will evaluate this report and inform you of the findings. It would be normal for the developer to have undertaken the soil tests and report verified by the 'Project Structural Engineer' and the house design should reflect the

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– Sub-Structure - foundation and drainage design including the Super-Structure build proposals.

The house is built of facing brickwork externally and masonry walls on the internal skin of the cavity wall. At the lower level of the residence the internal face of the external wall appears to be clad in a timber frame/ stud construction – this needs to be verified. The doors and windows are double glazed.

4. GENERAL OBSERVATIONS

The following observations were noted during our visit.

1. According to [redacted] Planning website the site has multiple and miscellaneous or a variety of Planning Applications. Planning Conditions have been discharged for:
   The property known [redacted]. As Planning consent was granted via an appeal for the whole site of 7 houses, clarification is required from your legal advisors whether the discharge of condition applies to the whole site, or each house should have it own discharge of conditions.

2. We have not been able to verify from the [redacted] online records whether Building Control - Completion Certificate was issued for this 'New House'. This needs to be obtained before occupation, and it is very crucial. The 'Completion Certificates' data on the [redacted] website, appears to be for previous houses built by the Developer.

3. The steps leading to the entrance door to the house, are of different height. This could be a risk of a trip or fall. This is a health and safety issue. The standard Building Control requirement is that the risers of the steps to be equal.

4. The residence does not have a ramp or disabled persons access to the New House. Normally it is expected a level threshold is provided or a lift, or similar is installed, in compliance with Part M, of the Building Regulation criteria. There must be an explanation. DDA Act. *(The Equality Act will replace the Disability Discrimination Acts 1995 and 2005 (DDA). The DDA is a law to protect anyone with a disability. The DDA defines*

ARC 3 ARCHITECTURE & SURVEYORS

disability as "a physical or mental impairment which has a substantial and long-term adverse effect on a person's ability to carry out normal day-to-day activities". This includes significant sight loss.

5. The house is located on a busy road. One has to be careful coming in and out of the residence as the cars were noted to be driven rather fast esp. coming down the hill from the upper part of the Road.

6. The soil/ earth at the rear of the garden at the upper level is retained by steel columns and we assume some railway sleepers horizontally laid – this was hidden from view refer photos. On the lower level the retaining wall is a concrete wall construction of between 100mm and 200mm thick wall. The Developers will need to provide design and calculation from the Structural Engineer to verify the design suitability of the retaining walls. Also, whether it is in compliance with Building Regulations. We would have expected something more robust. Also, whether the tree roots will affect the new retaining wall in the future. Say in 10 to 20 years' time.

7. Access to the house is via steps. Not suitable for disabled person's access. We note that Condition 20 in the Planning Application has been removed, however, compliance with the DDA Act and Building Control – Part M still needs to be complied with. The developer may have an explanation.

8. Some of the wall at the rear of the house, was damp, esp. at the lower levels on the external masonry. This needs attention.

9. The fire – curtain at the entrance to the kitchen/ living was not tested. Certification should be obtained.

10. "12 months making good defect liability" should be sought from the Developer, for future snagging and ancillary matters, which don't work or needs making good, repairs, maintenance or replacement and so on.

11. There was no perimeter drain outside the sliding folding doors. This need attention or installation to prevent water ingress into the residence.

ARC 3 ARCHITECTURE & SURVEYORS

12. The retaining wall at the right-hand side of the house is rendered, this will be a continuous maintenance issue. The residence is facing brickwork. Why has this alien type masonry been mixed up in the construction process. Damp Proof Course was not visible. Nor was a rendered plinth. This needs further explanation and replacement with a brick facing wall to match the residence.

13. Some of the external wall have a stud wall. This will hide defects that may exist, especially if there is damp. Some explanation and clarification are required, why the left-hand side flank wall is studded and not masonry. The studwork will have thermal differential movement over time. This needs explanation.

14. Outside tap, pipework was not insulated. This need attention.

15. The expansion joint applied on the external facing brickwork is in expertly done.

16. No door stoppers installed in all the rooms. This needs attention.

17. Check all the thumb turn to the doors, as many of the thumb turns do not turn fully and lock. This needs attention.

18. Door to the cinema room, needs attention. Door binds to the floor.

19. Loose Wiring on the rear elevation. We understand the wiring is for security cameras.

20. The rear garden is a mixture of hard and soft landscaping which is in a good condition.

21. The 'Oak Tree' at the front of the house has a TPO – Tree preservation Order. Any works to the tree will require planning permission. The fencing has been installed in such a way that the tree it outside the curtilage of the residence. This needs to be verified with the Developer and who will be responsible for crowning the TPO at regular intervals.

ARC 3 ARCHITECTURE & SURVEYORS

22. In the Bathroom and Shower rooms, none of the accessories were installed. – toilet roll holders, toilet brush & holder, towel rails, robe hooks etc.

23. Electrical and plumbing services were not tested. A test report on the condition of the heating and electrics by Gas Safety Engineer and NICEIC approved contractor – the seller should provide this. This should be in the 'Safety File' under compliance of CDM Regulations.

24. Some of the ensuite shower do not have hot water. Bedroom 4 overhead shower head in the ensuite shower room is not working.

25. Generally, the decoration in the house has been completed. Some snagging is noted in the Snagging Report.

26. Boiler located in the boiler room in the garage. Obtain guarantee or it should be in the 'Safety File' under compliance of CDM Regulations. Test the boiler and hot water cylinder prior to occupation. The Developer should assist you with this. Make this a condition of the purchase.

27. In the BBQ area, part of the fence wall is clad in tiles. The insulation and the tiles at the top, need a cover plate. As over-time due to exposure to the all-weather conditions, it will deteriorate and be adversely affected.

28. The Gas connection in the BBQ area was not tested. The Developer should assist you with this. Make this a condition of the purchase.

29. The stainless handle rails fixed to the fencing, need attention and some making good. On the left - hand side of the house the hand rail is loose.

30. There is no gate on either side of the side walkway. This may potentially be a security issue.

31. The appliances, Smoke, Heat and Co2 detector need to be tested and commissioned. Compliance and testing documentation should be sought from the developer.

ARC 3 ARCHITECTURE & SURVEYORS

32. It may be worth asking the developer what has been allowed to prevent sound transmission between floors, both for 'Airbourne Sound' and 'Impact Sound'; and has any features been included within the floors to prevent noise nuisance between floors?

33. The location of the sockets in study/office needs a review as there are none under where the workstations. This is a personal observation. More sockets are recommended.

34. Door to the cinema room at the bottom is damaged, this needs attention.

35. Lock for the sash window (nearest to Master Bedroom) need adjustments.

36. None of the windows have key locks. Check with your Buildings and Contents Insurer whether this is acceptable.

37. Wiring in the under croft in the loft for the cinema room needs to be labelled.

38. Some stain marks on the roof light in the stairway at loft level need attention.

39. The number of sockets appear on the low side.

40. The Sonos system is not installed and therefore the speakers are not working as informed by the Developer.

41. The Security System is not installed as there is no Wi-fi and therefore the apparatus is not installed as informed by the Developer.

42. The house next door will take close to 12 months to complete. Noise and disturbance will be an inconvenience and nuisance if working from home and will affect your quiet enjoyment during working hours.

5. SUMMARY OF CONSTRUCTION

(Some buildings may not comply with the requirements for today's new

THE BUILDING IS OF TRADITIONAL CONSTRUCTION COMPRISING:

(We have not reviewed the Construction Drawings are these were unavailable, but the below is our best assumption)

ARC 3 ARCHITECTURE & SURVEYORS

buildings, and could be harmful and/or hazardous materials where their use is apparent from the visual inspection but with certain types of building it may be impossible to confirm the details of construction)

MAIN ROOF: The roofs of the house is a mixture of a pitch and flat roof. The roof over the single storey extension is a flat roof.

MAIN EXTERNAL WALLS: The main external walls of the house are facing brickwork externally with blockwork internally and plastered. Some of the walls at the lower level are assumed to be clad with a timber framed/ stud wall internally, with a plasterboard finish and decorated.

The nature of the damp proof course was not discernible.

FLOORS: The floors are all solid construction - assumed

WINDOWS: These mainly comprise of double-glazed Upvc windows.

SERVICES: Mains electricity, water, drainage appear to be connected. Gas included.

CHANGES: Not applicable as 'Brand New Residence – just completed'.

6. EXTERNAL CONDITION

6.1 Chimney Stack & Boiler Flues

(Including Associated Flashings etc.)

The property has one chimney as seen on the photographs. The use of the Chimney needs further verification from the developer.

6.2 Roofs

(Including valleys, Flashings and soakers etc.)

The main roof of the house is a part pitch and flat roof and the ground floor single storey has a flat roof as seen from the photos, which was visually inspected. However, it is known that this type of flat roof requires renewal every ten years or a little more subject to guarantees, and regular overhaul.

Access to the flat roof was not available.

6.3 Rainwater Goods

(Including parapet gutters.)

The main roof has metal (Aluminium) pre-formed gutters. The gutters connect to metal rain water down pipes. Generally, the guttering was found to be in good order, however the gutters were clogged with leaves, despite having a wire mesh protection. All gutters would need wire mesh protection. This could not be verified during the inspection.

From the ground level the condition and alignment of the rainwater goods appears in a good condition. In our view there should be a hopper head, where the down pipe from the main roof flows into the rainwater gutter, currently the existing design may just be serviceable with normal weather

ARC 3 ARCHITECTURE & SURVEYORS

conditions. Extreme downpours may prove the rainwater goods may be inadequate.

You should bear in mind that rainwater fittings including gutters and downpipes form a very important part of the defence against penetrating dampness which, if allowed, can have a significant detrimental effect on fabric of the building. Moss, weeds and other debris on the roof surfaces can fall into the gutters resulting in them becoming blocked. If this happens, overspill or leakage between joints can occur which will result in penetrating damp. Therefore, regular maintenance or planned maintenance programme, is important to be implemented.

6.4 Main walls and damp-proof course.

(The foundations, cavity wall ties, or other concealed structural elements have not been exposed for examination and therefore not all defects can be fully diagnosed. The adequacy of sub-floor ventilations is assessed only from the visible exterior surfaces.)

The walls above the ground level as visually seen are fairfaced brickwork externally. As this is a new built, this makes it crucial to have a 10-year Structural Guarantee for this new house.

FRONT, REAR & SIDE ELEVATIONS

The walls are facing brickwork. No significant defects were noted on the wall

The windows are UPVC double glazed sash windows.

Fence panels have been installed to demark the boundary.

No visible defects were noted on the main roof. Roof is clad in slates.

6.5 Windows, doors & Joinery and External Sills

Some of the doors were checked for usage. The door frames generally appear sound. The external sliding / folding doors are aluminium. The front door is a composite door.

The main entrance door is made of composite. The internal doors were flush type.

There was no entrance bell or knocker on the door.

External joinery will be affected by the constant exposure to the elements and therefore some damage in the future will exists. Therefore, routine and proper maintenance is essential to ensure the damage is limited/minimised for a longer lasting joinery and timber materials.

6.6 External Decorations

The external decorations are considered to be in fair to good condition.

ARC 3 ARCHITECTURE & SURVEYORS

6.7 Garage & Outbuildings and Fences or Fence walls

Vertical close boarded fence panels were installed.

6.8 Front Area

The front area of the house was finished in paving blocks and soft landscaping. The area was in a fair to good condition. This will require regular maintenance and washing down for 'Health and Safety Reasons'

The Client to find out from his solicitors the responsibilities of the shared driveway between Plot No. 6 and this house. and who will be responsible for maintenance of these areas and costs. Unfortunately, we don't have the full details.

6.9 The Site

The house occupies a split-level site. Lower at the front and higher at the at the rear. Generally, the site is not easily accessible and functional for the use for a disabled person. Or for a young family with prams etc.

6.10 Drainage

(Inspection covers within the boundaries have been lifted where visible and possible except in the case of flats and maisonettes. This facilitates a visual inspection. The drains have not been tested and it is not possible to comment on hidden areas. Where the drainage systems have not been traced, it is assumed that the drains are connected to the main sewer, or an alternative and acceptable means of disposal).

Drainage appears to connect into the public sewer. We were able to inspect the drains or manholes of the property. The Building Inspector would have requested an air and water test. If not, one should be requested prior to exchange.

6.11 INTERNAL AREAS

GROUND FLOOR

Hallway

Floor- Marble tile finish installed. Floor level.

Walls- Painted. Wall has been studded and finished in plasterboard. Interface cracks and crack under window noted. Interface crack at wall junction.

Ceiling- Painted.

Door- Composite Panel door.

Staircase finished in marble. Glass balustrading with metal handrail.

WC

Floor- Tiled.

Walls- Fully tiled.

ARC 3 ARCHITECTURE & SURVEYORS

Ceiling- Painted.

Extractor fan working.

No accessories fitted.

Sanitaryware tested and working.

Window- UPVC double glazed window.

Thumb - Turn lock needs attention.

Heating towel rail.

No door stopper.

Utility Store

Floor- Tiled. Floor level.

Walls- Plastic backed splashback

Ceiling- Painted.

Corian worktop.

Loose wiring needs labelling

Photovoltic control panel installed.

No door stopper.

Cupboard in working order.

Dining room/Kitchen

Floor- Tiled. Floor level.

Walls- Painted.

Ceiling- Painted. Interface cracking noted at beading to the skylight.

Heating – Underfloor.

Lights- down lighter some not working.

Panel door. Door needs adjustments

White goods and kitchen appliances not fully installed. Miele appliances installed. Quooker hot tap installed.

Heat detector installed not tested.

Fire blanket installed at the entrance of Kitchen/Dining room

ARC 3 ARCHITECTURE & SURVEYORS

Living room

Floor- Carpet floor finish installed. Floor level.

Walls- Painted and wall paper.

Ceiling- Painted.

External Aluminium door.

No door stopper.

Interface cracks at skirting board.

FIRT FLOOR

Front Bedroom 1

Floor- Timber flooring. Floor level.

Walls- Painted.

Ceiling- Painted.

Heating – Underfloor. Not tested.

Lights- Down lights

Window- UPVC double glazed window.

Bedroom door opens towards the shower room. Not ideal as the entrance door will have to be in closed position.

En Suite Shower Room

Floor- Tiled.

Walls- Tiled. Skirting cracks noted.

Ceiling- Painted. Interface coving and ceiling cracks.

Extractor fan tested and working.

No accessories fitted.

No door stopper. Thumb -Turn needs adjustment.

Rear Bedroom 2

Floor- Carpet floor finish installed. Floor level.

Walls- Painted.

Ceiling- Painted. Ceiling / coving interface cracking.

Heating – Underfloor. Not tested.

ARC 3 ARCHITECTURE & SURVEYORS

Lights- Down lights.

Window- UPVC double glazed window.

Door binds to the frame.

Window nearest to the partition of the Master Bedroom, the lock is loose. Lock needs attention.

No door stopper.

En Suite Shower Room

Floor- Tiled.

Walls- Tiled.

Ceiling- Painted

Extractor fan tested and working.

No accessories fitted.

Shower door needs adjustment.

Door does not fully open. Thumb - Turn needs adjustment.

Rear Master Bedroom 3

Floor- Carpet. Floor level.

Walls- Wall paper and Painted.

Ceiling- Painted.

Heating - Under floor heating. Not tested.

Lights- Downlight

Window- UPVC double glazed window.

Thumb - turn lock does not turn fully.

No door stopper.

Speaker in ceiling, not tested.

Gap and interface crack in the pelmet light boxing. Needs attention.

Ensuite

Floor- Tiled.

Walls- Tiled.

Ceiling- Painted. There is an interface gap between the ceiling and the wall

ARC 3 ARCHITECTURE & SURVEYORS

above the mirror.

Extractor fan is working.

No accessories fitted.

Sanitaryware tested and working.

No door stopper.

Interface crack in the boxing, under the LED strip lighting, needs attention.

Rear Bedroom 4

Floor- Carpet floor finish installed. Floor level.

Walls- Painted.

Ceiling- Painted.

Heating – Underfloor not tested.

Lights- Downlights. Working

Window- UPVC double glazed window. Window Lock nearest to Bedroom 1 needs adjustments

No door stopper.

En Suite Shower Room

Floor- Tiled.

Walls- Tiled. Skirting cracks noted.

Ceiling- Painted. Interface coving and ceiling cracks.

Extractor fan tested and working.

No accessories fitted.

Shower door needs adjustment.

No door stopper. Thumb - Turn needs adjustment.

Shower - Shampoo box, LED lights, gap noted.

Rear Bedroom 5

Floor- Carpet floor finish installed. Floor level.

Walls- Painted. Delamination of paint noted near the entrance door to the room. Interface cracking at cupboard and sloping ceiling interface and other part of the room.

ARC 3 ARCHITECTURE & SURVEYORS

Ceiling- Painted. Ceiling. Interface cracks at sloping ceiling.

Heating – Radiator. Not tested.

Lights- Down lights.

Window- UPVC double glazed window.

No door stopper.

En Suite Shower Room

Floor- Tiled.

Walls- Tiled and painted.

Ceiling- Painted

Extractor fan tested and working.

No accessories fitted.

Sanitaryware tested and working.

Garage, Boiler and Sound Room

Floor- Concrete

Walls- Painted

Ceiling- Painted.

Labelling of pipes required in the Boiler and Hot water pipes. Sono's system has not been connected.

Cinema Room

Floor- Carpet floor finish installed. Floor level.

Walls- Painted and Wall paper. Some delamination of paint noted.

Ceiling- Painted.

Lights- Down lights and cinema lighting. Light switch decorative trim has come off.

Window- UPVC double glazed window.

No door stopper. Door binds to the floor. Corner of door has chipped.

Projector not tested.

Under croft Storage Room

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Floor- Carpet floor finish installed. Floor level.

Walls- Painted and Wall paper. Hole at the side of door, needs attention. Door architrave not installed.

Ceiling- Painted.

Lights-Pendant light.

Skirting missing.

Louvre door binds to the floor.

Landing

Open riser Staircase. Glass balustrading with metal handrail

Walls- Painted. Need attention

Ceiling- Painted.

Skirting - Need attention

Smoke detector needs testing.

Some marks noted around the upstand to the rooflight. Needs investigation.

7 STRUCTURAL COMMENTS AND COMMENTS ON INTERNAL AREAS

We make the following points and we note below our views:

STRUCTURAL COMMENTS

The following points and views are noted, which require your attention:

1. We have not undertaken any exploratory work and/or a CCTV and drain survey. The internal parts of the residence were in a fair to good condition. We checked the floor levels and this verified that the floor levels were within tolerances. We would normally be relying on the Building Control Completion Certificate. The Building Inspector would have done the air and water drain test to ensure compliance.

2. The ceilings were painted and no significant cracks were identified, just normal shrinkage and interface cracks.

3. The Developers will need to provide design and calculation from the

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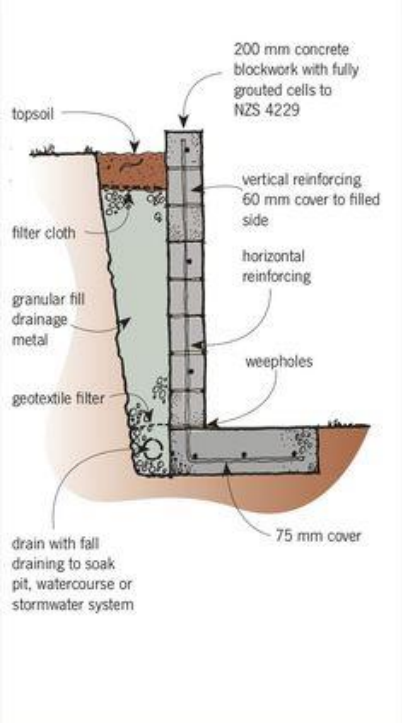
Structural Engineer to verify the design suitability of the **retaining walls,** at the Rear. We would have expected something more Robust, something similar to the below sketch as a typical construction subject to SE design calculations, we did not see weep holes or solidity of the structure being suitably effective, over many years. This could potentially become a Health and Safety Risk.



4. The main roof is part pitch and part flat roof and part of the ground floor has a flat roof. Both the roof (flat and pitch) could not be fully inspected. This should be covered under the "12 months making good liability period and 10 years Developers Guarantee" where some retention is retained as part of the Contract with the builder or Developer as common practice.

5. We have not been able to review the Building Completion Certificate including the working drawings, upon which the house was built, as we are not able to verify whether the works have been built to Building Regulation Approval standards & compliance. Your legal advisor must obtain confirmation that Building Control Approval with a completion certificate was issued.

6. Your legal advisors must also find out if a Professional Consultant Certificate was issued for the house or who provided the warranty for the house. The warranty is normally for 10 years.

7. The tree at the front of the property is about 13m away from the property. The tree has a TPO (Tree Preservation Order) in the neighbour's land which is close to the main residence. An Arboriculturist inspection and recommendations should be sought and the trees should be kept trimmed and/or crowned regularly. It should be verified whether the Structural Design has taken into account the future root effects of the tree and the residence has been constructed in accordance with the SE Design. Your solicitor will advise you on this matter.

8. The project Structural Engineer should have adequate "Professional Indemnity" cover esp. as this is a residence built on raft (assumed) foundations. This liability should be transferable to you, as the buyer. Collateral Warranty or similar indemnity should be sought, and in place prior to exchange and SE insurance verified.

The local Authority Search by our firm is not detailed to a level which could guide us or give suitable information. We therefore cannot provide any further details unless further information is available for us to verify and which will allow us to carry out investigations to the property with a Qualified and experienced - Chartered Structural Engineers. We also recommend that the Local Authority consents and Various Certification obtained and checked and verified for properness, prior to purchase.

Conclusion on the Structural Element

The property has not suffered structural damage to a degree that the property is not stable. Our initial inspection and poor and limited background information, it does not allow us to conclude our report properly. However, based on our one visit and visual inspection and current information available, we do **not** find the property of major concern. Obviously, some verification of details is required from the Developer, and the defects, including other similar issues raised in the observations section previously in the report and snagging, need to be addressed. As some defects may arise in the future for which the 10-year guarantee should cover it. From experience be aware the 10-year Structural Guarantee has limitations.

CONDITION

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7.04 Roof
(Refer paragraph 6.2. It should be noted that the inspection of the roof space is confined to details of design a basic construction.

The main roof was visually inspected and no major defects noted, except for the flat roof to the main house was not inspected as access was restricted due to Health and Safety reasons. A limited visual inspection of the flat roof over the single storey extension was done from the first floor Bedrooms. The rainwater outlet is covered in leaves. These needs cleaning. The paving and cobbles were inexpertly laid and will catch leaves and moss.

The porch roof flashings are not 150mm high all-around. Future damp or water ingress is possible. The Main Roof water outlet from the Rain Water Goods should have been directly connected all the way to the drains. It is relying on the porch roof to discharge the main roof rain water which is risky and likely to cause problems in the future. This inherent defect should be rectified.

7.05 Ceilings

Ceilings have been decorated and in a good condition. Some hollow plaster was inspected in the Cinema Room. Refer snagging list.

7.06 Walls & Partitions

Internal walls throughout the property are in a fair to good condition. It should be verified with the Developer whether wedi-boards or similar was installed behind the tiles in the shower room as normal plasterboard is not water resistant.

The external walls did not have any coping stones or coping details with DPC. This is likely to cause erosion to the masonry and damp ingress. Moss and green growth are already evident and damp and frost will eventually attach the bricks and cause swift deterioration. Coping details with DPC is recommended preferably with a rendered plinth, with slate or vertical DPC protection.

The main walls of the house will suffer from damp as the hard landscaping will allow the rain water to bounce off the paving flags and hit the wall causing damp penetration and green growth. Damp patches were already evident in its current new state. This needs attention and a remedy of prevention to future damage to the walls.

7.07 Fireplaces, flues and Chimney Breasts

Electric fireplace was tested and is working. Actual use of the Chimney needs to be verified with the developer.

7.08 Floors
(Only the surface of floors which are

Most floors were covered in carpet, timber floor boards or tiles which could

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not covered have been inspected but accessible corners of any coverings were lifted where possible to identity the nature of the surface beneath)

not be lifted, and consequently floor surfaces and sub-floor areas could not be inspected. Floor surfaces, where walked upon were found to be generally firm. The stair did creak in places. The stair and landing interface was not smooth.

7.09 Dampness

(The moisture detecting meter has been used in selected accessible positions, without moving furniture, floor coverings, fixtures and fittings, to test for dampness)

The random checks for damp were made wherever possible using an electronic damp meter, no significant level of damp was noted except those mentioned earlier in this report. Refer photos.

Buyer should obtain a timber and damp report. The developer should provide construction for the left-hand side flank wall.

7.10 Woodworm, dry rot and other timber defects

Potentially if care and prevention in the maintenance is carried out, the fabric, which has been exposed to the elements, will remain free from defects.

7.11 Internal joinery, including windows, doors, staircases, built-in fitments and kitchen fitments

Internal joinery is of typical softwood construction with doors installed. The staircase is timber construction and the stairs appear generally even and firm to the tread. Some creaking was noticed. Kitchen appliances are installed and were checked with the kitchen installer who was on site during the inspection with the Developer. The cinema room appliances were not checked. Appliances need to be registered and 2 year or extended 5 x year warranty should be obtained by you.

7.12 Internal Decorations

(Furnishings have not been moved to confirm the state of covered or hidden decoration, which may be damaged or faded)

Internal decorations were complete. Subject to snagging.

We would recommend a MOT type inspection is carried in 12 months to establish defects, which could be built into a routine maintenance programme. The first set of defects within 12 months should be dealt by the developer. Some shrinkage cracks and nails popping will occur and the building will move and settle. Generally, one good summer and winter helps. Sometimes it takes 2 x summers and 2 x winters for the building to settle and the lions share of the thermal adjustment to happen. From experience the building will move for around 5 x years esp. as it is on a sloping site. Natural Water paths from up the hill will potentially have some future effect.

7.13 Basement, Cellars and Vaults

Garage – The floor is inexpertly finished. Needs attention and tidying up, labelling of services and some boxing and so on. Refer photos.

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7.14 Thermal Insulation	N/A
7.15 Services	(No tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of a test and, should you require any further information in this respect, it is essential that you should obtain reports from appropriate specialists before entering into a legal commitment to purchase.)
7.16 Electricity	Where visible the wiring and fittings appear to be in a working condition. We checked the lights in the rooms and they were working. Earthing to the various elements is required. We recommend that all electrical installations should be checked at least once every 5 years in order to keep up to date with frequent changes in safety regulations. If no new test certificate is available, we recommend that a qualified NICEIC registered electrician carries out a test and report.
7.17 Gas	The property has a gas supply. You should obtain details of supplier and meter etc. from the developer. Gas Certificate should be sought.
7.18 Plumbing and Heating	Plumbing where seen is run in copper tube, although a number of areas were hidden from view. All pipework needs to be checked for insulation. We recommend that all gas appliances and installations should be checked at least once every 2 years in order to keep up to date with frequent changes in safety regulations. If no recent test certificate is available, we recommend that a qualified GasSafe registered plumber carries out a test and report.
7.19 Sanitary Fittings	Sanitary fittings within the bathroom ensuite and shower room are good quality. Bathroom Accessories need to be installed with proper ironmongery.
7.20 Other Facilities	None
8 FURTHER ADVISE	N/A
8.1 Road and Footpath (Including side and/or rear)	The off-shoot and communal drive entrance from the main road adjoining the property is adopted or not? Your solicitor should check this.
8.2 Matters apparent from the inspection which should be checked by legal Advisers	Your Legal Advisers should check the following: 1. Planning application Planning [redacted] was refused on the [redacted], but was granted on an Appeal. [redacted] From the online records available it appears that the planning conditions have discharge for the house know [redacted] Your legal advisors should confirm that the 'Discharge of Conditions' applies [redacted] as well.

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2. According to [redacted] Planning website the site has multiple and miscellaneous or a variety of Planning Applications. It needs to be verified that all the Planning Conditions have been discharged for the above residence. This is unclear on the web-site. Indemnity from the Developer should be sought.

3. The residence does not have a ramp or disabled persons access to the New House. Normally it is expected a level threshold, is provided or a lift, or similar, is installed, in compliance with Part M, of the Building Regulation criteria of requirements. There must be an explanation, or indemnity sought from the Developer regarding the non-compliance of the DDA Act and compliance. *(The Equality Act will replace the Disability Discrimination Acts 1995 and 2005 (DDA). The DDA is a law to protect anyone with a disability. The DDA defines disability as "a physical or mental impairment which has a substantial and long-term adverse effect on a person's ability to carry out normal day-to-day activities". This includes significant sight loss.*

4. The retaining wall as built, appears to be a concern. The Developers will need to provide design and calculation from the Structural Engineer to verify the design suitability of the retaining walls. Most importantly a comfort letter. Also, whether it is in compliance with Building Regulations. We would have expected something more robust in-situ. It is a concern that in future, whether the tree roots will affect the new retaining wall. Say in 10 to 20 years' time.

5. The 'Oak Tree' at the front of the house has a TPO – Tree preservation Order. Any pruning or crowning works to the tree will require planning permission. The fencing has been installed in such a way that the tree it outside the curtilage of the residence. This needs to be verified with the Developer and who will be responsible for crowning the TPO at regular intervals and its costs including the cost of the Planning Applications?

6. Ask the developer what has been allowed to prevent sound transmission between floors, both for 'Airbourne sound' and 'Impact sound' and has any features been included within the floors to prevent noise nuisance between floors?

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7. The appliances, Smoke, Heat and Co2 detector need to be tested and commissioned. Compliance, testing and satisfactory commissioned documentation should be sought from the developer.

8. Obtain a 'Safety File' from the Developer under the CDM Regulations. Construction Design and Management Regulations 2015 in compliance with the Health and Safety Executive. Ideally item 7 above should be included in this 'Safety File'.

9. CDM Safety File aka - The Health and Safety File will provide information needed during future maintenance of appliances and helps with information on any future alteration or remodelling works. It also includes any special or specific care required as part of the cleaning criteria, for various appliances, fitments and how the blinds should operate and be serviced, who is the supplier for spares, guarantees etc. The information in the file is essential, to the occupier to pass on to his future contractors and successors in title. It alerts them to the risks and helps them to decide how to work safely.

10. The property has one chimney as seen on the photographs. The use of the Chimney needs further verification from the developer? As there is no open 'fire place' requiring a chimney in the residence. There must be an explanation.

11. The roof should ideally have a 10-year insurance backed guarantee from the developer. Alternatively, or as well as, if this cannot be made available, a suitable robust insurance should be put in place.

12. It should be also verified and confirmed in writing:

    12.1 Whether the Structural Design has taken into account the effects of the tree roots, of the TPO tree at the front, in the foundation design of the residence?

    12.2 and whether the Developer has constructed the foundations in accordance with the SE Design. Your solicitor will

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advise you on this matter.

13. The developer should provide a set of 'As Built Construction drawings' for your future maintenance and any remodelling.

14. Collateral Warranties from the Architects and Structural Engineers for their design, esp. regarding the suitability of construction, being fit for purpose and use, should be obtained. If the developer goes bankrupt you will have the recourse to go to the Consultants involved for rectification. Some 10 – Year Structural Warranty will have limitations.

15. To be verified whether the 10 – Year Structural Warranty covers damp and water ingress and plumbing/drainage, including above ground drains and rainwater goods.

16. The drainage, any sharing of the drainage and potentially the drainage plan should be sought in the 'As Built Drawings' package.

17. Drainage appears to connect into the public sewer. We were able to inspect the drains or manholes of the property. The Building Inspector would have requested an air and water test. If not, one should be requested prior to exchange.

18. Any Restrictive covenants? Previous Land owners and Developers restrictions should be known to you before exchange.

19. Maintenance: Specially to find out who is responsible for the shared driveway at the entrance to the property and the maintenance costs/ service charge. This needs to be agreed prior to exchange.

20. The developer should allow for proper commissioning and verification of proper installation of the Kitchen, Bathroom, Electrical, Plumbing and Central Heating elements and esp. the fabric of the new building prior to occupation for Health and Safety reasons.

ARC 3 ARCHITECTURE & SURVEYORS

21. The project Structural Engineer should have adequate "Professional Indemnity" cover esp. as this is a residence built on raft or pile (assumed) foundations. This liability should be transferable to you, as the buyer. Collateral Warranty or similar indemnity should be sought and be in place prior to exchange, for your protection, for the future. Esp. if the Developer goes Bankrupt or progresses Voluntary Liquidation.

22. Whether a 'Professional Consultants Certificate' be available for the house. Item 21 above, can also be linked, if relevant. But they are two separate matters.

23. Any breach of covenants.

24. Obtain the Land Registry plan and actual ownership details.

25. The current Utility services providers i.e., Gas, Water & Electricity, Cable are not known. Client to find this out, from his Solicitors who are the service providers

26. The buyer to find out through their solicitor's whether a 'Building Control' completion certificate has been issued by the Council or private specialists Building Inspector. The residence should not be occupied without one. Also, the property, most likely, will be non-insurable without the relevant certificates and 'Approval from the Local Authority and Fire Brigade' in place.

27. The buyer to find out through his solicitor whether the rateable value and Council Tax band been calculated by the Council and what is the band for your house

28. Your solicitors should advise you whether a retention or similar should be agreed prior to exchange of contracts. Lot of snagging and making good is required prior to exchange and occupation. A financial retention will give the Developer and incentive to complete the outstanding works and Snagging.

29. Your solicitors should advise you whether a HIPs and EPC or similar should be provided to you prior to exchange of contracts.

ARC 3 ARCHITECTURE & SURVEYORS

30. There should be 'making good defects liability period' of 12 months and for appliances and electrical items of 24 months, for this project to deal with teething problems and so on. This is normally expected for new projects.

31. Road Agreements if any should be verified by the lawyers.

32. Warranty and or guarantees – what does it cover. Who will be responsible for any uninsured losses or consequential losses to damages and costs?

33. Refer Recommendations (below) and Observations (above in the earlier sections) made in this report.

34. Some works are outstanding. These works need to be completed prior to exchange of contract. Refer attached 'List of Snagging' Schedule'. This has been mentioned before. This Report should be read in conjunction with the Snagging Report.

8.3 Rights of way/easements/ servitude's/Wayleaves.	N/A
8.4 Road Agreements	The road adjoining this property is unlikely to be subject to any special road agreements? Your Lawyers should verify this.
8.5 In case of flats, etc., a properly formed management company	N/A
8.6 Drains/Sewers liability	Your solicitor should confirm any liability for shared drains/sewers. A CCTV test and water testing should be undertaken.
8.7 Other (E.G.: significant planning highway proposals if known. Suspected contravention of building regulations possibility of enforcement action and breach of likely planning permission)	Not believed to be adversely affected although your Solicitor should check in the normal pre-contract enquiries.
9 Matters that might materially affect value, and any further advice	As previously informed in this report.
9.1 In case of flats, Apparent management problems	N/A

9.2 Obviously evidence of serious disrepair/ potential hazard to the property	As previously informed in this report.
9.3 Matters not included under 8.9 and 8.10 likely materially to affect the value, and any further advice	Refer attached 'List of Snagging' Schedule'. These works need to be completed prior to exchange of contract.
9.4 Paragraphs referring to matters regarding the condition/hazards requiring immediate attention (You are advised to obtain estimates of the cost of dealing with any matters refereed to here before committing yourself to purchase.)	As previously informed in this report.
10 Building Insurance	Refer comments previously mentioned.
10.1 Estimated current reinstatement cost in its present form (unless otherwise stated)	[redacted] plus VAT if applicable.
10.2 Approximately total internal floor area of the dwelling	[redacted] **sq.mt. approximately Refer agent's details.**
11 RECOMMENDATIONS	**PLEASE REFER COMMENTS OF THE ABOVE REPORT.**

ALSO REFER TO THE 'SNAGGING SCHEDULE'

INTERNAL WORKS TO BE UNDERTAKEN

1. Make good the hairline and interface crack in the property.
2. All the central Heating and plumbing needs to be tested by a Gas Safe and NICEIC approved installer for the gas and electrics respectively. We highly recommend these test certificates are obtained, prior to Exchange of Contracts and purchase of property, as this may affect the value of the property.
3. Test appliance in the Kitchen with the Developer. Developer to provide manual of all the appliance installed.
4. The location of the sockets esp. in study/office needs a review, as there are none under where the workstations, or are hidden. This is a personal observation. More sockets are recommended.
5. Replace/ make good the door in the Cinema room, as the door was chipped at the bottom.

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6. Fix the LED strip light in ensuite to Bedroom 2.

7. Close the gap/ hole in the pelmet box in Bedroom 2, gap/ hole is nearest to the external wall.

8. Label all pipework and cables. A 'Services Location Plan' of all the sockets and controls should be properly noted. For example, the Developer could only switch on the hob after the kitchen fitter switched on the connection which was in the unit under the breakfast bar. This sort of information should be clearly labelled and annotated for future access and servicing. This is highly recommended. Even the Developer or his installers would potentially have forgotten in 5 years' time.

9. Install door stoppers to all room doors to protect the wall from damage.

10. Install bathroom accessories to all the Showers and Bathroom.

11. Make good shrinkage/ interface junction cracks noted where found in the house, this needs attention.

12. Interface gap above the mirror in the ensuite to master bedroom. This needs attention.

13. Adjust thumb turn to the door in the bath/ shower room and Bedrooms.

14. Loft Voids could be used for eaves storage. Agree with the Developer where this is possible.

EXTERNAL WORKS-

15. Entrance riser (vertical element of the steps) to the residence are not even. This is a health and safety issue. Building Regulation requires the risers to be equal. You should take legal advice on this matter.

16. Some of the wall at the rear of the house, were damp at the lower levels. This needs investigation and remedial works caried out accordingly. Preventative protection should be sought.

17. There was no perimeter drain outside the sliding folding doors. This need attention. Potential for ingress of water.? Find out from the developer if the rear patio area has been laid to fall away from the house. As the slope of the site is towards the bifold doors, if there is a huge downpour, and water came down from up above, how will the area be protected? These needs review.

ARC 3 ARCHITECTURE & SURVEYORS

18. The porch roof flashings are not 150mm high all-around. Future damp or water ingress is possible. The flashings should be rectified. The Main Roof water outlet from the Rain Water Goods should have been directly connected all the way to the drains. It is relying on the porch roof to discharge the main roof rain water which is risky and likely to cause problems in the future. This inherent defect should be rectified and made good.

19. The external walls did not have any coping stones or coping details with DPC. This is likely to cause erosion to the masonry and damp ingress. Moss and green growth are already evident and damp and frost will eventually attach the bricks and cause swift deterioration. Coping details with DPC is recommended preferably with a rendered plinth, with slate or vertical DPC protection.

20. The main walls of the house will suffer from damp, as the hard landscaping will allow the rain water to bounce off the paving flags and hit the wall causing damp penetration and green growth. Damp patches were already evident in its current new state. This needs attention and a remedy of prevention to future damage to the walls.

21. The retaining wall at the right-hand side of the house is rendered, this will be a continuous maintenance issue. The residence is facing brickwork. Why has this alien type masonry been mixed up in the construction process? Damp Proof Course was not visible, nor was a rendered plinth. This needs further explanation, and ideally needs replacement with a brick facing wall to match the residence.

22. Outside tap – needs lagging to the pipework. Normally, a gulley is provided below a water tap.

23. All gutters should have wire mesh protection. This could not be verified during the inspection. This should be verified with a drone survey or confirmation from the Developer. Also, regular cleaning of the leaves is recommended as the site is sloping and lot of natural leaves and moss will naturally fly down from the upper parts, especially during the high winds.

24. You will need an out-building at the rear in the future as a garden shed or to store outside furniture and so on. You will need to consider this.

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25. Dustbin enclosure or Bin Store was not installed. You will need one in the future, very soon upon occupation to keep the residence looking well thought and kept uncluttered.

26. Clear the outlet of leaves on the flat roof of the single storey extension and the gutters to the main roof.

27. Carry out works as referred in the General Observations and the above report for the external and internal, some of which have not been repeated in the recommendations.

28. Install an aluminium cover plate to the fence wall clad in tiles in the BBQ area.

29. Fix the stainless handrail fixed to the fence panel. This need attention.

30. Install a pedestrian side gate on side of the house; there is a provision. This is good for security reasons.

31. Wiring in the under croft in the loft for the cinema room need to be labelled.

32. Stain marks on the roof light in the stairway at loft level need attention.

33. Ensure Insurances is in place prior to occupation.

All remedial works should include for proper preparation of surfaces and if necessary, hack off or make good the substrate and thereafter, carry out the works in a proper workmanlike manner. The above list is not exhaustive and some additional works will be added when investigations are undertaken.

12.0 RETENTION COST

COSTS FOR (Snagging, test reports and damp repair and remedial works, making good defects liability period for 12 months minimum, 10 years Structural Warranty, and so on)

The property has defects, some outstanding matters including obtaining various satisfactory completion certifications including approvals, and snagging, which require to be regularised and rectified by repair works and remedial works. We estimate the costs for the works as mentioned in our report to be in the region - the sum of [redacted] or more Plus VAT. Plus Local Authority Consents, Architects and Engineers fees. This figure will fluctuate depending on the responses from the Developer.

12.1 CONCLUSION

CONCLUSION

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In order to survey and give a professional opinion on the property there are several factors to be taken into consideration, these may include location, access for services, ease of maintenance and structural condition etc. there are also intrinsic factors which are difficult to define esp. as some works are outstanding but will be completed prior to occupation.

The property is in a reasonable location for the use as a dwelling, because it is situated within a residential estate a short driving distance to the British Rail Station and shopping centres. Adequate transport facilities with the main road leading into [redacted]

Access for service is good and all statutory building services such as gas, water, electricity, telephones and drainage are all connected or available for connection.

The key concern is listed in item 8.2. Maintenance and upkeep of buildings in the future and so on as the residence will need to be kept in a 'Good State of Repair' for insurance purposes. You also need much of this information as it will be asked by your Successors in Title in the future.

There are Snagging' elements which need to be completed before the buyer can take possession of the house. However, from just one visit it cannot be concluded that no further matters of relevance remain outstanding. Some works were in progress during the survey but are not verified as properly completed.

You may want Arc 3 or another Chartered Surveyor, to verify all snagging works and outstanding works are completed satisfactorily prior to exchange or retention held until the items are properly completed, esp. prior to occupation. We recommend a retention should be held in an escrow account or similar until matters are regularised. This will give the appropriate incentive for the Developer to complete and conclude matters to satisfaction.

14.00 Appendix

DOCUMENTS ATTACHED TO THIS REPORT

1. Location Plan.
2. Site location Plan.
3. Planning History
4. Photographs P/01 to P/362

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5. Outstanding and Snagging Schedule

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MAYUR VASHEE M.R.I.C.S.

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APPENDIX- 1 RESIDENTIAL BUILDING SURVEY & INSPECTION REPORT

Conditions of Engagement

1. THE SERVICE

1.1 Based on an inspection as described below the surveyor, who in this instance will be a Chartered Architect (hereinafter called 'the surveyor'), will provide in a standard reporting format, which has been custom designed:

1.1.1 a concise report on the general condition of the property, identifying significant defects and repairs essential at the time of inspection and referring to readily apparent potential hazards

1.1.2 a brief description of the property and any factors likely materially to affect its value;

1.1.3 the surveyor's opinion of the 'open market value' at the date of the inspection on the assumptions set out below and, if different, the value on the assumption that any essential repairs identified have been carried out satisfactorily;

1.1.4 usually an assessment of the estimated current reinstatement cost in its present form (unless otherwise stated) for insurance purposes including garage, outbuilding, site clearance and professional fees; excluding VAT (except on fees).

1.2 The report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts; nor will it mention minor defects which the surveyor considers do not materially affect the value of the property. If the report does refer to some minor defects this does not imply that the property is free from other such defects.

1.3 The report is provided for the sole use of the named clients and is confidential to them and their professional advisers. No responsibility is accepted to others.

1.4 In preparing the report the surveyor will exercise the skill and diligence reasonably to be expected from a surveyor competent to advise on the subject property.

1.5 The report will not identify the existence of contamination in or from the ground, as this can only be established by other specialists.

1.6 If having arrived at the subject property the surveyor considers that it should not be reported upon in the House Buyers' Survey and Inspection reporting format, the surveyor will be entitled not to proceed with the inspection and will report to the clients accordingly

2. THE INSPECTION

2.1 The main building

2.1.1 The surveyor will undertake a visual inspection of so much of the exterior and interior of the property as is accessible with safety and without undue difficulty. Accordingly, the report will cover all that part of the property which is visible whilst standing at ground level within the boundaries of the site and adjacent public/communal areas and whilst standing at the various floor levels. The surveyor will open trap doors where accessible and possible with safety and without undue difficulty. However, he/she will be under no obligation to raise floor boards or to inspect those areas of the property that are covered, unexposed, or are not readily accessible with safety and without undue difficulty. Therefore furniture, floor coverings, fixtures, and fittings will not be moved, but the inspection will include, subject to reasonable accessibility with safety and without undue difficulty, the roof space without moving insulation material. Inspection of the roof space is confined to details of design and basic construction; individual timbers are not specifically examined although, where defects are observed as part of the general examination, such defects will be noted in the report.

2.1.2 It is not possible to report on the condition of flues or the presence of flue liners, and the report will not advise upon whether or not any chimneys can be used.

2.1.3 The outer surfaces of the roofs will be inspected if they can be readily seen from a 3 metre (10 ft) ladder, set safely with its feet on the ground, or from any other accessible vantage point to which the surveyor is entitled to gain access.

2.1.4 A moisture-detecting meter will be used in selected positions.

2.2 Services

The surveyor will provide an overall impression of the services, but will not test them and will not advise upon whether the property/services comply with regulations in respect of Services. Drainage inspection covers will be lifted where visible and possible to facilitate a visual inspection, but drains are not tested. (Drains can be tested if instructed via a builder or Plumber with an air or water test and report submitted with a video of a CCTV.

2.3 Outbuildings

Garages and other outbuildings of substantial permanent construction and any structure(s). Attached to the dwelling will be inspected. Leisure facilities within outbuildings will not be Inspected.

2.4 **Site**

The boundary structures, retaining walls, paths and drives will be inspected to the extent. That they are readily visible from positions to which the surveyor is entitled to gain access. Leisure facilities will not be inspected.

2.5 **Flats, maisonettes or similar units forming part of a larger building or group of related Buildings.**

The descriptions of the nature of the inspection given in paragraph 2.1 and paragraph
On services apply except that inspection covers will not be lifted and the condition or adequacy of lifts will not be investigated or reported upon. As to what will be inspected.

2.5.1 External: The exterior of the subject property, and sufficient of the remainder of the building in which it is situated and of the exterior of any other buildings of permanent construction, notified by the clients and agreed with the surveyor to be inspected, to ascertain their general state of repair.
(Please note: This is to enable the clients to arrange for inspection of that part of the exterior of the property to which a shared maintenance/ service charge which would be payable by the clients applies.)

2.5.2 Internal: The interior of the subject property, and in a more superficial way, those communal areas within the building from which the subject property takes access and, on the floor, (s) of the subject property plus such other communal areas/roof/roof spaces notified by the clients and agreed with the surveyor to be inspected.
(Please note: This is to enable the clients to arrange for inspection of other communal parts which are the subject to shared maintenance/ service charge which would be payable by the clients.)

3. THE REPORT

3.1 If it is suspected that hidden defects exist which could have a material effect on the value of the property, the surveyor will so advise and recommend more extensive in investigation prior to entering into a legal commitment to purchase. It may be appropriate in exceptional circumstances to defer making a valuation until the results of the further investigations are known.

3.2 If it is not reasonably possible to carry out any substantial part of the inspection (see section 2 above) this will be stated.

3.3 Any obvious evidence of serious disrepair or potential hazard to the property will be reported, as will any other matters apparent from the inspection which are likely materially to affect the value.

3.4 Where the surveyor relies on information provided, this will be indicated in the report, with the source of the information.

3.5 The report will state the existence of any apparently recent significant alterations and extensions so as to alert legal advisers.

3.6 Where the subject property is part of a building comprising flats or maisonettes, the report Will identify any apparent deficiencies in the management and/or maintenance arrangements for the whole building observed during the inspection, which the surveyor considers materially to affect the value.

3.7 Where the apparent sharing of drives, paths, or other areas might affect the value of the property, the surveyor will so report.

4. THE VALUATION

4.1 Unless it is made apparent by an express statement in the report the surveyor will have made. The following assumptions and will have been under no duty to have verified these assumptions:

4.1.1 the vacant possession is provided;

4.1.2 the planning permission and statutory approvals for the buildings and for their use, including any extensions or alterations have been obtained;

4.1.3 that no deleterious or hazardous materials or techniques have been used and that the land is not contaminated;

4.1.4 that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;

4.1.5 that the property and its value are unaffected by any matters which would be revealed by Inspection of any register or by a local search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a statutory notice and that neither the property, nor its condition, nor its use, nor it intend use, is or will be unlawful; and moreover, that the value of the property would not be affected by the possibility of any Entry being made in any register;

4.1.6 that an inspection of those parts which have not been inspected would not reveal material defects or cause the surveyor to alter the valuation materially;

4.1.7 that the property is connected to main services, which are available on normal terms:

4.1.8 that sewers, main services, and the roads giving access to the property have been adopted; that in the case of a newly constructed property, the builder is a registered member of the NHBC or equivalent and has registered the subject property in accordance with the scheme concerned;

4.1.10 that where the subject property is part of a building comprising flats or maisonettes, unless instructed or otherwise aware to the contrary, the cost of repairs and maintenance to the building and grounds are shared proportionately between all the flats and maisonettes forming part of the block, and that there are no onerous liabilities outstanding.(Please note: As no formal enquiries will be made by the surveyor the clients' legal advisers should have sight of this report and be asked to verify:

(I) the assumptions given above;
(ii) Any information provides to the surveyor which is set out in the report;
(iii) in respect of leasehold properties the details and adequacy of the lease;
(iv) matters relating to town planning, statutory or environmental factors, mining, roads or services or contravention of building regulations.

4.2 Unless otherwise instructed any development value is to be excluded from the 'open market valuation' and the surveyor will not include any element of value attributable to furnishings, removable fittings and sales incentives of any description when arriving at an opinion of the value. Portable and temporary structures will be excluded also.

4.3 The definition of 'open market value' is the best price at which the sale of an interest in property might reasonably be expected to have been completed unconditionally for cash Consideration on the date of valuation assuming:

4.3.1 a willing seller;

4.3.2 that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms and for the completion of the sale;

4.3.3 that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation;

4.3.4 a purchaser with a special interest takes that no account of any additional bid.

1. VALUATION FOR INSURANCE PURPOSES

5.1 In assessing the current reinstatement cost (see paragraph 1.1.4) the surveyor will have due regard to the Association of British Insurers/ Building Cost Information Service House Rebuilding Cost Index. The assessment will not include loss of rent or cost of alternative accommodation for the reinstatement period.

5.2 In the case of a flat or maisonette the figure will be for the flat or maisonette only and it will be necessary for the clients' legal adviser to establish and advise whether the insurance arrangements relating to the remainder of the block or building are satisfactory.

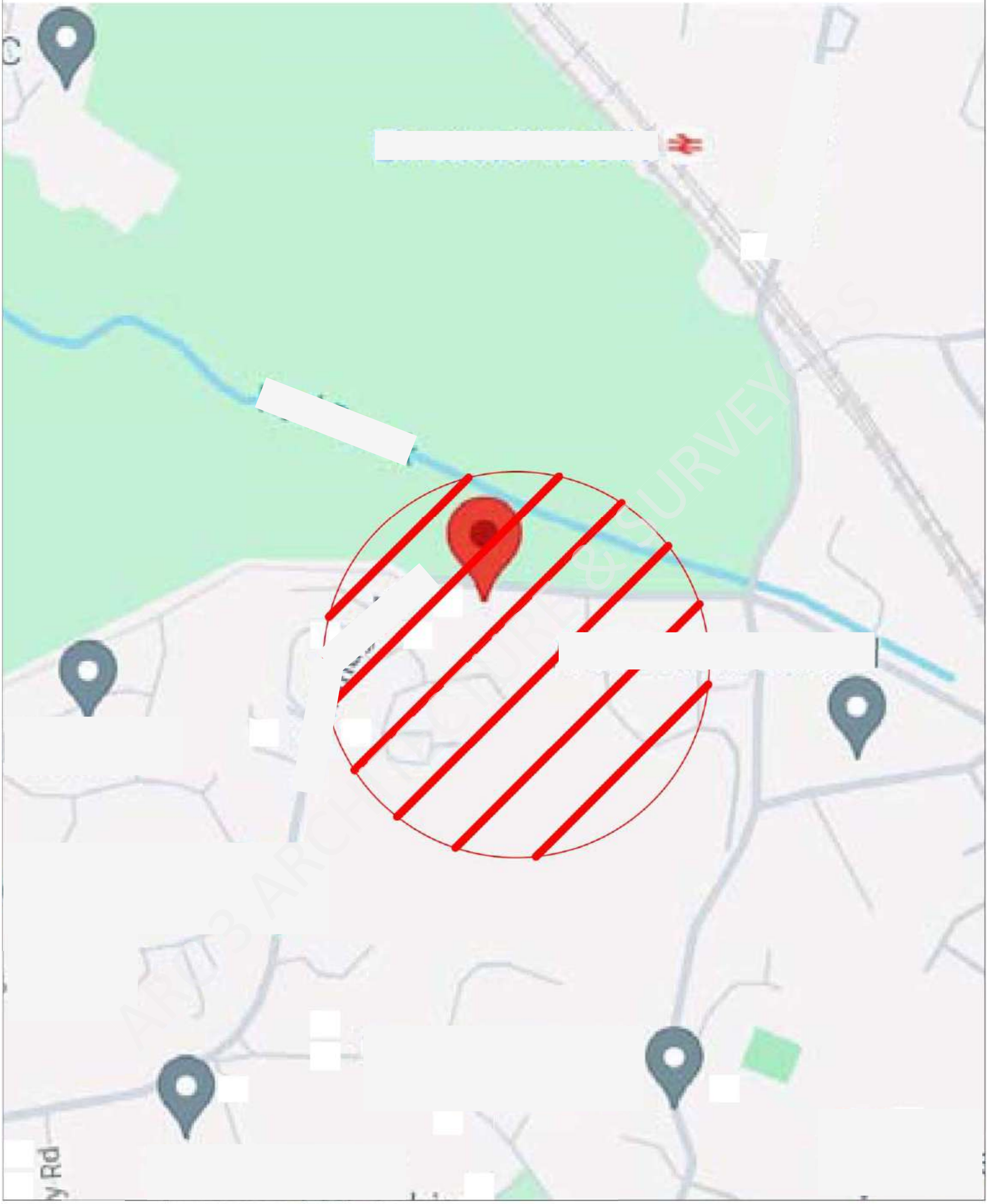
6. CHARGES

6.1 The clients will pay the surveyor the fee agreed in writing for the report and inspection and expressly agreed disbursements.

6.2 Before agreeing the fee the clients are expected to give a fair indication of what is to be Inspected, including the size of the main building in which a flat/maisonette is situated;
In the event of the inspection being substantially more extensive than described by the clients, the surveyor shall be entitled to an additional reasonable fee. In the event of the Surveyor acting in accordance with paragraph 1.6 above, his/her reasonable travelling costs shall be payable by the clients.

7. LIABILITY

7.1 The clients are advised that the liability of the Surveyor will be limited to the Professional Indemnity cover the firm has for PI cover.



103 STATION ROAD
WEST WICKHAM
KENT
BR4 0PX
TEL: 020 8777 4000

Project: [redacted]

Title: **LOCATION PLAN**

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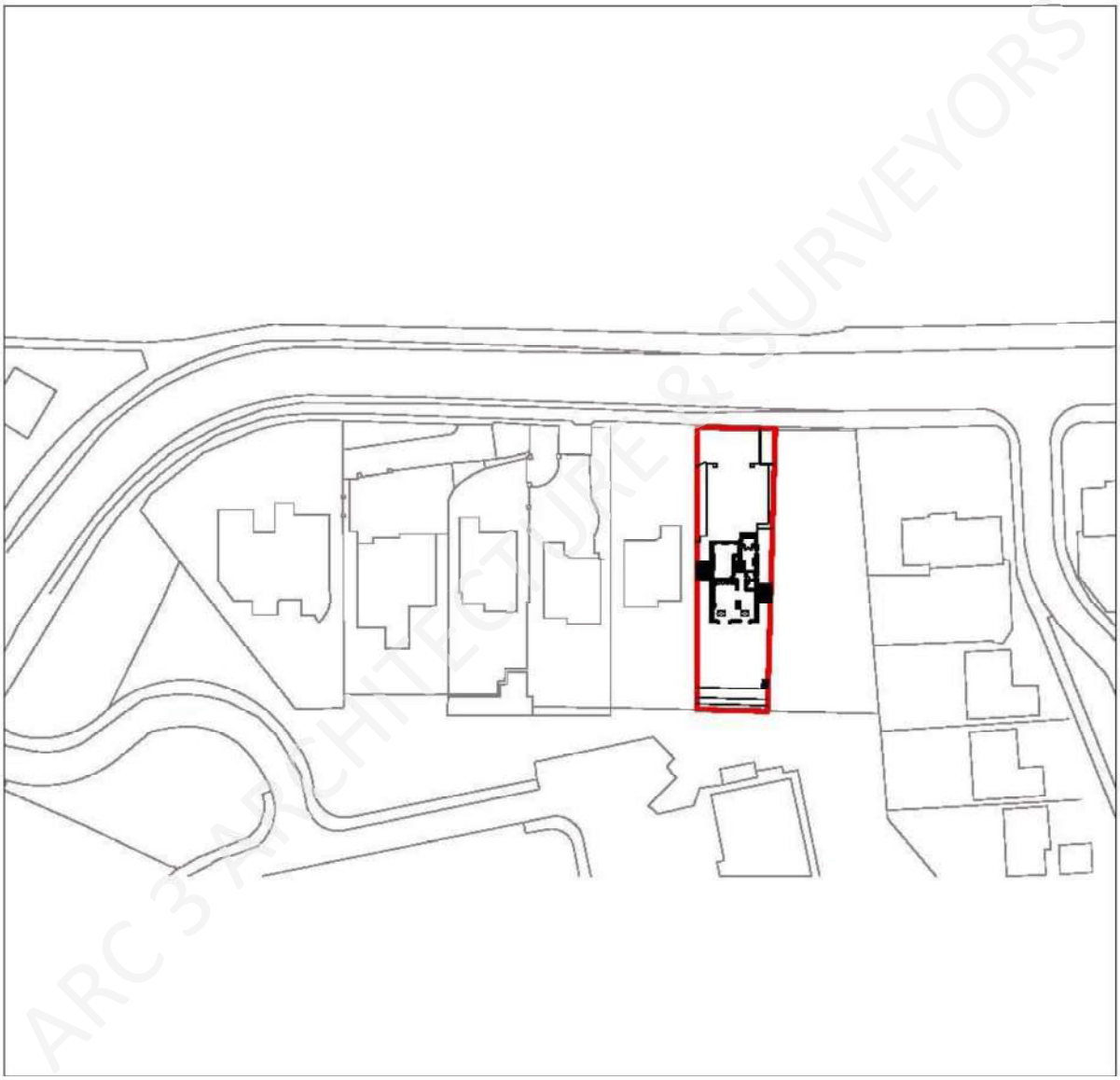
Project No.	Drawing No.		Revision:
[redacted]	501		



ARC 3 ARCHITECTURE & SURVEYORS

103 STATION ROAD
WEST WICKHAM
KENT
BR4 0PX

TEL: 020 8777 4000

Project: [redacted]

Title: **SITE PLAN**

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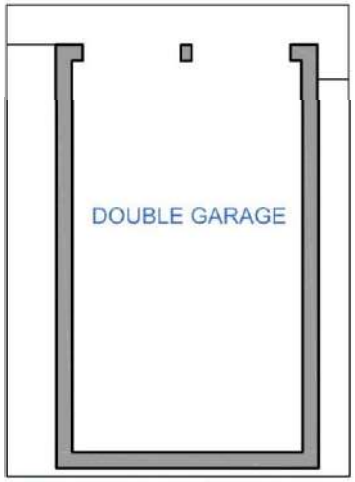
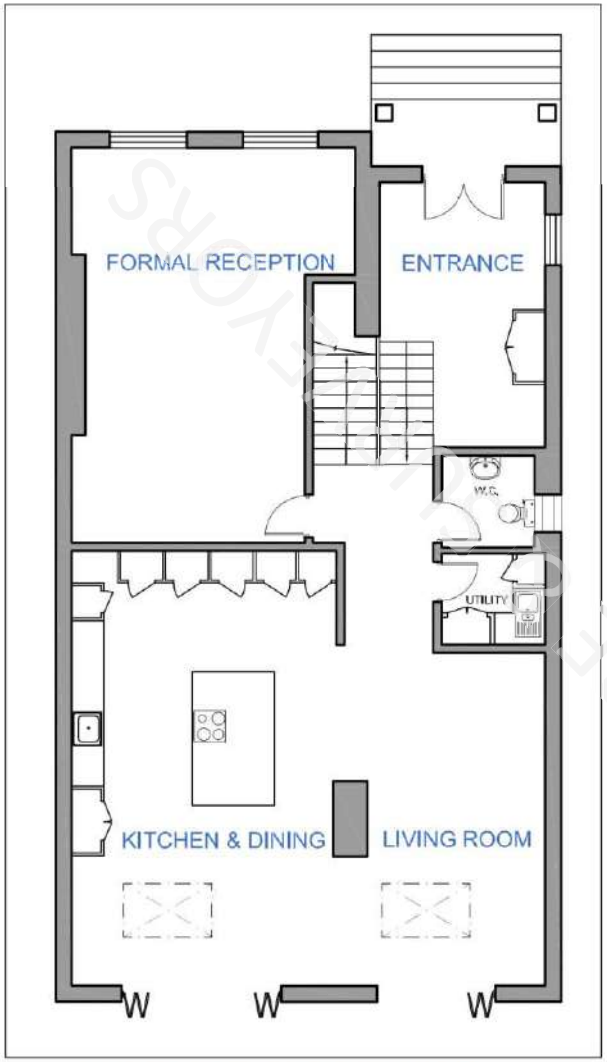
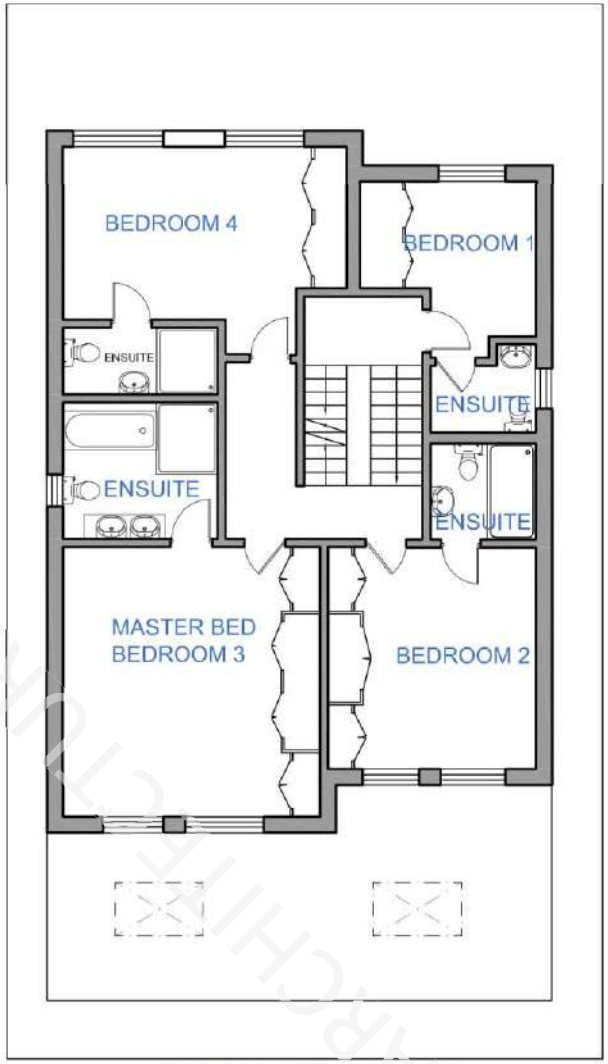
Project No. [redacted]	Drawing No. 502		Revision:



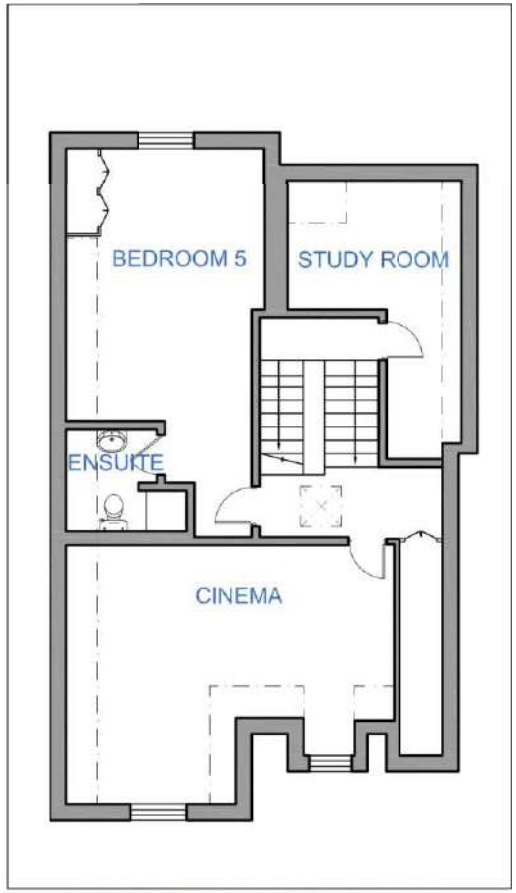
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ARC 3 ARCHITECTURAL SERVICES

ARC 3
109 STATION ROAD
WEST WICKHAM
KENT
BR4 0PX
TEL: 020 8777 4000

Project: [redacted]

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Title: HOUSE PLANS

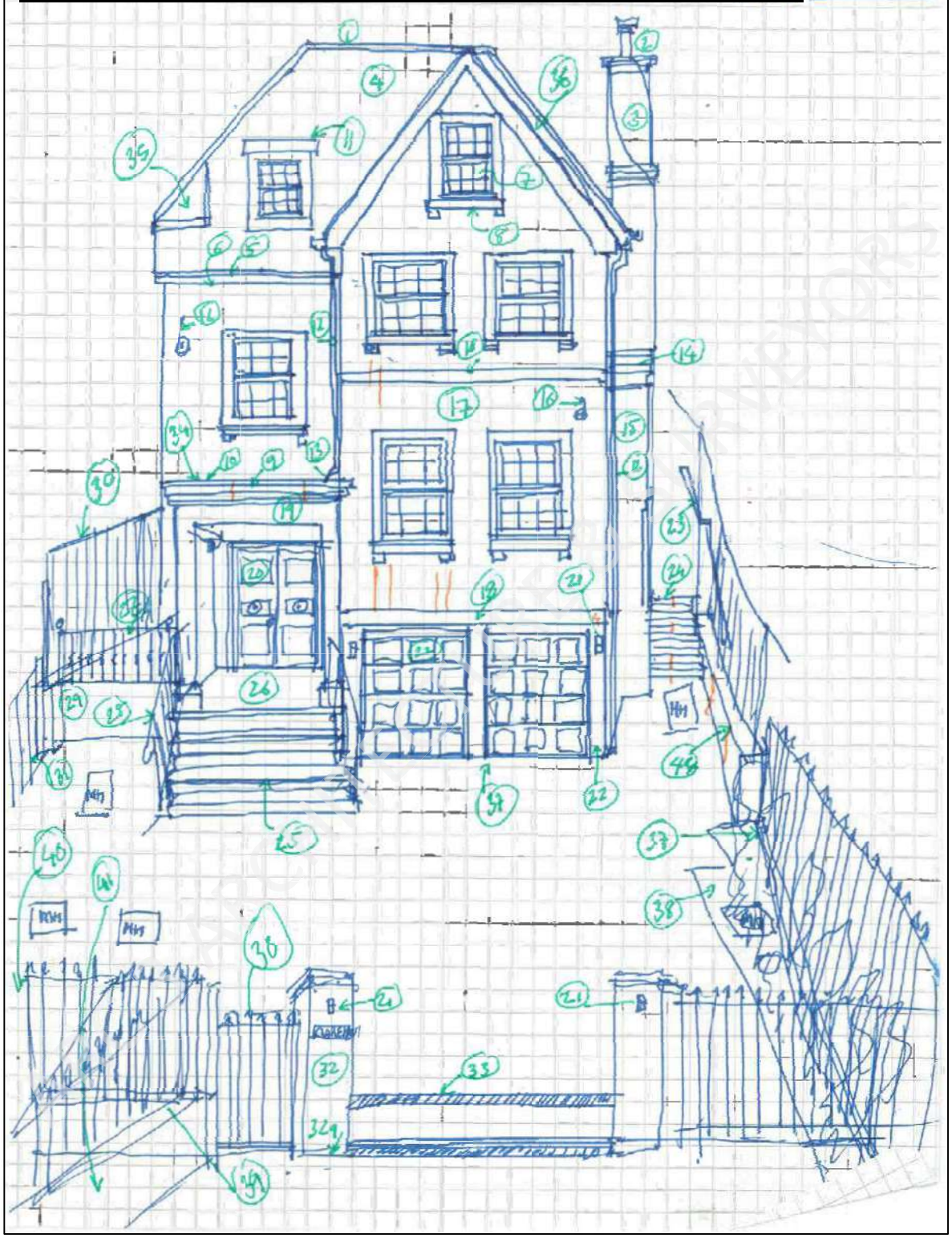
Scale	Date	Drawn	Checked
N/A	07/02/2024		

Drawing No: 503

Revision:

[redacted]

10·15
CLOUDY - DRY



FRONT ELEV -> MAYUR

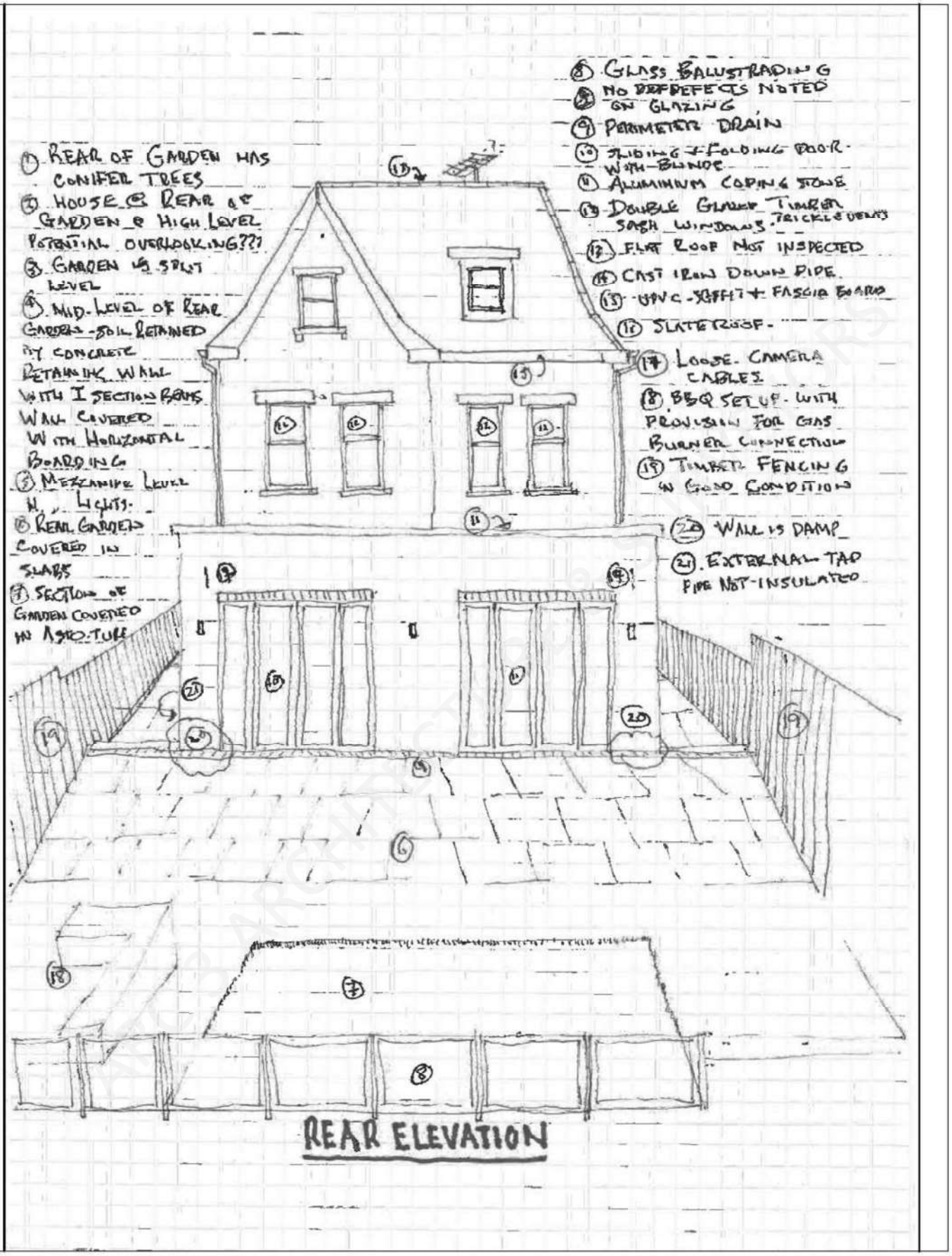
1 - RIDGE TILES - GOOD (3)
2 - CHIMNEY FLUE - (3)
3 - BRICK CHIMNEY - (3)
X 4 - ROOF SPANISH NAT SLATE (3)
5 - AL. GUTT (3)/(2)
6 - SOFFIT (3)/(2)
7 - 2 GLAZE W - CHECK GUAR. (6)
8 - STONE STILL (RECONSTITUTED) (8)
9 - ENT. PORCH FEAT. STONE JOINTS (4/5)
10 - FL. ROOF -> CLEANED -> (8)
11 - RT DORMER GRP -> (2)
12 - AL. RWP -> (2) -> (9)
13 - RWP PORCH -> NOT INTEGRATED
14 - POBBELING & FLASH. CHIMNEY (2)
15 - CHIMNEY (2)
16 - LOOSE CABL. CCTV (10)
17 - BRICK W -> EFFLOURESCENT - STAIN (2) -> STAIN -> W. COBBLING (8)
18 - STONE LINT. (2)
19 - ENT PORCH COLB & COLUMNS (4) (11)
20 - 2x DOOR (T) BOLTS COMPOSITE POLISHED (11) NO KICKER PLATE -> MARK -> FUTURE
21 - EXT LIGHTS. -> CANNOT BE TESTED (13)
22 - (12)
23 - BAL. T. (5) (8)
24 - STEPS GRAN. STONE JOINTS (3) (12)
25 - STONE STEP -> UNEQ. RISER + FINISH NOT UNIFORM
26 - LANDING FP -> FINISH NOT UNIT
27 - BAL. 1130mm. Metal Guard (2)
28 - Handrail Met. (2)
29 - BRICK W. -> STAIN (8) HEADERS SHOULD NEED ATT.
30 - TIMB. F. 2m. high + (2)
31 - Met. Rail Bound. Fence (1)/(2)
32 - ENT. PIERS BRICK
32a - damp - brick. (12) S. REND. PLINT
33 - ECHO DRAIN (8).
34 - INVESTIGATE BLOCK. RAIN WATER
35 - ROOF -> UNDULATE
36 - INTERFACE - DORM/M.ROOF -> PITCH UNEQUAL
37 - (12) - SHOULD HAVE REND. PLINT.
38 - MET. SIDE GATE - NOT INSTALLED
39 - BRICK DWF WALL -> MOSS/STAIN/EFLOURESC. (2)
40 - TREE -> OUTSIDE BOUNDARY TPO
41 - EDGE BEACH TREE PAVEMENT
42 EL. GATE -> (7)
43. COMM. DRIVE -> (8) + EXTRA VERIFIED
44. REND. WALL -> COPPING & PAINT REQ.

CANNOT BE TESTED (13) -> NO CONNECTION

EXCELENT	(1)	INSTALL/COMMISSION (10)
VERY GOOD	(2)	CHECK GUARANTEE (6)
GOOD	(3)	TEST & WORKED (7)
SERVICE	(4)	MAINTAIN. REQ. (8)
POOR	(5)	HOPPER RECOM. (9)

(14) -> UNDULATING TILES || DAMP (12)
POINTING MORE ARTICULATE (11)

ARC 3 ARCHITECTURAL CONSULTANTS, 103 STATION ROAD WEST WICKHAM KENT BR4 0PX TEL: 020 8777 4000	Project: [redacted]	Title: FRONT ELEV. - NOTES	
	Notify Arc 3 for drawings and/or specification discrepancy. This project is subject to survey and statutory approvals. Copyright: this drawing must not be reproduced in whole or part without written consent. Do not scale from this drawing. Verify all dimensions on site.	Scale: N/A	Date: 07/02/2024
		Project No: [redacted]	Drawing No: 505



REAR ELEVATION

Arc 3 Architectural Consultants
103 STATION ROAD
WEST WICKHAM
KENT
BR4 0PX
TEL: 020 8777 4000

Project: [redacted]

Title: REAR ELEVATION

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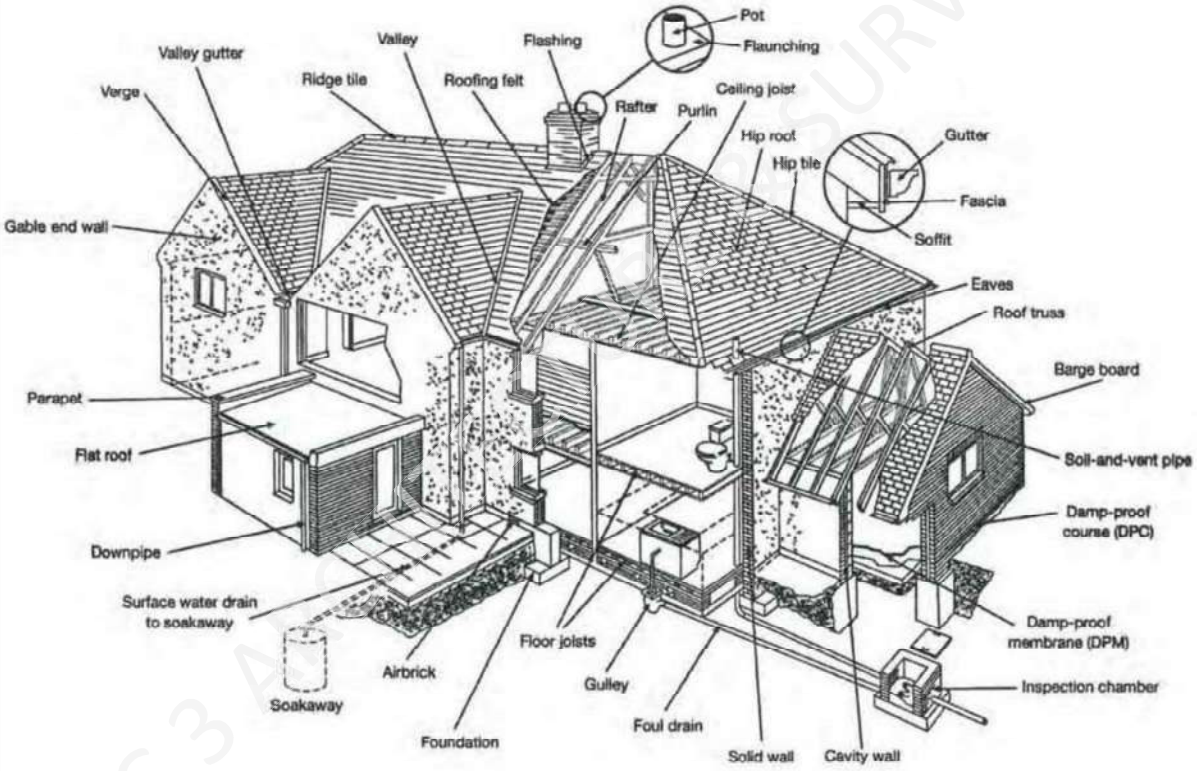
N/A	07/02/2024		
Project No.: [redacted]	Drawing No.: 506		Revision:

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



ARC 3 ARCHITECTURAL CONSULTANTS
103 STATION ROAD
WEST WICKHAM
KENT
BR4 0PX
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Project: [redacted]

Title: TYPICAL HOUSE

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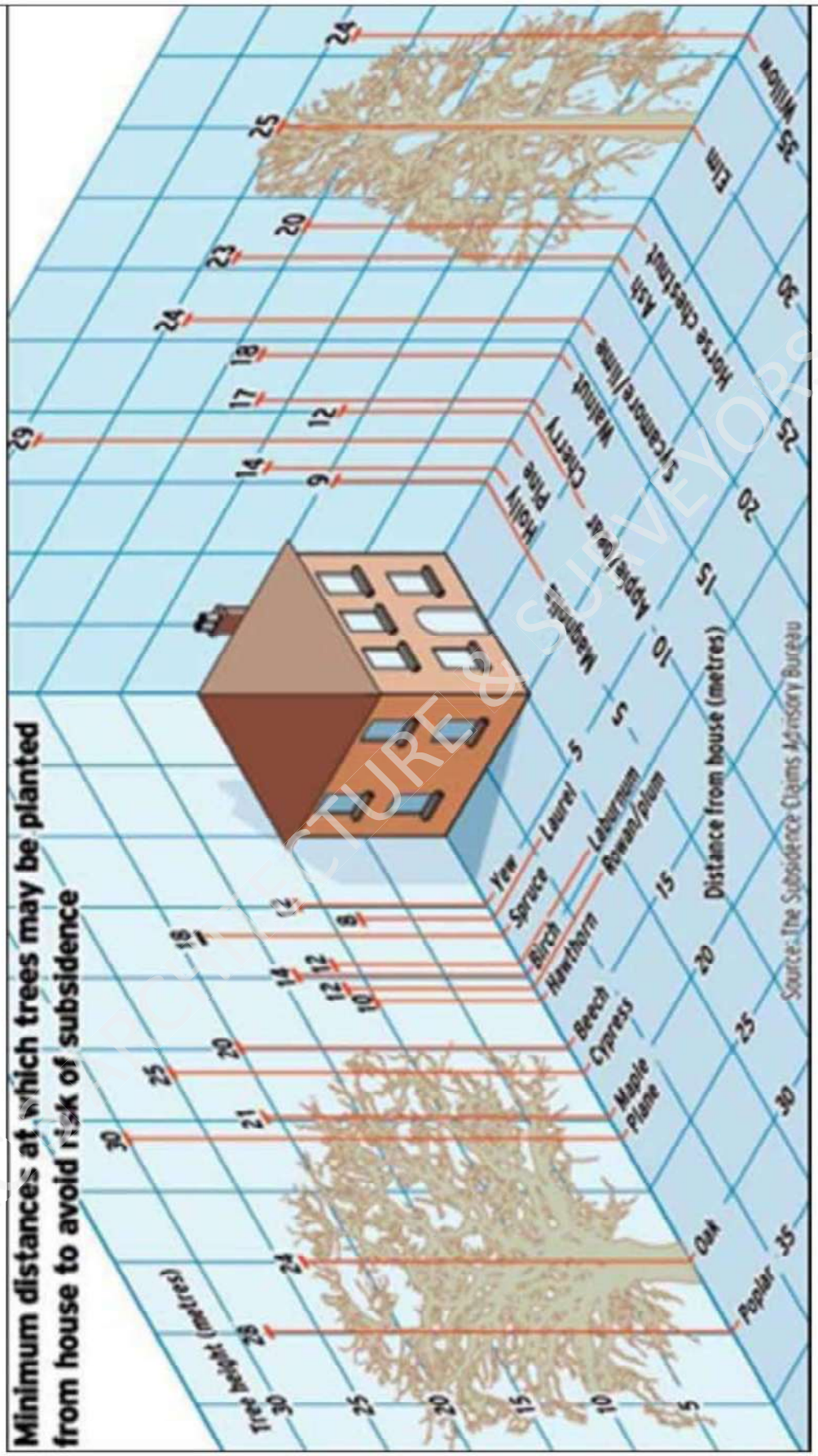
Project No.: [redacted]	Drawing No.: 507		Rev/Status:



ARC 3 ARCHITECTURAL CONSULTANTS
203 STATION ROAD
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Project: [redacted]

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Title: **TREE SCHEDULE**

Scale:	Date:	Drawn:	Checked:
N/A	07/02/2024		
Project No. [redacted]	Drawing No. 508		Revision:

ARCHITECTURE & SURVEYORS

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	[redacted]	**31 Jan 2024 18:58**

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

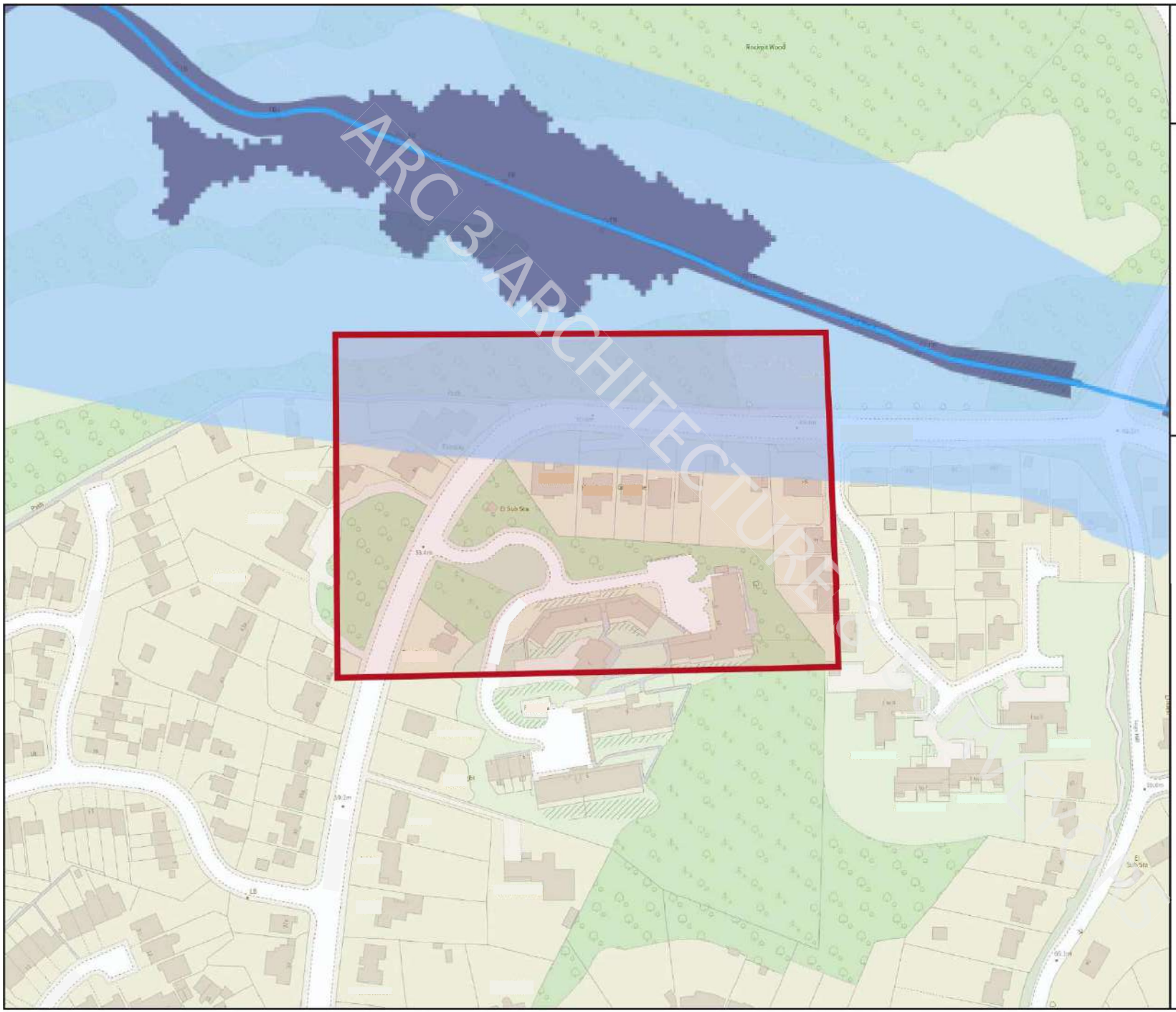
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-governmentlicence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-forplanning.service.gov.uk/os-terms

ARC 3 ARCHITECTURE & SURVEYORS



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
[redacted]

Scale
1:2500

Created
31 Jan 2024 18:58

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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5.1.1

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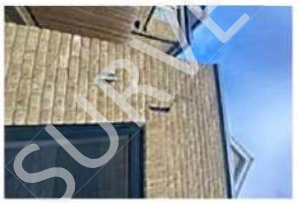
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ARC 3 ARCHITECTURE & SURVEYORS

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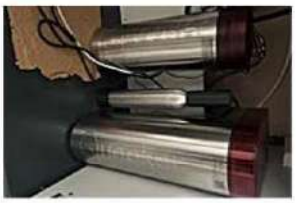
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ARC 3 ARCHITECTURE & SURVEYORS

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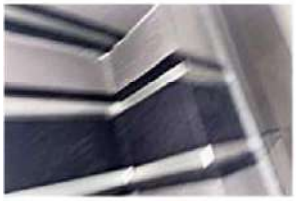
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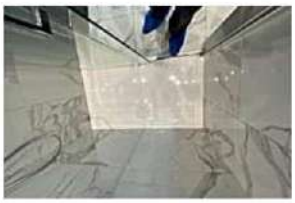
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ARC 3 ARCHITECTURE & SURVEYORS

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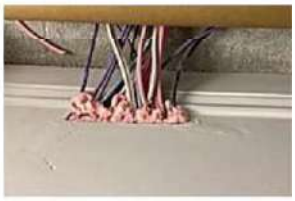
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IMG_2015

IMG_2016

IMG_2017

ARC 3 ARCHITECTURE & SURVEYORS

IMG_2018

IMG_2019

IMG_2020

IMG_2021

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ARC 3 ARCHITECTS & SURVEYORS

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ARC 3 ARCHITECTURE & SURVEYORS

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ARC 3 ARCHITECTURE & SURVEYORS

SNAGGING SCHEDULE

DATE: [redacted] 2024

ARCHITECTURAL CONSULTANTS

BUILDING SURVEYORS

TEL: 0208 777 4000

EMAIL: info@arc3architecture.co.uk

103 Station Road – West Wickham – KENT – BR4 0PX

DATE OF ISSUE OF SNAGGING	REVISION	PREPARED BY	CHECKED BY	STATUS OF SNAGGING	OUR DOCUMENT REFERENCE	SNAGGING ISSUED TO
[redacted]	None	[redacted]	Mayur Vashee	First Publication issue	[redacted]	Client File Copy

MATTERS RELATING TO:

SNAGGING LIST for New Private Residence before 1st Occupation

IMPORTANT NOTES:

A. Various defects, damage, outstanding items and ancillary matters. It is a list of small faults in a building that has recently been completed which effectively highlights the problems the developer is responsible for addressing before you move in; by possibly instructing a Finishing Foreman. The recommendations in this report are given on an informal basis, allowing the developer to consider them, if relevant. It is expected that the Contractor is both competent and experienced in dealing with the 'making good' of the areas mentioned in this document.

B. This 'Snagging Document' is mainly prepared for the Client's assistance, information and file records. Not to be passed on to the Developer. Refer Cover Letter sent with [redacted]

C. This 'Snagging Document' is to be read in conjunction with the 'Survey Report'.

Re: Property Address: [redacted]

PRESENT AND/OR ACTION REQUIRED BY:

Mr. Mayur Vashee - ARC 3 Architecture

[redacted] **- ARC 3 Architecture**

[redacted] **- ARC 3 Architecture**

ARC 3 ARCHITECTURE & SURVEYORS

Item No.	Contents	Action Recommended
	EXTERNAL	
1.00	**Communal Entrance / Driveway**	
1.1	Brick Dwarf Wall presents with efflorescence / moss / stain. Damp stains. Damp was evident.	Dampness to be prevented. Rendered plinth is possible solution with a DPM
1.2	Damp was inspected at the Entrance Brick Piers	Dampness to be prevented.
1.3	Exterior Lights cannot be tested. Maybe it is not connected, or not working.	To be tested

FRONT COMMUNAL DRIVEWAY	
1.1	1.1
1.2 & 1.3	

2.00	**Front Main Building Façade**	
2.1	Side Pedestrian Gate (Front Entrance Gate) Space is available but appears. not Installed. No **'Pedestrian only'** access.	This is only an observation: Whether this was intended or not is not known.
2.2	Walls (Dwelling) dampness was evident at the base.	Dampness to be prevented. Rendered plinth is recommended.
2.3	Brick wall - efflorescence stains & cobbling.	Observation only
2.4	Lintels above garages have mortar marks/splatter.	Some, making good, is necessary and recommended.
3.0	**Garage**	
3.1	Uneven floor finish.	Ideally should be a level sloping floor.

ARCS ARCHITECTURE & SURVEYORS

3.2	Exposed pipes outside service/boiler rooms. Requires making good.	Labelling of pipes and lagging and tidying up.
3.3	Service room (left) and Boiler room (right) requires all units/electrical wiring panels/ dashboards to be labelled/marked.	Requires making good.
3.4	No door stops.	To be Installed.
3.5	No Acco drain in front of Garage Doors	A methodology to be considered to prevent surface water ingress in garage from under the Garage doors.

Front Main Building Façade

2.1

2.2 & 3.5

2.2 & 3.5

2.2 & 3.5

2.3

2.3

2.4

ARC 3 ARCHITECTURE & SURVEYORS

4.0	Front Porch	
4.1	No visible RWP (Rain Water Pipe) to the porch. This could not be verified. The outlet on the roof ideally needs leaves & debris protection. Apparent Drain into column, but the discharge of water course unknown.	recommended
4.2	Brick Wall has damp. Coping requires attention to mortar joints.	Requires attention.
4.3	Entrance Steps have unequal risers. Difference in riser heights.	Requires attention
4.4	Stairs do not have a uniform finish.	observation
4.5	Metal railing balustrade presents a mortar/grout stain. Making good is recommended.	Service and/or maintenance are recommended.
4.6	Mortar/grout splatter is also found on the left porch column near the metal balustrade fixing, on the landing side of the porch. Making is recommended.	Service and/or cleaning and/or maintenance are recommended.
4.7	Landing does not have a uniform finish. Some making good is recommended.	Service and/or cleaning and/or maintenance are recommended.
4.8	Front Entrance wall lights or security sensors missing. Cables present but not connected.	To be installed.
4.9	Front entrance double door kicker plate is recommended to be considered and installed.	recommended
4.10	Entrance doorbell or suitable door knocker not present.	To be installed.
4.11	Entrance Porch Cobb & Columns require the pointing to be more articulate. Substantial efflorescence / moss / damp stains are observed. Making Good is recommended.	recommended.
4.12	Front porch - ceiling frame sealant requires on the left front corner frame service. Sealant not uniformly applied across.	recommended.
4.13	Flat roof will require regular maintenance. Leaves and other debris had collected. Flushing not compliant. Water marks are visible as a	observation

ARC3 ARCHITECTURE & SURVEYORS

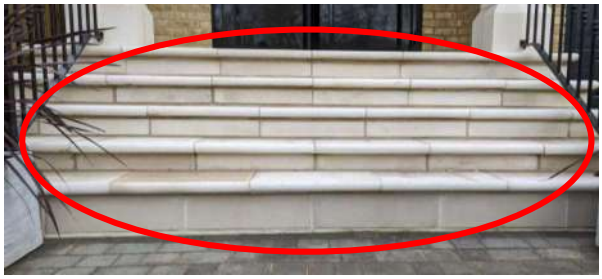
	result.	
4.14	CCTV/alternative surveillance devices not connected.	To be connected/ installed/ commissioned.
4.15	CCTV loose wiring on left side of the entrance door. To be connected/installed/commissioned.	To be connected/ installed/ commissioned.
4.16	All wiring cables to be verified.	
4.17	No External sockets installed. None present at the front-side of the property.	recommended
4.18	No EV charging point	recommended
4.19	No External tap inspected. This facility would help, water the garden or wash the car.	recommended
4.20	Steps are recommended to be provisioned with Anti-slip Grip Deck Strips. Potential hazards or Health and Safety good practice.	recommended

FRONT PORCH

4.1 & 4.13

4.1	4.2
4.3	4.4

ARC 3 ARCHITECTURE & SURVEYORS



4.5 & 4.6

4.7 & 4.8 & 4.10

4.9 & 4.10

4.11

4.11

4.12

4.14

DC 3 ARCHITECTURE & SURVEYORS

4.14	4.15

5.0	**Side Elevations**	
	Left (viewed from front elevation)	
5.1	Soil Waste Pipes (SWP) some stains inspected at branch connection point - intersection. Investigation and cause arrested thereafter 'Making Good' is recommended (Refer 5.1 a & b - Photos)	Making Good
5.2	No water tap present at the front of the property. Installation required.	To be installed/ commissioned.
5.3	Junction electrical box is recommended to be connected.	To be installed/ commissioned.
5.4	External sockets are recommended to be installed/commissioned. None present at the front of the property.	To be installed/ commissioned.
5.5	Window sill has a chip/dent.	'Making Good' is recommended.
	Right (viewed from front elevation)	
5.6	Gas & Electrical Meter cupboards have signs. You may want it to be	Obtain keys from developer.

ARC 3 ARCHITECTURE & SURVEYORS

	individually labelled. Electrical panel was unlocked. Gas and Electrical panel key to be stored safely. Needs a little clean.	
5.7	Electrical Box – Fuse – electrical earth terminal connected but not fixed.	Electrician to be contacted before any fixings are to be done.
5.8	Water Tap and pipe exposed at the rear side corner of the property. Water Tap needs gulley and needs lagging.	Service is recommended.
5.9	Gas extract is at body level and smells were evident.	A telescopic flue is recommended to be installed.
5.10	Expansion joint finish uneven and inexpertly undertaken.	Needs making good.
5.11	Granite stone steps present efflorescence / damp stains at interface.	Damp to be prevented with some measures.
5.12	Steps are recommended to be provided with Anti-slip Grip Deck Strips – on both external side pathways. Health & Safety Recommendation.	Recommendation.
5.13	Both sides of the property- balustrades are missing screws. Loosely fixed. Joinery welding uneven finish. Scratches can be observed in multiple places. Dent or slash marks noted. Requires making good.	maintenances are recommended.
5.14	Side boundary block wall presents with damp at the base. Side boundary concrete panel blocks wall also presents efflorescence/ moss and damp stains.	Rendered plinth is recommended. Coping & Paint is recommended.
5.15	Side boundary concrete panel blocks wall also presents efflorescence/ moss and damp stains.	Damp prevention recommended.

ARC 3 ARCHITECTURE & SURVEYORS

SIDE ELEVATIONS	
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	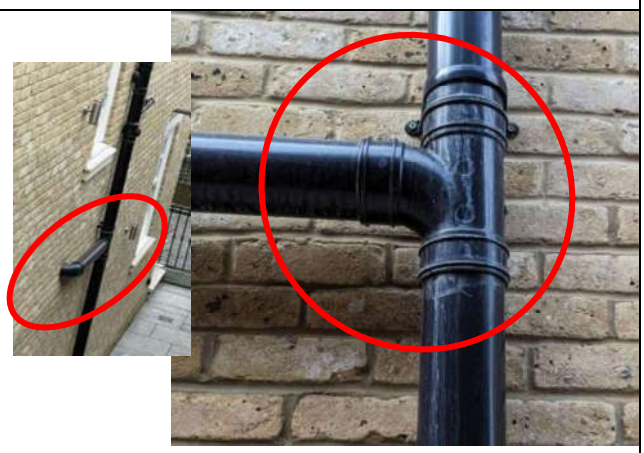
5.3	5.5

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PEC ARCHITECTURE & SURVEYORS

5.14

ARC 3 ARCHITECTURE & SURVEYORS

5.15

ARC 3 ARCHITECTURE & SURVEYORS

6.0	**Rear Main Building Façade**	
6.1	Wall is damp. Green marks evident.	Rendered plinth is recommended.
6.2	External water tap pipe is not installed.	Recommended to be installed / commissioned.

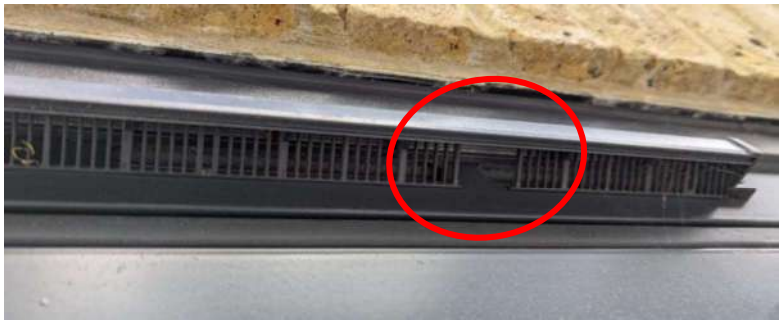
6.3	Loose CCTV cable.	To be installed/ commissioned.
6.4	Wall Lights could not be tested – not working or not connected.	Requires making good.
6.5	The 3-door panel bifold has the ventilation grill broken.	Requires service and making good.

REAR FACADE

6.1

6.3 & 6.4

ARC 3 ARCHITECTURE & SURVEYORS

6.5 (same as Item 12.6)


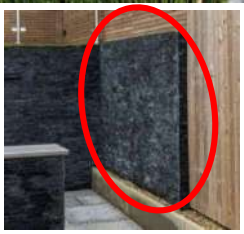
7.0	Rear Garden	
7.1	Parapet boundary wall has moss growth.	Ideally requires coping detail.
7.2	Uneven gravel channel. Exposed second level retaining wall.	Making good recommended.
7.3	Gap/missing tile above wall light. Make good	Requires action.
7.4	Bar slab has a corner dent. Aluminium corner and sealant uneven.	Needs making good
7.5	Water pipe connection (assumed to be) under the bar is recommended for cleaning and servicing.	recommended
7.6	Junction box under bar is recommended to be serviced and installed/commissioned.	Requires making good.
7.7	Stair's balustrade - scuffs and paint marks. Making good required.	Requires action.
7.8	8th step - missing tile @ interface with stair nose.	Making Good.
7.9	Sealant / mortar unevenly distributed at the interface of supporting wall and nose/risers.	Requires attention.
7.10	Steps present damp stains at the interface.	Damp to be prevented
7.11	Steps should ideally have Anti-slip Grip Deck Strips.	Health & Safety recommendation.
7.12	Second level garden balustrade - screws uneven set.	Requires making good.
7.13	Loose Wiring underneath the second level astro turf.	Requires making good.
7.14	Raised astroturf on the second level, next to the boundary wall,	Requires making good.
7.15	Corner timber panels misaligned. Gap at the bottom corner – visibility into neighbouring garden. Boundary gap to be covered and soil gap to be filled.	Requires making good.
7.16	Left Corner missing timber panel forming a gap in the boundary wall.	Needs making good.

ARCS ARCHITECTURE & SURVEYORS

7.17	Moss/damp stain can be observed on the timber panels walls in the upper garden level (only able to access the first level)	ladder access and damp prevention recommended.

REAR GARDEN

7.1



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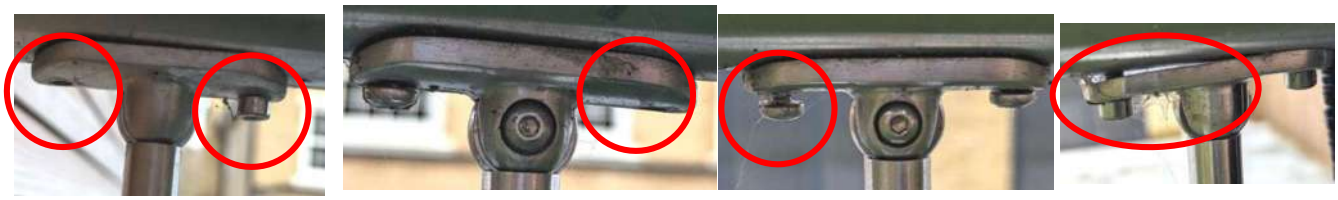
ARC 3 ARCHITECTURE & SURVEYORS

7.7

7.8 & 7.9 & 7.10

ARC 3 ARCHITECTURE & SURVEYORS

7.12



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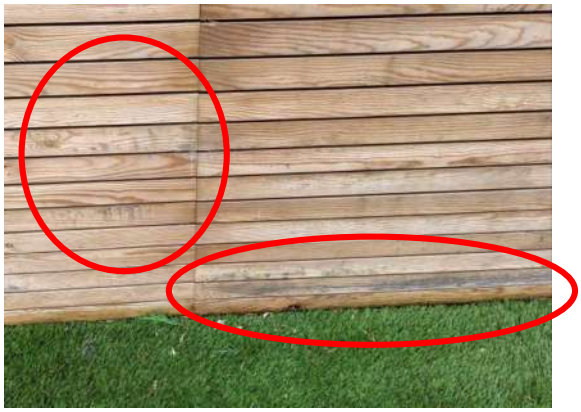
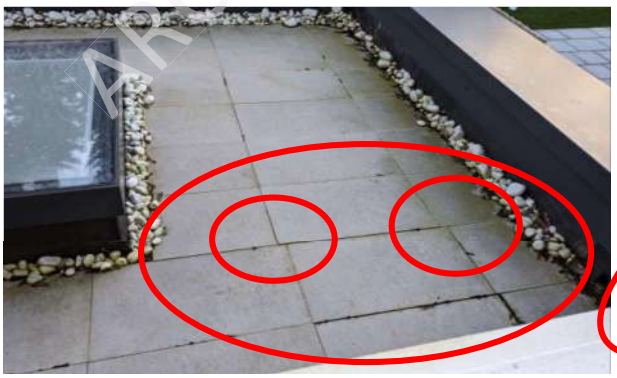
MRCS ARCHITECTURE & SURVEYORS

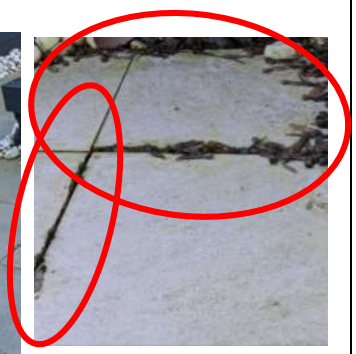


8.0	Flat roof - Above Kitchen / Living	
8.1	Misaligned placement of tiles.	Observation.
8.2	2 x side drains are blocked by leaves.	Ideally should have leaf guard. Will require regular maintenance.
8.3	No visible RWP. Discharge of water system to be further investigated or installed.	observation
8.4	Moss overgrown	observation
8.5	Aluminium coping has an approx. 50mm gap. Stain on the side of the coping, potentially mortar or water stains from the flat roof overspill.	Recommended to be infilled to prevent vermin / bees /wasps. Some cleaning and making good.

FLAT ROOF

8.1 & 8.4





8.2

ARC 3 ARCHITECTURE & SURVEYORS

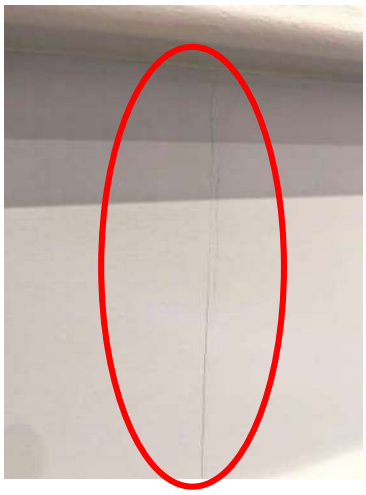
8.5

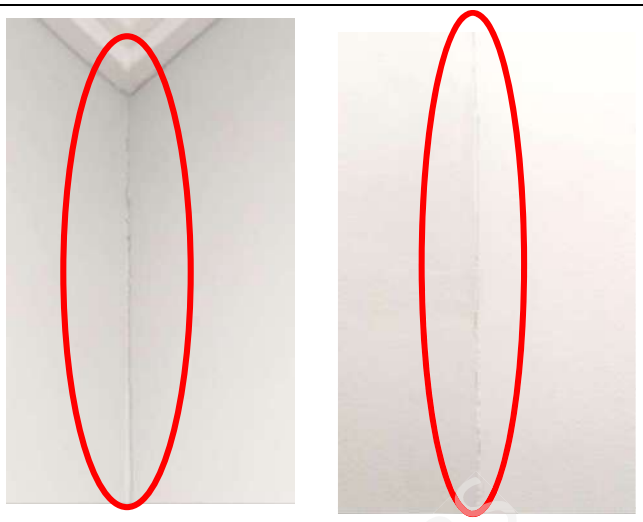
ARC 3 ARCHITECTURE & SURVEYORS

	INTERIOR	
9.0	**Front Entrance**	
9.1	No door stop.	Without a door stop wall will get damaged.
9.2	Triple switch - 3rd switch not connected. To be further investigated and action to be taken. Gap above the switch.	Observation Make good
9.3	Front entrance door threshold requires cleaning and regular maintenance.	To be cleaned and observation.
9.4	No window keylock.	None of the windows have key locks.
9.5	Hairline Crack under window sill.	Requires making good.
9.6	Hairline crack at the interface of wall and cupboard.	Requires making good.
9.7	No shoe rack.	Provision and installation recommended.
9.8	Scuff marks and dents on the wall.	Requires making good.
9.9	Scratch on tile – next to staircase.	
9.10	Scuff marks on the side of the nose/riser.	To be cleaned & Make Good
9.11	Scuff mark on the ceiling above stairs.	Make good.
9.12	Hairline crack on the wall - under first floor stairs opening (corner)	Make good.
9.13	Steps have a potential of becoming slippery.	Observation.
9.14	Skirting board do not have a uniform scribe and mitre joints.	Observation and possibly can be made good.

ARC 3 ARCHITECTURE & SURVEYORS

FRONT ENTRANCE	
9.2	9.3
9.5	9.6





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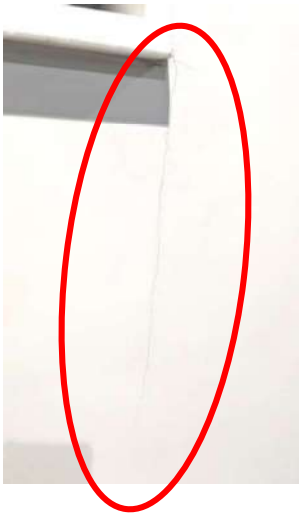


ARC 3 ARCHITECTURE & SURVEYORS

10.0	WC	
10.1	No door stop - stops onto the radiator.	Without a door stop wall /radiator will get damaged.
10.2	Door is stiff.	Requires making good.
10.3	Top sash window doesn't lock properly	Requires making good.
10.4	No toilet accessories installed. Toilet roll holder, toilet brush, towel rail etc.	Provision and installation recommended.
10.5	WC label to be removed.	Cleaning Recommended

11.0	Utility/Laundry	
11.1	Exposed LED wiring.	Requires making good.
11.2	Paint marks/spills on tiles behind door.	Requires making good.
11.3	Scuff marks on wall and ceiling	Requires making good
11.4	Floor Tile sealant is cracked.	Requires making good
11.5	Upper cupboard. No backboard. Pipes/wiring exposed.	Internal access door is recommended to be installed.Requires making good.
11.6	Upper cupboard. Left apparatus dislodged. The alarm detector/sensor to be checked and labelled.	Requires attention
11.7	Middle cupboard (next to door). No backboard. Pipes/wiring exposed. Labelling required.	Internal access door is recommended to be installed.Requires making good
11.8	No underfloor heating or was not working at the time of inspection.	Requires further investigation and testing.
11.9	Cupboard door has label/glue marks on the doors.	Cleaning Recommended
11.10	Appliances to be connected and tested.	To be connected and tested. Supply Guarantees.

ARC 3 ARCHITECTURE & SURVEYORS

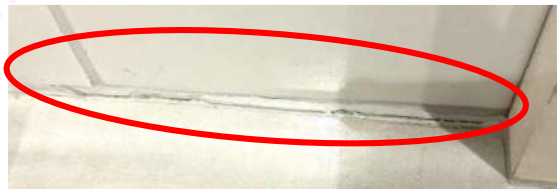
UTILITY

11.1

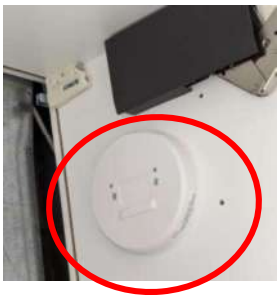
11.2

11.3

11.4



11.5 & 11.6



11.7

11.9

ARC 3 ARCHITECTURE & SURVEYORS

12.0	Informal Living Room & Dining	
12.1	Fire door not tested. Scuff marks.	Requires making good.
12.2	Flat roof windows have accumulated debris and leaves (exterior around the frame). To be cleaned.	Cleaning Recommended and maintainance planning to be put in place
12.3	Both roof windows require the sealant to be made good. Scuff marks and dent on the internal side of the roof window.	Requires making good
12.4	Scuff mark/paint on tile next to the column.	Requires making good
12.5	Living room skirting board interface presents visible gap.	Requires making good
12.6	3 panel bifold door - on exterior - vent grill broken. *(Also mentioned above in item 6.5)*	Requires making good
12.7	a. Hairline crack on column – next to the skirting board. b. Scuff Marks on columns skirting board.	Requires making good
12.8	a. Hairline crack at the interface of ceiling and wall within the 4-door panel bifold wall opening. b. At the exterior corner of the same bifold door, hairline crack on the outer side of middle wall (wall - in between bifold doors.)	Requires making good

INFORMAL LIVING ROOM & DINING

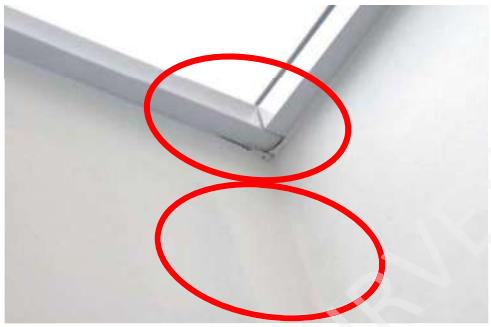
12.1

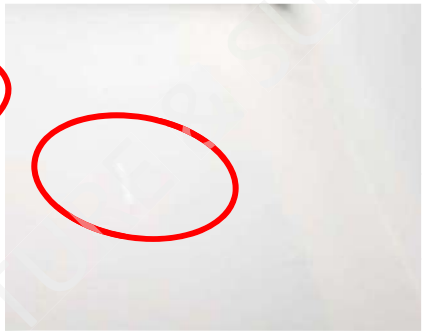
12.2

12.3

ARC 3 ARCHITECTURE & SURVEYORS

12.3





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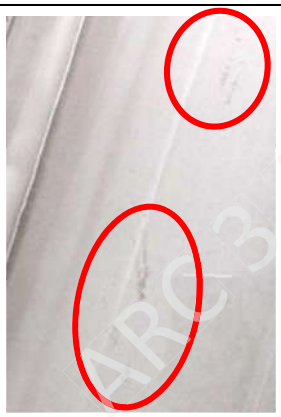
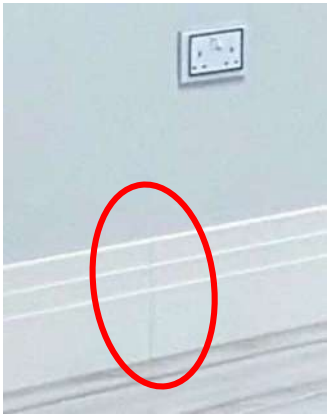
12.5

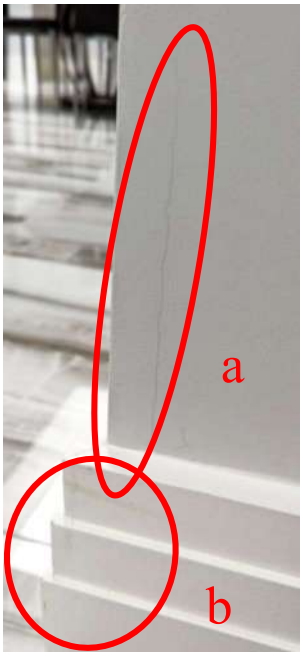


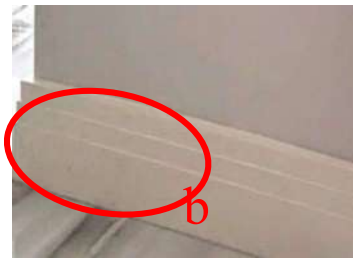


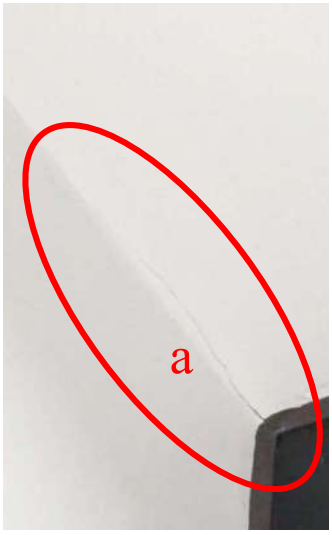
12.7

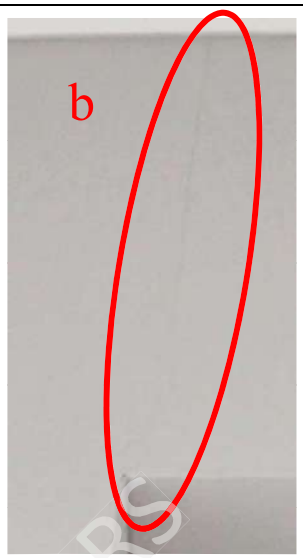
12.8

ARC 3 ARCHITECTS & SURVEYORS



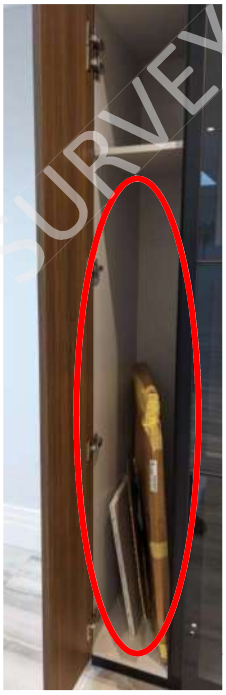






13.0	**Kitchen**	
13.1	No heat detector.	Requires installation
13.2	Glass cabinet - 3 out 6 doors have faulty opening mechanism. Did not open.	Requires making good
13.3	Hot water boiling system not connected at the kitchen sink. Not connected hence was not tested.	To be connected and tested.
13.4	Electrical switch/fuse box under the kitchen island (seating side) to be marked/labelled.	Label electrical switch/fuse box
13.5	Hob electrical system under the kitchen island bar is located on the opposite side of the island.	Location to be notified in a file for future use for the occupier.
13.6	Audio system to be checked & tested when commissioned. Not connected at the time of the site visit.	To be connected and tested.
13.7	Dishwasher not tested.	To be connected and tested.
13.8	Left narrow cabinet (next to dining) – potential shelves to be installed.	Potential further action – to be verified with Developer
13.9	All Miele & other Appliances Guarantees to be handed to the Buyer/ New owner.	Developer to Supply/ Provide all Appliances guarantees and Manuels and any special keys which came with it.

ARC 3 ARCHITECTURE & SURVEYORS

KITCHEN	
13.3	13.4 & 13.5
13.2	13.8
	

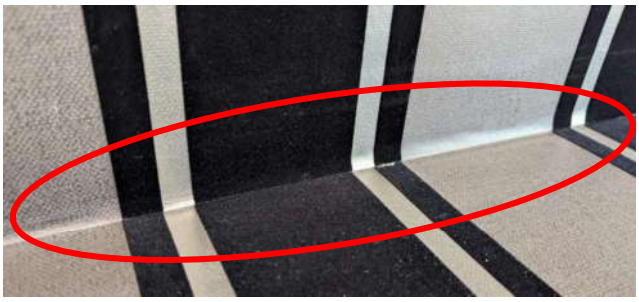
14.0	Formal Reception Room	
14.1	No door stop.	Wall will get damaged without one. Provision and installation recommended.
14.2	Wallpaper not cut and sealed evenly or properly. Inexpertly undertaken.	Requires making good
14.3	Scuff marks on wallpaper - right of fireplace.	Requires making good
14.4	Scuff mark under fireplace wall	Requires making good
14.5	Above fireplace, sockets to be installed for TV	Appeared to be on-going or in progress.

ARC 3 ARCHITECTURE & SURVEYORS

14.6	Scuff mark under left window.	Requires making good
14.7	Sealant for both windows to be cut and made good.	Requires making good
14.8	No blinds.	Provision and installation recommended.
14.9	Audio system could not be tested	To be connected and tested.
14.10	Red box – fireplace switch – instructions and guarantees to be handed to the Buyer/ New owner.	Developer to Supply/ Provide instruction manual and guarantees.
14.11	Skirting board does not have a uniform scribe joint.	Requires making good

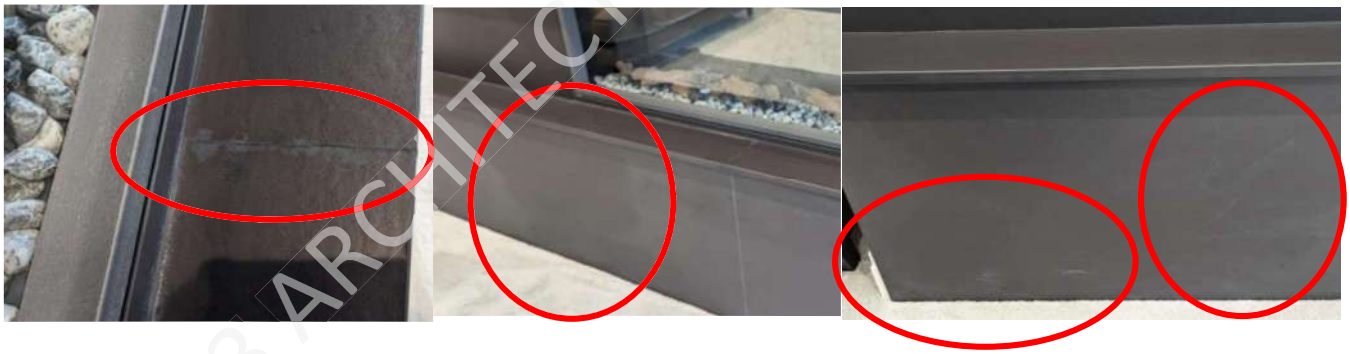
FORMAL RECEPTION ROOM

14.2



14.3

14.4



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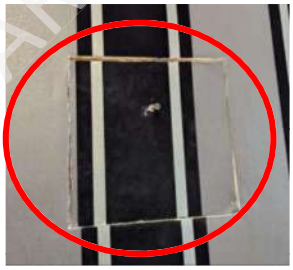

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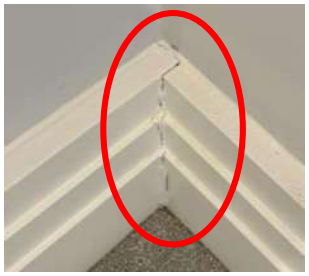
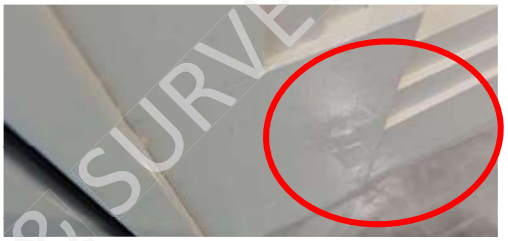


ARC 3 ARCHITECTURE & SURVEYORS

15.0	**Hallway**	
15.1	Scuff marks on wall next to light switches.	Requires making good
15.2	Uneven landing and stair interface. Loosely fit – slight movement of first step.	Requires making good - Threshold and Transition strip recommended.
15.3	Steps could become slippery.	Slip prevention system recommended.
15.4	Scuff marks or scratch on the skirting board next to the fire door, on the wall with the light switches.	Needs making good.

HALLWAY GROUND FLOOR	
15.1	15.4
	

16.0	**Bedroom 1**	
16.1	Door is narrow.	Observation. Difficulty will be to get larger furniture into the room.
16.2	Empty CAT 6 socket within wardrobe.	Appeared to be on-going or in progress.
16.3	Scuff mark on timber floor.	Requires making good
16.4	a. Sealant cracked above skirting board. b. Sealant uneven at the base of ensuite door frame.	Requires making good
17.0	**Bedroom 1 Ensuite**	
17.1	Sealant cracked above toilet to be fixed.	Requires making good
17.2	No underfloor heating. Not connected or not working at the time of survey.	Requires further investigation and /or service and action
17.3	No lock on window.	Provision and installation recommended.
17.4	No bathroom accessories installed. Toilet Roll holder, toilet brush,	Provision and installation

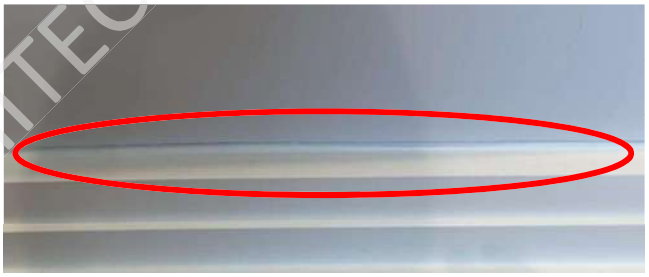
ARC 3 ARCHITECTURE & SURVEYORS

	towel rail and so on.	recommended.
17.5	Toilet label to be removed.	Cleaning Recommended
17.6	Sticker to be removed from the window	Cleaning Recommended
17.7	LED in the shower not working on the ends, only middle of the strip..	Requires further investigation and /or service and action
17.8	No door stop.	Without one, wall will be damaged. Provision and installation recommended.
17.9	Door lock stiff	Requires making good

BEDROOM 1

16.3

16.4



BEDROOM 1 ENSUITE

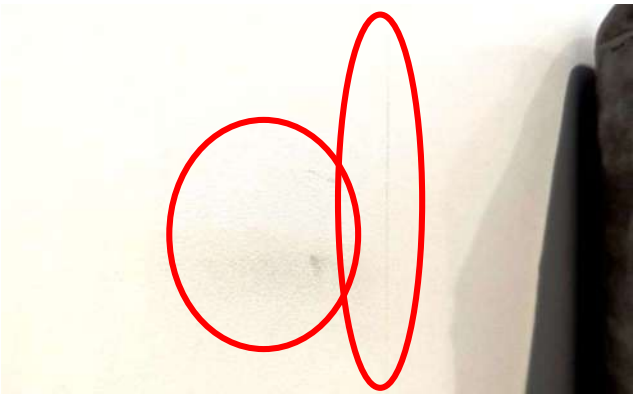
17.1

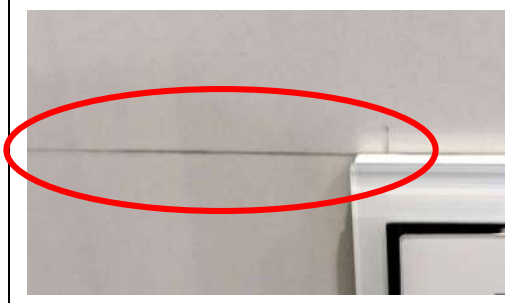
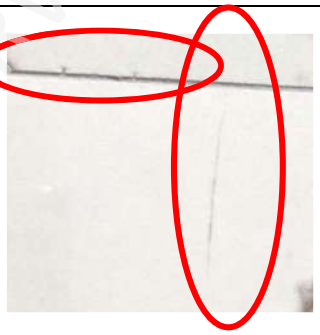
17.6	17.7

ARC 3 ARCHITECTURE & SURVEYORS

18.0	**Bedroom 2**	
18.1	No door stop.	Without one, wall will be damaged. Provision and installation recommended.
18.2	Door lock doesn't work.	Requires making good
18.3	Scuff mark next to bed.	Requires making good
18.4	Hairline crack next to bed wall.	Requires making good
18.5	Skirting board does not have a uniform scribe and mitre joints.	Requires making good
19.0	**Bedroom 2 Ensuite**	
19.1	Bath door catches when opening/closing.	Requires making good
19.2	No door stop	Without one, wall will be damaged. Provision and installation recommended.
19.3	No bathroom accessories installed. Toilet Roll Holder, Toilet Brush, towel rail, hooks and so on.	Provision and installation recommended.
19.4	Hot water tap is connected in reverse	Needs investigation and regularised if incorrect.
19.5	Mirror light doesn't work.	Requires making good
19.6	Toilet label to be removed.	Cleaning Recommended
19.7	Shower door is fixed the wrong way around the controls.	Controls difficult to reach. One gets wet using controls.
19.8	No hot water in the shower. Warm only.	Requires checking and verification.
19.9	No underfloor heating or not working at the time of survey.	Requires further investigation and /or service and action
19.20	Scuff mark next to shaver. Paint/ grout splatter on wall tile.	Making Good and Cleaning Recommended

MCL 3 ARCHITECTURE & SURVEYORS

BEDROOM 2	
18.3 & 18.4	18.5
	

BEDROOM 2 ENSUITE
19.20
 

20.0	**Master Bedroom 3**	
20.1	Door lock not working.	Requires making good
20.2	Cupboard lights not working or not connected.	Requires further investigation and /or service and action
20.3	Remove labels from cupboards	Cleaning Recommended
20.4	Loose fit of Lower Sash lock (left) – right window.	Requires making good
20.5	Gap at interface of 'under the cornice timber' and wall – above the window.	Requires making good
20.6	The cornice has a hairline crack.	Requires making good
20.7	Skirting board does not have a uniform scribe and mitre joints.	Requires making good
21.0	**Master Bedroom 3 Ensuite**	
21.1	No door stop	Without one, wall will be damaged. Provision and

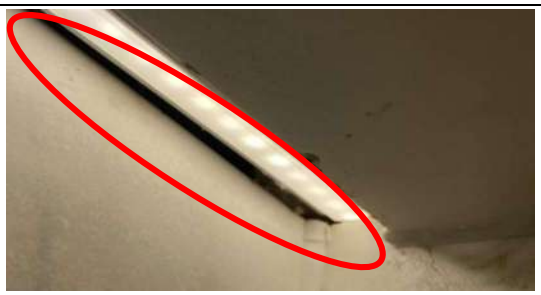
ARC 3 ARCHITECTURE & SURVEYORS

		installation recommended.
21.2	Door lock not working	Requires making good & adjustment.
21.3	No bathroom accessories installed. Install toilet roll holder, toilet brush, towel rails and hooks.	Provision and installation recommended.
21.4	Toilet label to be removed.	Cleaning Recommended
21.5	Ladder Towel rail could not be tested.	Requires further investigation and /or service and action
21.6	No hot water at the sink taps, shower and bath.	Requires making good
21.7	Window needs cleaning	Cleaning Recommended
21.8	Under sink drawers are loosely fit.	Appeared to be on-going or in progress.
21.9	LED above the bathtub has a fitting gap on edges.	Requires making good or making good.
21.10	Sealant is cracked at the interface of wall – ceiling - above the mirror.	Requires making good

MASTER BEDROOM 3		
20.5	20.6	20.7

MASTER BEDROOM 3 ENSUITE
21.9

ARC 3 ARCHITECTURE & SURVEYORS



21.10

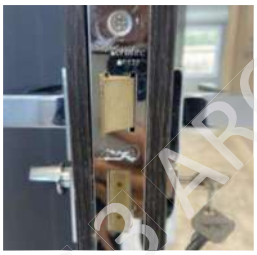
22.0	**Bedroom 4**	
22.1	Door lock not working.	Requires adjustment or service and/or action
22.2	Both windows require sealant to be fixed.	Requires making good
22.3	Window sill has a crack.	Requires making good
22.4	Only some wardrobe doors have mirrors *(across all the property wardrobes & present only at this one in particular)*	Developer can respond to this, as to why some room wardrobes don't have mirrors.
22.5	First shoe drawer *(across all the property wardrobes & present only at this one in particular)*	Developer can respond to this, as to why some room wardrobes don't have shoe rack.
22.6	The cornice has a hairline crack.	Requires making good
22.7	a. No LED strip behind the cornice on the window wall (LED installed in bedrooms 1-3). b. Hairline cracks are observed behind the cornice at interfaces with wall/ceiling.	Noted. Requires making good
23.0	**Bedroom 4 Ensuite**	
23.1	No door stop.	Developer can respond to this, as to why some room

ARC 3 ARCHITECTURE & SURVEYORS

		wardrobes don't have mirrors.
23.2	No bathroom accessories installed. Toilet roll holder, toilet brush, hooks and towel rails.	Provision and installation recommended.
23.3	Shower door fixed the wrong way around the controls.	Controls difficult to reach. One gets wet using controls.
23.4	Above shower head not working	Requires attention
23.5	Mirror light not working	Requires making good
23.6	Toilet label to be removed.	Cleaning Recommended
23.7	Window needs cleaning	Cleaning Recommended
23.8	Under sink drawers are loose. To be serviced.	Appeared to be on-going or in progress.
23.9	Mirror light not working	Requires making good
23.10	No hot water at sink tap	Requires making good
23.11	Door frame has scuff marks above.	Requires making good
23.12	LED Strip inside the shower is dislodged.	Requires making good
23.13	Shower door's label to be removed and cleaned.	Cleaning Recommended
23.14	Door handle to be fixed. Square ironmongery fixed to door is loose.	Requires making good

BEDROOM 4

22.1



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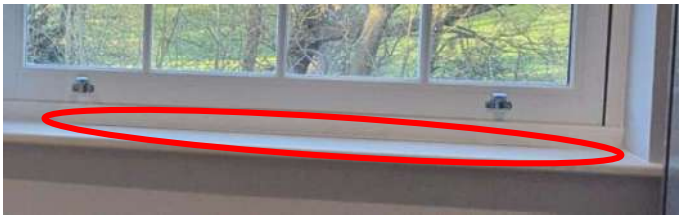


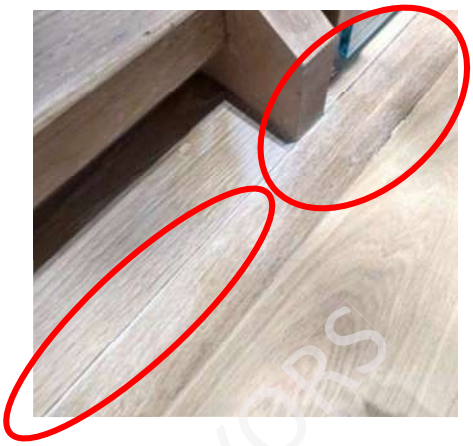
ARC3 ARCHITECTURE & SURVEYORS

22.6	22.7

BEDROOM 4 ENSUITE	
23.11	23.12
23.13	23.14

24.0	Hallway	
24.1	Paint/stain scuff mark on the staircase wall.	Requires making good
24.2	Uneven finish of sealant of timber floor. Visible gaps between timber boards.	Requires making good
24.3	Steps can be potentially slippery.	Needs review.

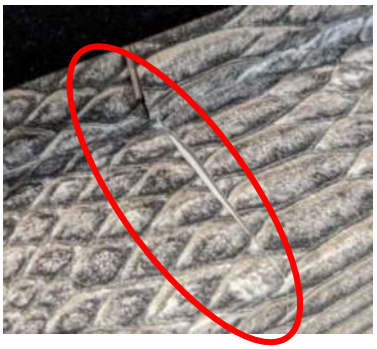
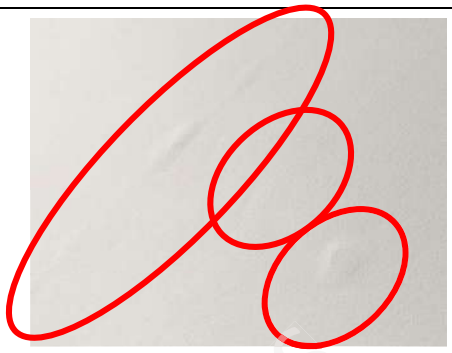
ARC 3 ARCHITECTURE & SURVEYORS

STAIRCASE HALLWAY	
24.1	24.2
	

25.0	Study	
25.1	Not enough sockets.	Provision and installation recommended.
25.2	No door stop.	The wall can get damaged without one.
25.3	Gap between 2 doors on the right cupboard wall	Requires attention

26.0	Cinema	
26.1	Door chipped at the bottom corner.	Requires making good
26.2	Door drags on the floor.	Requires making good
26.3	No window board.	Requires attention – our observation.
26.4	Wallpaper has a lifted edge under screen.	Requires attention.
26.5	Hollow plaster on loft angled ceiling.	Requires making good

ARC 3 ARCHITECTURE & SURVEYORS

CINEMA		
26.1	26.4	26.5
		

27.0	Loft Bedroom 5	
27.1	Sealant is cracked at the interface of wardrobe with ceiling. Wardrobe had ongoing works done inside at the time of the survey.	Requires making good
27.2	Chipped and cracked paint/plaster on corner wall of bedroom/bathroom wall, next to the door.	Requires making good
27.3	Screen thermostat not showing current temperature – empty. Not connected or not working at the time of the survey.	Requires further investigation and/or service and/or action
27.4	Window sill has a crack.	Requires making good
27.5	Skirting board is cracked.	Requires making good
27.6	Hairline crack above the loft storage access door	Requires making good
28.0	**Loft Bedroom Ensuite**	
28.1	No door stop.	Will damage wall if one is not installed
28.2	No bathroom accessories installed. Install toilet roll holder, toilet brush, hooks and towel rail.	Provision and installation recommended.
28.3	Toilet label to be removed.	Cleaning Recommended
28.4	No hot water at sink tap or shower. Only warm.	Requires further investigation and/or service and/or action
28.5	Shower door screen plastic screen not properly fitted. Loose and appears dislodged.	Requires making good and regularisation.

ARC ARCHITECTURE & SURVEYORS

28.6	Shower tile has a paint/render/mortar splatter – upper tile behind above shower head	Requires making good and cleaning.
28.7	Ceiling fan startles. To be checked. Unusual noise.	Requires further investigation and/or service and/or action
28.8	Ceiling to wall sealant cracked at the interface of roof angled ceiling and bedroom wall.	Requires making good
28.9	Sink Drawer loosely fitted.	Appeared to be on-going or in progress.
28.10	Mirror Light not working.	Requires making good

LOFT BEDROOM 5

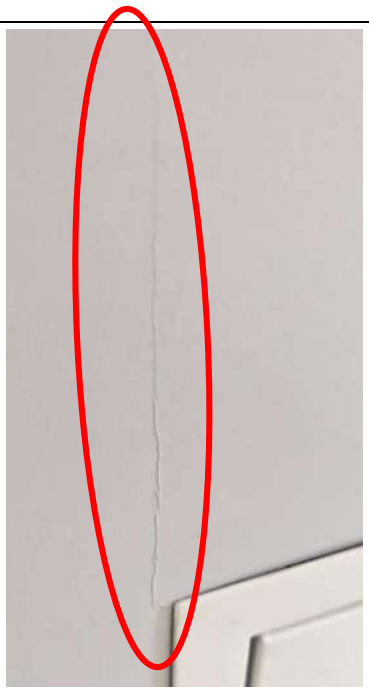
27.1

27.2

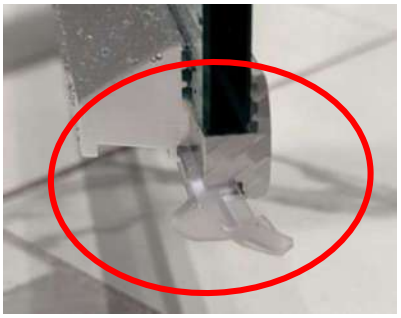
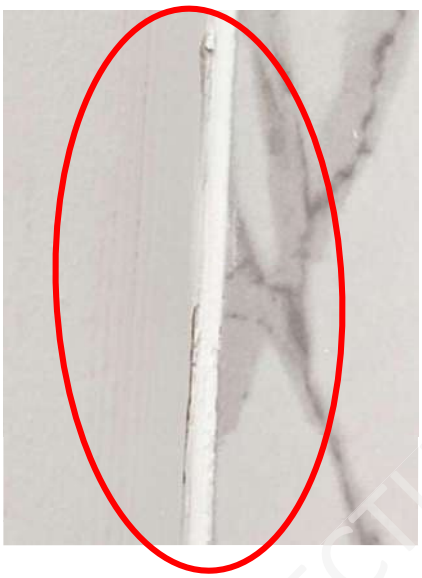
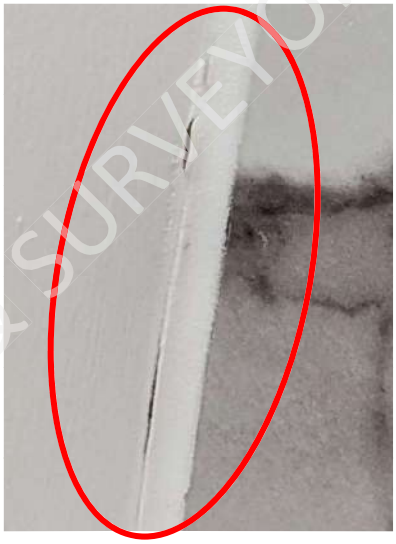
27.4

27.5

27.6



ARC 3 ARCHITECTURE & SURVEYORS

LOFT BEDROOM 5 ENSUITE	
28.5	28.6
	
28.8	
 	

ARC 3 ARCHITECTURE & SURVEYORS