



**Accredited Snagging**

**Property Address**

1 Sample Street  
Sample Town  
SA1 2BC

**Date of Inspection**

January 15th 2024

**Prepared for**

Example Client

**Inspected by**

Adam Warren

**Contact**

**Name:** Knott Brothers  
**Email:** hello@knottbrothers.com  
**Telephone:** 0116 403 0404

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## Guidance on your report

To carry out your survey we undertake a visual and functional inspection of your property. We take a detailed look at everything with an expert eye and we operate everything in the same way you will under normal living conditions, in order to identify and record the defects ("snags") you will find in your report.

Our traffic light rating system helps you to understand the nature of each issue raised:

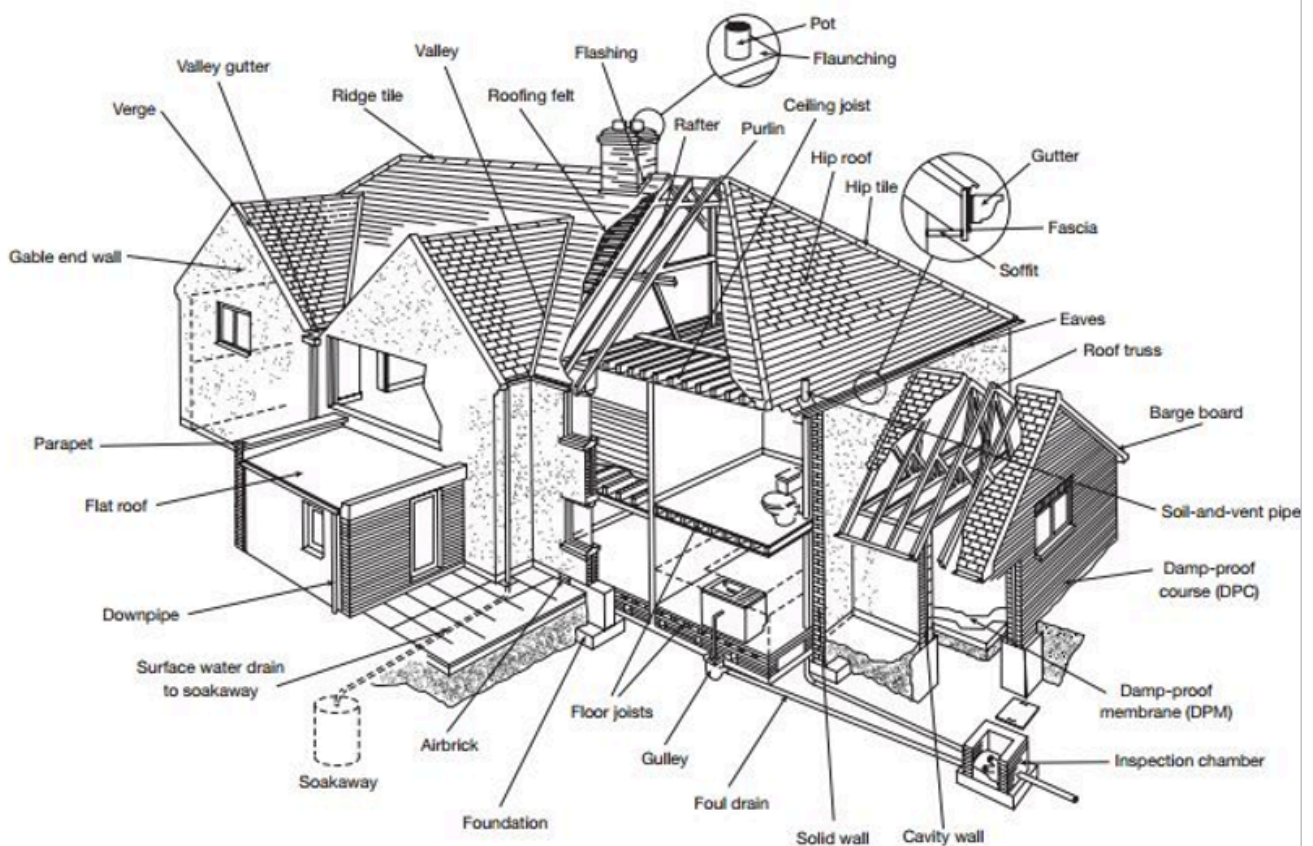
**RED** This is a clear breach of either the warranty provider or building regulation standards, or is used to highlight a potentially dangerous defect.

**AMBER** A defect that is within tolerance or is not governed by formal standards, but in the opinion of the surveyor adversely affects your enjoyment of the property. The amber rating often highlights items where the builder has demonstrated a good finish to identical aspects elsewhere.

**GREEN** Used to document the condition of important aspects of your property that are not seen to have any faults at the time of survey, as far as it is possible to confirm.

The exterior inspection is carried out from ground level with the assistance of a magnified view where necessary. We will not damage the property to make an invasive inspection, so we may raise an item as a question to the builder to seek clarification. This may be particularly necessary to the roof space where access is limited to the industry standard "head and shoulders" inspection at the point of the access hatch.

## Diagram of a typical house



### 1. PROPERTY & SURVEYOR INFORMATION

Ref	Name	Description
1.1	Surveyor Name and Qualifications	Adam Warren - RPSA Technical Member
1.2	Builder & Development Name	Major Developer - New Greenfields
1.3	Warranty Provider	NHBC
1.4	Property Type	Semi Detached
1.5	Heating	Mains Gas
1.6	Garaging	Single Detached
1.7	Weather Conditions	2 degrees, bright, no rain
1.8	Parties Present	The property was empty for the duration of the survey.

### 2. SURVEYOR CHECKLIST

Ref	Name	Answer	Comments
2.1	Health and Safety Issues - any open excavations, discarded materials or trip hazards?	No	
2.2	Any scaffolding present at time of survey?	No	
2.3	Any incomplete roads and footpaths?	No	
2.4	Any issues with lighting at time of survey?	No	
2.5	Any issues identified in the Conveyancing Observations?	Yes	Please see section 8 "Appendix for Conveyancing Observations" for details.
2.6	Any issues identified in the Desktop Research Report?	Yes	Please see section 9 "Appendix for Desktop Research" for details.

### 3. EXTERIOR INSPECTION

Ref	Location	Condition	Condition Rating
3.1	General Condition	The overall condition of the exterior and grounds was found to be of a good standard.	GREEN
3.2	Damp Proof Course	The ground level appears to have been set correctly in relation to the DPC. This is critical to ensuring there are no problems with rising damp to the property over time.	GREEN

3. EXTERIOR INSPECTION (CONT.)



Ref # 3.2

3.3 Foul Drainage

An inspection chamber was examined and the foul drainage channel was found to be blocked with debris. All should be checked and cleared as necessary prior to handover.

RED



Ref # 3.3



Ref # 3.3

3.4 Roof Tiling

Tiling to the roof is in good order.

GREEN



Ref # 3.4



Ref # 3.4

3.5 Boiler Flue

The boiler flue appears to have been sealed in place correctly. This is critical to ensuring that dangerous gases are properly expelled from the property.

GREEN



3. EXTERIOR INSPECTION (CONT.)

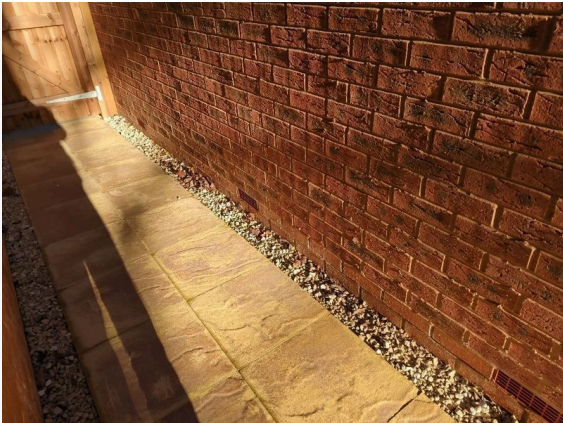


Ref # 3.5

3.6 All Elevations

Several blocked weep vents identified. Weep vents are critical to ensuring correct airflow and drainage of condensation to the structure. All should be checked and cleared of any blockages prior to occupation.

RED



Ref # 3.6



Ref # 3.6



Ref # 3.6



Ref # 3.6

3. EXTERIOR INSPECTION (CONT.)



Ref # 3.6



Ref # 3.6

3.7 Rear Elevation

Guttering to the rear elevation does not fall consistently towards the downpipe, with notable dips at the left elevation side and in the centre. Pooled water was evident during the survey, which will promote vegetation growth and consequently blockages, and/or overflow during heavy rainfall.

AMBER



Ref # 3.7



Ref # 3.7

3.8 Right Elevation

Poor alignment to fascia trim pieces.

AMBER



Ref # 3.8



Ref # 3.8

3.9 Garage

Cracked glazing to the garage personnel door.

RED



### 3. EXTERIOR INSPECTION (CONT.)



Ref # 3.9

3.10	Garden	Inconsistent arrangement to fence pickets.	AMBER
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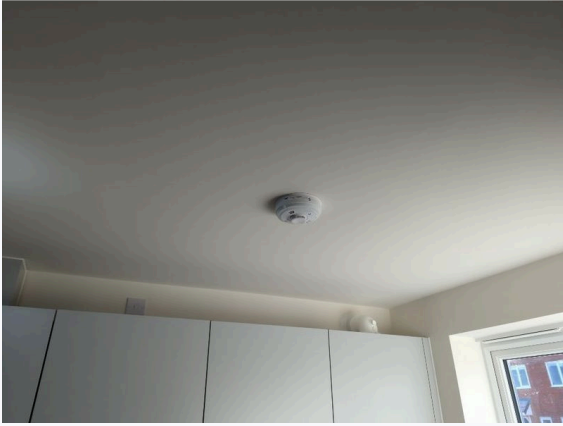


Ref # 3.10

### 4. INTERIOR INSPECTION

Ref	Location	Condition	Condition Rating
4.1	General Condition	The overall condition of the interior was found to be of a good standard.	GREEN
4.2	Smoke Alarms	A test of the smoke alarms confirmed that all units sound an alarm upon an alert from one.	GREEN

4. INTERIOR INSPECTION (CONT.)



Ref # 4.2

4.3 Carbon Monoxide Alarm

Building Regulations Part J requires that a carbon monoxide alarm is installed within an appropriate proximity to the boiler.

RED

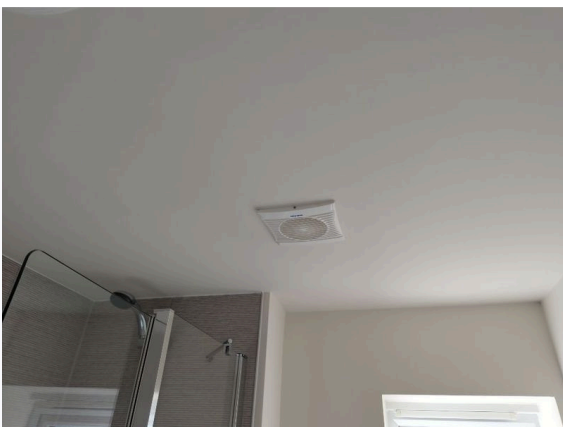


Ref # 4.3

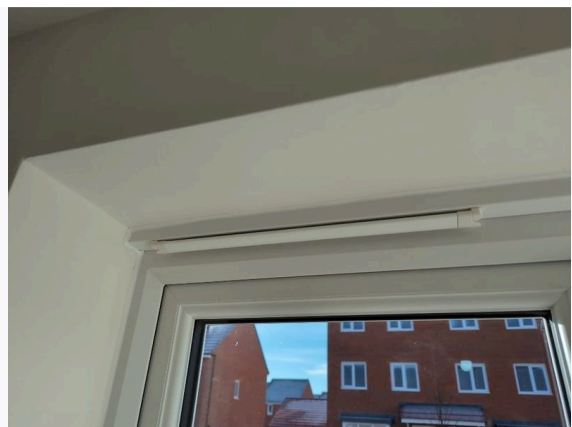
4.4 Ventilation

The property is seen to have extract and background ventilation systems in accordance with building regulations.

GREEN



Ref # 4.4



Ref # 4.4

4.5 Hall

Draught brushes missing to front door frame.

AMBER



4. INTERIOR INSPECTION (CONT.)



Ref # 4.5



Ref # 4.5

4.6 Kitchen

Failure to the patio bi-fold door seal.

AMBER



Ref # 4.6



Ref # 4.6

4.7 Kitchen

Most integrated fridge freezer and oven towers require a vent to the plinth for sufficient airflow to the appliances. Please can the builder confirm whether this installation has been completed to the manufacturer's specification, or remedy.

AMBER



Ref # 4.7

4.8 Ensuite

After use, water remains pooled to the left hand side of the shower tray.

AMBER

4. INTERIOR INSPECTION (CONT.)



Ref # 4.8



Ref # 4.8

4.9 Bathroom

Excessive gap between tiling and window sill, leading to failure of the seal.

AMBER



Ref # 4.9



Ref # 4.9

4.10 Bathroom

Insecure installation to basin tap.

AMBER



Ref # 4.10

5. INTERIOR INSPECTION - ROOF SPACE

Ref	Location	Condition	Condition Rating
5.1	Restraint Straps	It is unclear whether there is a lateral restraint strap installed at a central point to the gable end, in order to meet the 2m spacing required by NHBC Standards. Restraint straps can be seen to both sides of the rafters, but these are further than 2m apart.	RED



Ref # 5.1



Ref # 5.1

5.2	Timbers and Felt	All visible areas of the timbers and felt were found to be free of damage.	GREEN
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Ref # 5.2

5.3	Insulation	The insulation has been laid evenly throughout the loft space.	GREEN
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5. INTERIOR INSPECTION - ROOF SPACE (CONT.)



Ref # 5.3

5.4	Ventilation	Unconnected ducting for extract ventilation.	RED
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Ref # 5.4



Ref # 5.4

6. HEATING SYSTEM

Ref	Location	Condition	Condition Rating
6.1	Thermal Imaging	Thermal imaging of the radiators. Uneven heat distribution identified to the landing and rear right bedroom radiators.	AMBER



Ref # 6.1

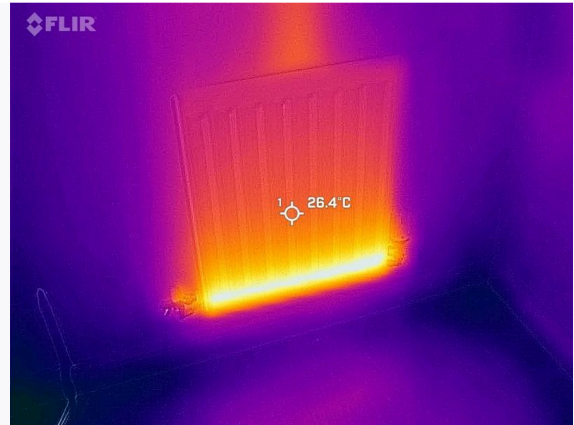


Ref # 6.1

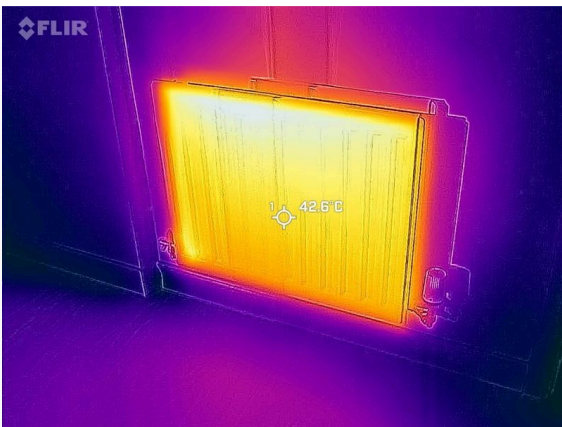
6. HEATING SYSTEM (CONT.)



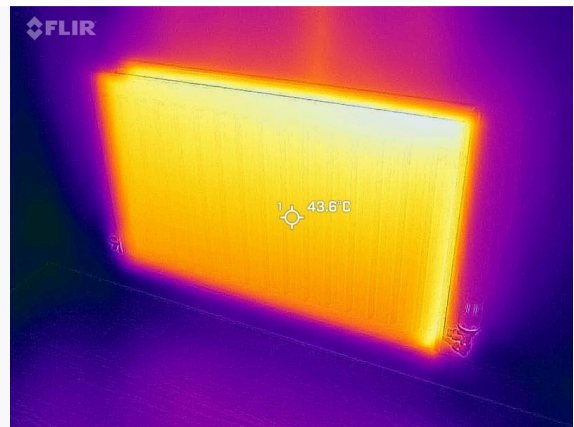
Ref # 6.1



Ref # 6.1



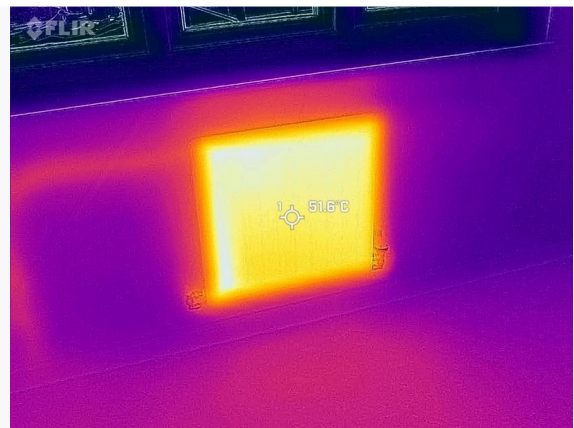
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Ref # 6.1



Ref # 6.1

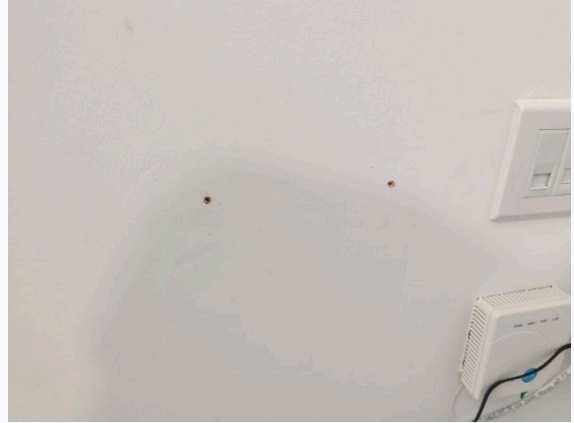


7. COSMETIC DEFECTS

Ref	Location	Condition	Condition Rating
7.1	Interior Decor	<p>Pictured are several examples of minor cosmetic defects and imperfections. All are within the tolerances set by the warranty or generally accepted workmanship standards for new build properties.</p> <p>As such, these items are classed as beyond the professional inspecting standards we adhere to, however they can be easily remedied.</p>	<p>GREEN</p>



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



## 7. COSMETIC DEFECTS (CONT.)



Ref # 7.1



Ref # 7.1

## 8. APPENDIX FOR CONVEYANCING OBSERVATIONS

Ref	Name	Answer	Comments
8.1	Definition		Your inspector will raise any relevant conveyancing issues that are evident from the physical inspection here, however this is not a substitute for legal conveyancing and your solicitor is best-placed to provide full details on these matters.
8.2	Any issues evident with easements?	No	Easements are any permanent rights that a third party has over your land, which are normally set out in a deed of easement that describes the physical extent, purpose, and limitations of use. Rights of way are one of the most common types of easements, which provide access rights to owners of adjoining lands.
8.3	Any issues evident with wayleaves?	No	A wayleave is a temporary agreement for a third party to access your land to do something in return for compensation to you. A common example is for a utility company to install pipes, wires or cables.
8.4	Any issues evident with boundaries?	Yes	<p>Land Registry title documents rarely indicate responsibility for maintaining, repairing, or replacing a particular boundary fence or wall. Typically this is decided between neighbours unless specifically mentioned in the title documents.</p> <p>It is important that you are aware of any requirements for proper maintenance of the retaining walls that border the property, as these are critical to the overall structural stability of the plot.</p>

8. APPENDIX FOR CONVEYANCING OBSERVATIONS (CONT.)



Ref # 8.4



Ref # 8.4

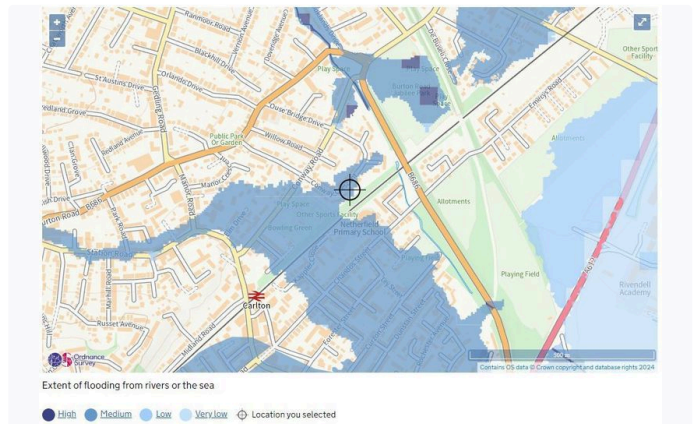
8.5	Any issues evident with flying freeholds?	No	A flying freehold is when part of a freehold property is built over or under land which does not form part of the property, such as part of a first floor that is built over a shared driveway for example.
8.6	Any issues evident with non-conformity to planning approvals?	No	Planning approvals can set specific requirements regarding the physical structures and/or use of the land, particularly if the location is within a conservation area for example.

9. APPENDIX FOR DESKTOP RESEARCH

Ref	Name	Answer	Comments
9.1	Any issues evident from the GOV.UK Long Term Flood Risk database?	Yes	The GOV.UK flood risk database shows a high risk of surface water flooding and a medium risk of river water flooding to the area. This could have implications for the cost of your property insurance and you should consult with your conveyancing solicitor and insurance provider.



Ref # 9.1



Ref # 9.1

9.2	Any issues evident from the British Geological Survey database?	No	The bedrock to the area is not found to contain clay, which can result in additional considerations regarding foundations and drainage.
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9. APPENDIX FOR DESKTOP RESEARCH (CONT.)

9.3 Any issues evident from the UKHSA Radon database?

Yes

Public Health England defines radon affected areas as those with a 1% chance or more of a house having a radon concentration at or above the action level of 200 becquerels per cubic metre (Bqm3). However, radon mapping indicates the potential risk in a 1km grid space, so it does not determine the level to which a specific property is affected. Your builder can tell you about any radon mitigation measures that have been installed (such as ventilated floors) and, if you wish to define the value for your specific property, a testing kit can be purchased from UK Radon. Results usually take around 3 months.

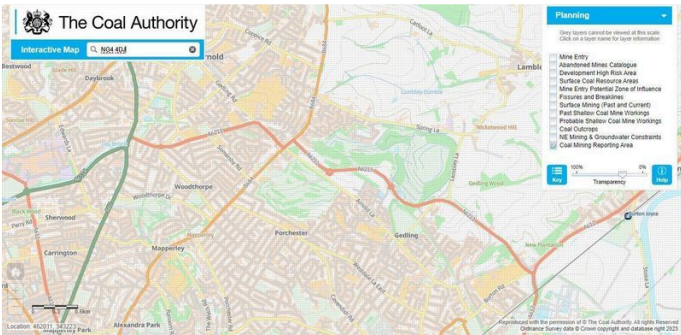
9.4 Any issues evident from The Coal Authority database?

Yes

The Coal Authority database shows the property is within the coal mining reporting area. Your conveyancing solicitor should request a CON29M report to investigate any risks associated with this property.



9. APPENDIX FOR DESKTOP RESEARCH (CONT.)

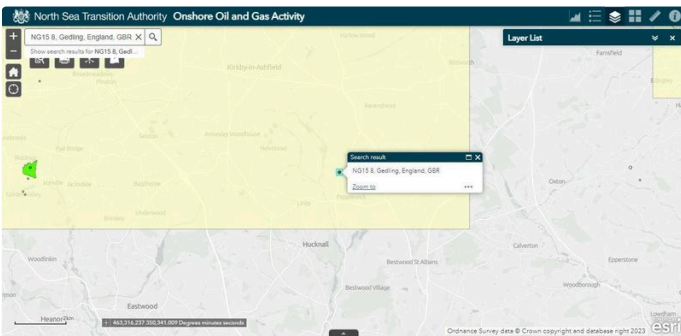


Ref # 9.4

9.5 Any issues evident from the NSTA Onshore Oil & Gas Activity database?

Yes

The property is located within an area that falls within a block of land offered by the Oil & Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking. Your conveyancing solicitor should enquire for more details and any potential impact on the property.

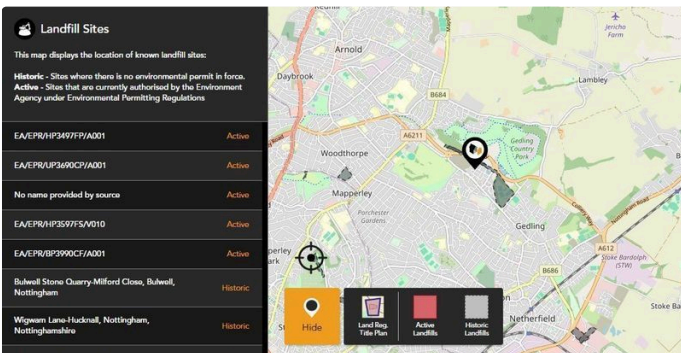


Ref # 9.5

9.6 Any issues evident from the GOV.UK Active and Historic Landfill database?

Yes

The property was found to be constructed upon an historic landfill site. This is usually taken into consideration at the planning stage to ensure no contaminated ground is still present on the site. Please consult the builder and/or your conveyancing solicitor if you have any concerns.



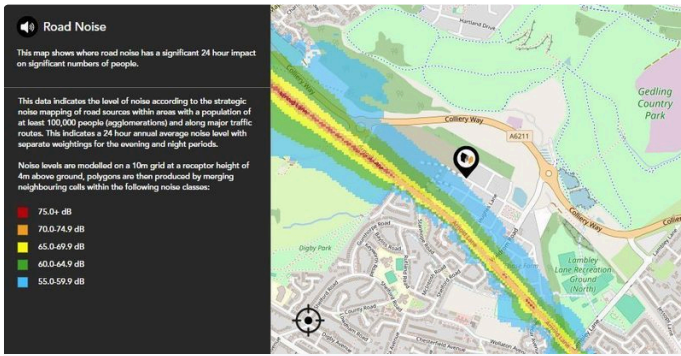
Ref # 9.6

## 9. APPENDIX FOR DESKTOP RESEARCH (CONT.)

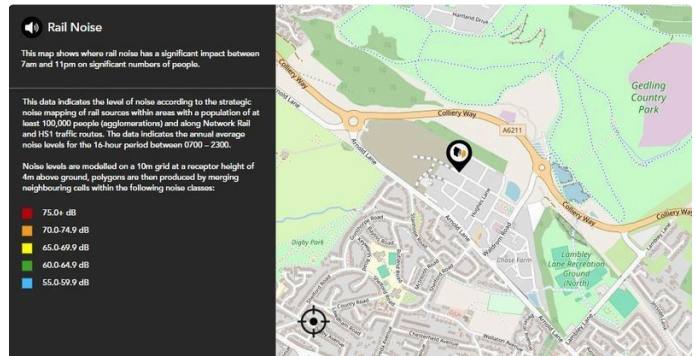
9.7 Any issues evident from the GOV.UK Noise Mapping database?

No

Noise levels from nearby infrastructure (road and rail) are not seen to be likely to require additional measures to the building design.



Ref # 9.7



Ref # 9.7

## Customer Care

At Knott Brothers Limited our aim is always to deliver a high quality service, by conducting a thorough survey according to consistent standards and producing a report for you that is accurate, informative and complete.

Sometimes, however, you may have cause to question our service because you are not happy or not clear about something. In such circumstances we will do everything possible to answer your questions promptly and clearly.

In the first instance, please give us a clear description of your question or concern to make sure that we have a full understanding of it. Our contact details are:

**Knott Brothers Limited**  
1 Meridian South, Meridian Business Park, Leicester, LE19 1WY  
0116 403 0404  
hello@knottbrothers.com  
www.knottbrothers.com

We will:

1. Acknowledge your communication within three working days.
2. Investigate your concerns and respond fully and in writing within 15 working days of receipt of your communication.
3. Keep you informed if there is any delay to the above timeframe. For example, we may need to carry out some further inspections or investigations to provide you with a comprehensive answer.

If you are not satisfied with the answer you are entitled to request a further review. We will provide a final viewpoint within 15 days of your request for a review. In such circumstances we may request, at our expense, that another surveyor visit the property to review the matter of concern, or conduct other further investigations. With our final viewpoint we will provide details of how you can contact The Property Ombudsman who offer an independent redress scheme of which we are members. This service is provided without charge to you.

### Terms and Conditions

For full terms and conditions, please refer to the order form you accepted to confirm the instruction.

This service:

- Is a full and thorough visual survey of the property described in the order form.
- Is a non-invasive survey - it will inspect areas normally opened or used by occupants.
- Advises on "snags" identified at the property.
- Does not test services but observes them in normal operation where possible.
- Does not include an indication of market value, rebuild or repair costs.
- Is not an asbestos survey.
- Is not a Japanese Knotweed, or other invasive plant species, survey.
- Is not an investigation or assessment of conformity to Building Regulations.
- Includes a report based on the survey of the property to be delivered in PDF format.
- Is not a form of guarantee or warranty.

- Does not identify the nature, safety or suitability of any External Wall Systems or other forms of cladding.

# KNOTT BROTHERS

SURVEYS | VALUATIONS | SNAGGING



**RICS**

**RPSA**<sup>UK</sup>  
Residential Property  
Surveyors Association

