



MDR HOME  
INSPECTIONS



**SNAGGING REPORT**  
**TERLINGS AVENUE, GILSTON**  
**HERTFORDSHIRE**

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## Property Details

Client:	
Address:	Terlings Avenue, Gilston, East Hertfordshire
Plot number:	
House type:	4-bed 2-storey house with garage
Warranty details:	NHBC
Development name:	
Builder:	
Inspector:	Michael Reynolds
Inspection date:	

## Description

This report details the outcome of a visual survey of the property detailed above to check the quality of workmanship against applicable standards. It covers both the interior and the exterior of the property as well as garden, driveway and garage if relevant. Areas not inspected, for whatever reason, are indicated in the report. MDR Home Inspections cannot guarantee that these areas are free from defects.

## First Floor

### MASTER BEDROOM (BED 1)

1. Fill and t/up marks as highlighted on walls/ceiling.
2. Reveals to window need Repainting.
3. Window sill Dull – Suggest Re-undercoat and gloss.
4. Underside of window sill needs decoration.
5. Paint on ceiling Rose.
6. Many scuff marks on skirting – Re-gloss (marks made from carpet fitters.)
7. Caulk around Programme – untidy.
8. Clean window frames.



9. Mastic dirty to corners – reseal.
10. Shrinkage to corner above bedroom door – ceiling line.
11. Bedroom door edge needs t/up.
12. Clean paint off hinges.
13. Shrinkage to architrave behind middle hinge – cupboard door – LH side.
14. Damage above top hinge (cupboard LH side)
15. Clean paint off cupboard door hinges.
16. Equal up gap between cupboard doors (Gap at head of door not equal)
17. Repair damage to RH door- Highlighted top/bottom.
18. Cupboard shelf protruding past architrave edge both sides.
19. Shrinkage to architrave internally both sides.
20. Caulk edge of cupboard shelf to wall – Perimeter.
21. Fill step in plasterboard low level Right hand side of inside of cupboard.
22. T/up dirty marks inside cupboard generally following carpet fit.
23. Pips missing to power points.
24. Scuff marks to architrave LH side on landing side and at head of door.

### BEDROOM 1 EN-SUITE

25. Clean grout off tiles to RH side of architrave and re-grout where cracked.
26. Cap (cover) loose to top of shower door frame – Re-fit.
27. Mastic seal base of shower door frame internally – both sides
28. Scratch in shower tray – Repair damage.
29. Paint high level to ceiling line in shower – Clean off.
30. Silicone residue left on shower frame (Clear silicone to remove)
31. Ceiling mounted fan not straight (parallel to wall and decoration around ceiling fan untidy.)
32. Re-mastic front bottom of shower tray (cuts in silicone)
33. Mastic around svp waste at rear of toilet.
34. Paint hot and cold tails behind pedestal.
35. Grout residue to RH side of towel Radiator to remove.
36. Paint spots on towel radiator – Clean off.
37. Architrave paintwork Sketchy. Re-gloss both sides including slamming strip.
38. Black insert to door keep missing.
39. Clean paint of LED over shower tray.



## AIRING CUPBOARD

40. Filling loop not attached to cylinder pipework.
41. Black insert missing to door keep
42. T/up door edge.

## LANDING

43. Re-caulk around landing switch
44. Clean paint off smoke alarm on ceiling.
45. Scuff marks on skirting throughout.
46. Architrave on landing door frame to re-gloss.
47. Paint on handrail – clean off
48. Shrinkage to base of newel post on balustrade.
49. Clean paint off ceiling rose and caulk around.

## BEDROOM 4

50. Scuff marks to architrave. – Re-gloss.
51. Paint on door hinges to clean off.
52. Black insert missing to door keep.
53. Damage high level on door on inside face – repair and repaint.
54. T/up and fill highlighted areas on walls and ceiling.
55. Scuff marks to skirting generally.
56. T/up pencil marks to rear of radiator.
57. Clean up window frames that are dirty.
58. Re-undercoat and gloss window sill.
59. Window is catching – Adjust please.
60. Paint underside of sill.
61. Paint on ceiling light rose.

## BEDROOM 3

62. Paint on hinges.
63. No black insert to door keep.
64. Fill and t/up highlighted areas on walls.
65. Window frame is dirty.
66. Window bead not fitted correctly on RH side.
67. Re-undercoat and gloss window sill.



68. Paint underside of window sill.
69. Fill holes to behind radiator and re-decorate.
70. Scuff marks to skirting 100% to re-decorate.
71. T/up door edge.
72. Silicone untidy to corners of window reveal – re-do.
73. T/up decoration around light rose on ceiling.

### BATHROOM

74. Scuff marks to architrave on landing side.
75. Shrinkage to architrave and at head of door.
76. T/up top/side edge of bathroom door.
77. Caulk tile bead edge to wall on half height wall.
78. LED's above bath not flush to ceiling.
79. Metal mark on ceiling.
80. Paint on tiles to LH side of toilet – low level.
81. Rosette required to cold feed on toilet and painting copper pipe.
82. Rosette not sitting flush to tiled wall behind pedestal.
83. Paint copper pipes behind pedestal – white.
84. Bath panel not flush at tap end.
85. Grout to underside of tile trim missing on sanitary wall.
86. Tidy grout around shaver point.
87. Caulk tile trim to shower walls.
88. Adjust window – catching.
89. Scuff Marks in bath – 3nr – Surface repair.
90. Grout to tiled floor marked by bath end.
91. T/up marks on walls as highlighted.

### LOFT

92. Insulated fan duct is not connected to the roof tile vent.

### BEDROOM 2

93. Surface damage on inside of Bedroom door highlighted.
94. Black insert to door keep missing.
95. Shrinkage to slamming strip at head of door.
96. Fill and t/up marked areas on walls.



97. Shrinkage to window reveal head.
98. Re-undercoat and gloss both sills and paint underside of sill to both.
99. Scuff marks to skirting – re-gloss.
100. Architrave to store door to repaint.
101. T/up skirting in store door space.
102. Paint on store door hinges.
103. Adjust RH side window that is catching and clean frame.

## Ground Floor

### STAIRS

104. Tidy up handrail to newel post connection – Both ends.
105. Newel caps scuffed on both sides.
106. Paint on underside of handrail at top of stairs.
107. Fill gaps where spindles connect with balustrade.
108. Tidy up paintwork on landing nosing to rear of spindles.
109. Fill and t/up stairstring wall from marks.
110. T/up scuff marks on bottom newel post.

### HALLWAY

111. Silicone dirty to tiled floor and skirting. Please re-seal.
112. Scuff marks on walls generally throughout hallway.
113. Fill and t/up highlighted areas on walls.
114. Some metal marks on tiled floor.
115. Hallway mat lifting behind front door. Re-fit.
116. A lot of marking on front door both sides.
117. Silicone dirty to top edge of skirting - LH side of door internally.
118. Suggested door stop on skirting behind front door to prevent damage to the door.

### HALLWAY CUPBOARD

119. Door keep insert missing.
120. T/up marked wall above consumer unit.
121. Skirting to re-gloss 100%.



## HALLWAY CLOAKROOM

122. Paint on tiles behind toilet.
123. Silicone tiled edges to wall.
124. Caulk top edge of tile trim over WH basin.
125. Fill and t/up marked areas of walls and ceiling line.
126. Paint on tiled floor.
127. Paint on door keep to clean off.
128. T/up marks on architrave RH side internally and re-paint.
129. Caulk around ceiling mounted fan.

## LIVING ROOM

130. Paint on door hinges.
131. Shrinkage to slamming strip on frame.
132. Re-gloss architrave.
133. Shrinkage to behind hinges to attend to.
134. Door binding at top.
135. Some pips missing to power points.
136. Re-paint skirting in room. Scuffing visible.
137. Silicone to window sill corners dirty. Re-do.
138. Re-undercoat and gloss front sill.
139. Paint underside of window board.
140. Patio door adjustment required as catching.
141. Clean up patio door/ window frame.
142. Paint on ceiling light rose.

## DINING ROOM

143. All windows are catching. - adjustment required.
144. Window bead to front window not fitting correctly on LH window.
145. Re-gloss all sills and paint underside.
146. Clean window frames internally – dirty.
147. Fill and t/up marked areas on walls generally.
148. Paint on hinges.
149. T/up bottom edge of door frame.
150. Silicone dirty around door frame to hallway.





### KITCHEN

151. Fill and make good marked areas on walls inclusive under boiler unit.
152. T/up around LED by carbon monoxide detector.
153. Cement fill behind boiler flange to comply with gas regulations.
154. Clean paint off window tile trim/ window frame.
155. Window bead on bottom corner protruding. – highlighted.
156. Bad scratches on worktop – this needs replacing.
157. Paint spots generally on kitchen worktop and upstand.
158. Paint on splash back to clean off.
159. Mastic corners of plinths.
160. Scratches on gas hob. Remedial works required or new hob.
161. Marks on radiator edge on top.
162. Patio doors to be cleaned. Check for adjustment.
163. Clean kitchen units generally.

## External Works

### FRONT ELEVATION

164. Combination frame is dirty from dust on road.
165. Underside of front door canopy to be cleaned.
166. Remove green plastic where canopy meets the render.
167. Living room Stone sill marked and needs cleaning off.
168. DPC showing on living room window head.
169. Render damaged around stonework to windows, caused by not enough projection of the stonework. Stone heads will need re-setting forward past the render.
170. Complete landscaping to front lawn.
171. Render needs jet washing to clean off dust.
172. Polytops required to posts adjoining canopy at head.
173. M/good bottom of porch roof on verge. Gap between batten and undercloak.
174. Question if dining room sill is level?
175. Considerable amount of damage to 1<sup>st</sup> floor stonework.
176. Fascia to be cleaned.
177. DPC brickwork needs mortar stains removing and jet washed.
178. Crack in render in between bedroom and dining room window.
179. Corner brick to side elevation by gas and electric box chipped. Replace.



## RIGHT HAND SIDE ELEVATION

- 180. Damage to render around gas and electric box.
- 181. Stonework to all windows is badly damaged and will need repairing.
- 182. Damage to fascia where nail is protruding high level – Repair.
- 183. Bad staining to bed 2 head of window – clean up.
- 184. Expansion joint to complete between house/ screen wall.
- 185. Silicone soffit to render line.
- 186. Replace aerated bricks (3nr) to ends of screen wall.
- 187. Expansion joint in screen wall to complete.

## LH ELEVATION – DRIVE SIDE

- 188. Cracks in render both horizontal and vertical. Also gouges in render.
- 189. Clean drain lid or replace – tar stain.
- 190. Driveway to garage threshold not tidy. Clean up.
- 191. Brickwork chipped below stop bead – multiple.

## REAR ELEVATION

- 192. Cracks in render above patio door.
- 193. Stonework to be brought forward past line of render.
- 194. Stonework damaged – repair.
- 195. Patio door slabs badly marked. Clean up.
- 196. Gouge in render by rear patio doors.
- 197. Silicone around rear outside tap.
- 198. Expansion joint to silicone.
- 199. Clean brickwork below render stop bead.
- 200. Fascia corner joint broken – to replace.

## GARAGE

- 201. Clean soffit and fascia to garage.
- 202. Re-paint door threshold. Scuffed.
- 203. Mastic seal inside of personnel door.
- 204. Mastic seal plastic cover mold strip to lintel to brickwork.



## Important Points to Note

1. The Render cracks are a serious concern as they are apparent on 3nr elevations. The suggestion is that the Brick reinforcement is not in which is a requirement when applying Monocouche render every two courses and every course around openings. Other reasoning behind the cracking could be when this was done as guidance states "*it should not be sprayed below 5 degrees*". This will cause cracking if below this temperature. We would suggest stripping back the render to investigate further before a decision is made.
2. The stonework has not been positioned 25mm past the blockwork to allow for a 15mm render. As a consequence, the stonework heads are flush and in some cases the render sits past the stonework. These will need removing and correcting.
3. The scratches on the worktop are not repairable. We would suggest replacing the section of worktop in question.
4. The ceiling mounted fan in the loft should be connected to the tile vent to prevent condensation. It should also be taught and not sagged which would allow condensation.



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