

SNAGGING REPORT

on

**Plot 19 Snag Close
Unfinished Avenue
Oxford
OX90 1AB**

for

Mr T & Mrs N Sample

Prepared By:
Marshalls Chartered Surveyors
Rochester House
The Grange Farm
Eynsham Road
Oxford
OX2 9NH
Tel: 01865 863020
Fax: 01865 862530

Project: MLW/JW/X54321
Date: 21st February 2007

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

GENERAL

Instruction

We refer to instructions of the 10th February 2007 to undertake a Snagging report of items required to finish the property.

Date of Inspection

The property was inspected on Wednesday 21st February 2007.

Weather

It was dry at the time of our inspection following a period of changeable weather, including overnight rain.

Description

A new build first floor apartment built by Slack Homes Ltd. NHBC registered contractors.

Orientation

All directions given in the report assume the reader is looking towards front entrance door of the apartment, which faces approximately southwest.

Limits to Inspection

The property was unoccupied and unfurnished, although builders were still on site.

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

EXTERNAL

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
<u>BLOCK,</u> <u>GENERAL</u>	Roof	Modern composite roof system, generally satisfactory, although several areas not visible from ground level.	No works required.
	External Walls	Facing brickwork, generally satisfactory although a few areas of minor salt staining.	Dry brushing of areas of salt staining to be carried out.
	Rainwater Fittings	Large section metal guttering, generally satisfactory.	No repairs required.
	Joinery	Aluminium framed double glazed windows and sliding patio door leading onto balcony, all generally satisfactory, although see comments elsewhere in the report recommending easing of patio door and cleaning of window frames.	Refer to comments elsewhere in the report regarding easing of patio door and cleaning of window frames, where required.
	External Balcony	Purpose built steel framed balcony and guarding, all in generally satisfactory condition.	No repairs required.
	Decorations	Generally satisfactory, although decorations of exposed and undecorated timberwork such as underneath balcony and forming corner pieces around areas of rendered masonry require completion.	Completion of external decorations required.
	Sub-Floor Vents	Satisfactory, although not applicable to subject apartment.	No works required.

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
<u>OUTSIDE</u>	Drainage	Various metal covers within site curtilage.	No action required.
	Boundary Walls and Fencing	Completion of boundary railings required where missing panels noted. New key pad operated security gates awaiting installation to side entrance to communal gardens.	Completion of fencing works required. Fix new key pad operated gate to side access to communal gardens.
	Paths	Paving slabs leading from Marston Road to main front entrance door, generally satisfactory.	No repairs required.
	Communal Garden	Small area of lawn and paving to rear of property, enclosed by timber fencing and metal gates, locked at time of visit.	No repairs required.
	Bin Store	Satisfactory.	No repairs required.
	Cycle Shed	Not yet built	Construction of cycle shed still to be undertaken.

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

INTERNAL

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
<u>FIRST FLOOR</u>			
Entrance Hall	Ceilings	Plasterboard and skim, generally satisfactory.	No works required.
	Walls	Plasterboard and skim with emulsion finish. Hairline shrinkage cracking at corners and junctions with ceilings.	Fill the shrinkage cracks prior to final decoration.
	Floors	Concrete screed finish. Minor shrinkage cracking.	No action required.
	Joinery	New aluminium double glazed door, satisfactory. Timber skirtings and linings, generally satisfactory.	No action required.
	Decorations	Generally satisfactory but some making good will be required following the filling and making good of shrinkage cracks.	Final redecoration as required.
	Airing cupboard	Airing cupboard enclosing new pressurized pressure vessel and hot water storage cylinder. Generally satisfactory although some staining and blemishing adjacent of water heating elements. Currently dry although further investigation recommended to ensure no ongoing leaks.	Further investigation of staining to side of hot water storage cylinder required. Repairs to be undertaken if required.

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
	Electrical Installation	New consumer unit with self-adhesive sticker indicating date of last inspection of 30.11.06 and recommended date of next inspection of 30.11.06 (assumed to be a typographic error – although copy of electrical installation commissioning certificate to be acquired along with all other paperwork relating to construction of property).	Obtain copy of electrical installation commissioning certificate.
	External Walkway	Partially enclosed/walled external walkway leading to main entrance hallway and staircase serving property. Generally satisfactory, but developer advises that Apartment 17 is currently awaiting a fire resisting door as part of building control requirements, in order for a completion certificate to be issued on no. 19.	Fitting of replacement fire door required to apartment no. 17, prior to occupation and release of building control completion certificates.
Master Bedroom	Ceilings	Plasterboard and skim, generally satisfactory.	No works required.
	Walls	Plasterboard and skim with emulsion finish. Hairline shrinkage cracking at corners and junctions with ceilings.	Fill the shrinkage cracks prior to final decoration.
	Floors	Concrete screed finish. Minor shrinkage cracking.	No works required.
	Joinery	Self-closing fire door, generally satisfactory. 1 no. aluminium framed double glazed tilt and turn window, obscure glazed, generally satisfactory.	No works required.

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
		Painted timber skirtings and linings, generally satisfactory.	
	Decorations	Generally satisfactory.	No works required.
En Suite Shower to Master Bedroom	Ceilings	Plasterboard and skim, generally satisfactory.	No works required.
	Walls	Generally satisfactory.	No works required.
	Floors	Sheet vinyl finish over screeded concrete floor, generally satisfactory.	No works required.
	Sanitary Fittings	New white china shower suite, generally satisfactory, although flushing mechanism on WC pan requires minor adjustment. Tiling around shower enclosure, minor damage where shower rail fitted.	Improve fixing and operation of WC flushing mechanism. Minor repairs required to tiled finish in shower enclosure.
	Decorations	Generally satisfactory.	No works required.
Bedroom Two	Ceilings	Plasterboard and skim, generally satisfactory.	No works required.
	Walls	Plasterboard and skim with emulsion finish. Hairline shrinkage cracking at corners and junctions with ceilings.	No works required.

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
	Floors	Concrete screed finish. Minor shrinkage cracking.	No action required.
	Joinery	Self-closing fire door, satisfactory. 1 no. lockable tilt and turn aluminium framed double glazed window, satisfactory. 1 no. fixed high level aluminium framed double glazed window, satisfactory.	No action required.
	Decorations	Generally satisfactory, but some making good will be required following the filling and making good of shrinkage cracks.	Final redecoration as required.
Open Plan Living/Kitchen	Ceilings	Plasterboard and skim, generally satisfactory.	No works required.
	Walls	Hairline shrinkage cracking above door to second reception and above patio door opening.	Fill shrinkage cracks prior to final decoration.
	Floors	Concrete screed finish. Minor shrinkage cracking.	No works required.
	Joinery	Self-closing fire door between room and hallway, generally satisfactory. Self-closing fire door between open plan area and dining room, generally satisfactory.	

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
		<p>New fitted kitchen units comprising wall and base units together with granite worktop and draining area and integrated appliances. All generally satisfactory.</p> <p>Aluminium framed double glazed sliding patio doors, generally satisfactory although a little stiff to open.</p> <p>Aluminium framed double glazed fixed full-height window, generally satisfactory.</p>	<p>Minor easing of the door should be carried out for ease of use. The developer advises that the window contractors are to return to site to ease all windows.</p>
	Decoration	Generally satisfactory, but minor making good required following filling of hairline cracks.	Redecorate as required.
Dining Room	Ceilings	Plasterboard and skim, generally satisfactory.	No works required.
	Walls	Hairline shrinkage cracking above door to second reception and above patio door opening.	Fill shrinkage cracks prior to final decoration.
	Floors	Concrete screed finish. Minor shrinkage cracking.	No works required.
	Joinery	<p>Timber skirtings and linings, generally satisfactory.</p> <p>Aluminium framed double glazed tilt and turn window, generally satisfactory.</p>	No works required.

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
	Decorations	Generally satisfactory.	No works required.
Family Bathroom	Ceilings	Generally satisfactory.	No works required.
	Walls	Generally satisfactory.	No works required.
	Floors	Sheet vinyl floor finish over screeded concrete, generally satisfactory.	No works required.
	Sanitary Fittings	White china WC pan, hand basin and white steel bath, generally satisfactory.	No works required.
	Joinery	Timber skirtings and linings, generally satisfactory. Aluminium framed double glazed fixed window, obscure glazed, generally satisfactory although cleaning down of frame required.	No works required. Cleaning of frame required.
	Decorations	Generally satisfactory.	No works required.
Common Entrance Hallway/Stairs	Ceilings	Acoustic ceiling system generally satisfactory.	No works required.
	Walls	Minor shrinkage cracking and blemishes.	Thorough pre-occupation clean required.
	Floors	Carpeted finish, dirty and dusty.	Thorough pre-occupation clean required.
	Decorations	Generally satisfactory, although minor scuffs and blemishes where contractors still working.	Clean off and repaint if necessary minor scuffing and blemishing of wall and joinery.

Schedule of Condition :- Plot 19 Snag Close, Unfinished Avenue, Oxford, OX90 1AB.

LOCATION	ELEMENT	CONSTRUCTION / CONDITION	ACTION
		and blemishes where contractors still working.	scuffing and blemishing of wall and joinery finishes
	Joinery	Aluminium framed double glazed door with key and security code access system, generally satisfactory. Timber skirtings and linings, minor scuffs.	Thorough pre-occupation clean required.

Signature
Sample Surveyor MRICS

Date 21st February 2007