



Steve Corrigan  
Your New Home Inspector

# SAMPLE REPORT - POST COMPLETION INSPECTION

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SAMPLE REPORT

Monday, 03 July 2023

Prepared For Sample Report

147 Issues Identified



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## OBSERVATION

Assigned To General

Very good presentation on approach to the property.  
Good finish to roads and landscape areas.



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## OBSERVATION

Assigned To General

Good presentation of property. Clean and tidy.

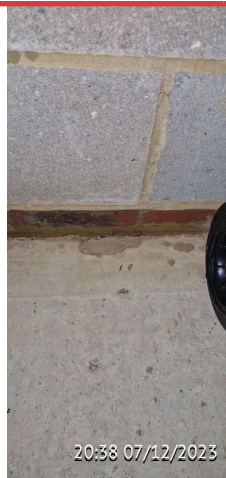


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## ISSUE 1

Assigned To Car Port

DWH to review splice plate on roof truss with manufacture. Good practise is to splice with the same size timbers of the truss.



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## ISSUE 2

Assigned To Car Port

Mortar snots to be removed from floor in various locations



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### ISSUE 3

Assigned To Car Port

Remove mortar spots from around lintel.

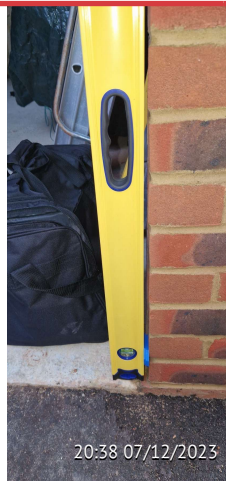


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### ISSUE 4

Assigned To Car Port

General clean of underside of lintel required. Central plate fixings have failed. This will require replacing.

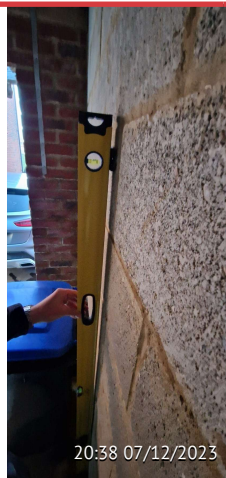


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### ISSUE 5

Assigned To Car Port

RHS of car Port opening at the bottom the brickwork runs out to 9mm.

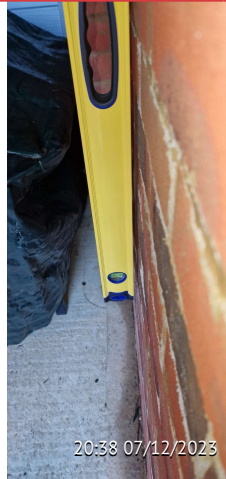


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### ISSUE 6

Assigned To Car Port

The dividing block work wall is out of tolerance.



### ISSUE 7

Assigned To Car Port

16mm deviation in brick work wall on RHS of the car Port.



### ISSUE 8

Assigned To Car Port

Lintel forming the entrance opening is 10mm out of level.



### ISSUE 9

Assigned To Car Port

There seems to be an object between the roofing system that is adding pressure onto the roof membrane. This will need intrusive work to understand the potential issue.



### ISSUE 10

Assigned To Car Port

Building denris found in guttering. Clearance required.

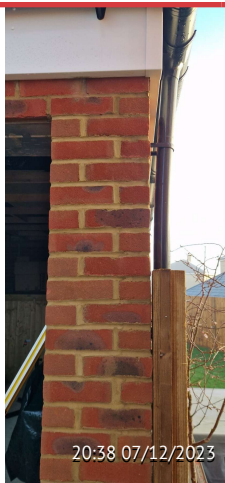




### ISSUE 11

Assigned To Car Port

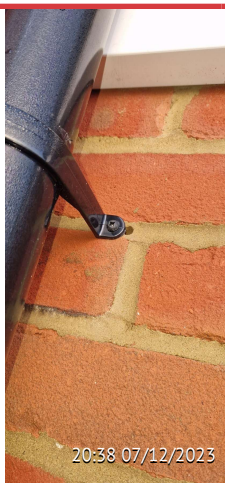
Damaged brick RHS next to the gate post. Repair required.



### ISSUE 12

Assigned To Car Port

Gate post highlighting the Brickwork deviation.



### ISSUE 13

Assigned To Car Port

Redundant fixing hole to be repaired to prevent rain water ingress.



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#### ISSUE 14

Assigned To Car Port

Rear of car Port brick work pointing to be improved at DPC level.

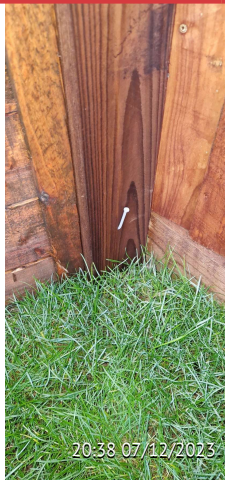


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#### ISSUE 15

Assigned To Car Port

Ridge tile alignment to be improved.

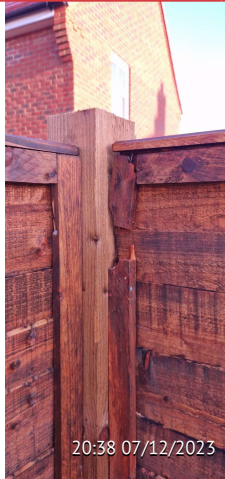


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#### ISSUE 16

Assigned To Garden

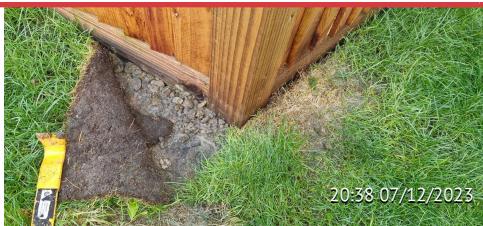
Rear fence post needs nail removing



### ISSUE 17

Assigned To Garden

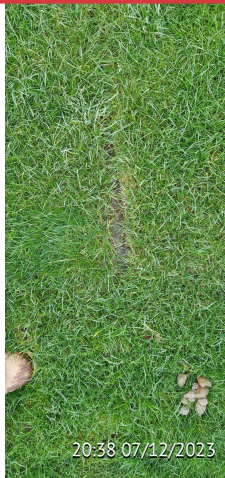
Damaged fence panel. Replacement required.



### ISSUE 18

Assigned To Garden

Turf dying around fence post.. does not seem to be sufficient top soil underneath



### ISSUE 19

Assigned To Garden

Gaps in turf. New turf required and better abutment needed.



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### ISSUE 20

Assigned To Garden

Paving slabs to rear of car Port 15mm out of level.



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### ISSUE 21

Assigned To Garden

Slabs along car Port Wall are not level. 11mm belly. Customer has advised that standing water occurs in this area.



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### ISSUE 22

Assigned To Garden

Good practise to have a 50mm gap / stone boarder from paving to building to reduce the risk of damp.

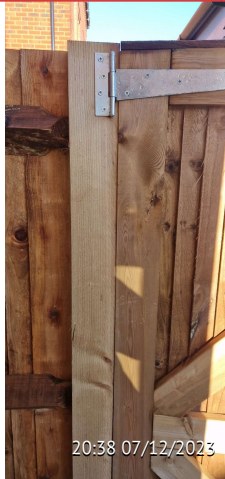


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### ISSUE 23

Assigned To Garden / Rear Facade

Weep holes blocked



#### ISSUE 24

Assigned To Garden

Garden Gate does not close properly. Gates seems to be installed to close to gate post preventing it from shutting under normal force.



#### ISSUE 25

Assigned To Rear Roof

Building debris to be cleaned from roof.



#### ISSUE 26

Assigned To Rear Roof

Vertical lap joint in lead flashing to be sealed to prevent water ingress.

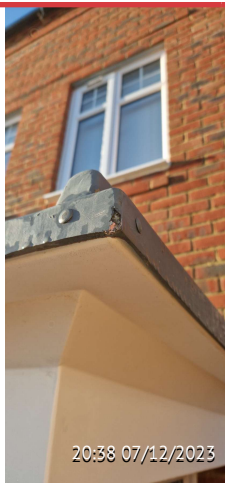




### ISSUE 27

Assigned To Rear Facade

Weep holes blocked above rear Roof. All weep vents need to be clear to work correctly.



### ISSUE 28

Assigned To Rear Roof

Damaged corner of the GRP roof. Professional repair required.



### ISSUE 29

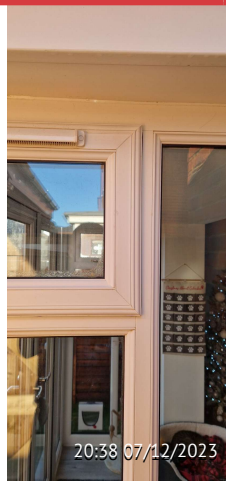
Assigned To Rear Roof

2no Large crack in the centre of the GRP roof along the rodes ridges. Full replacement is required as over time, this will allow rainwater into the property and damage the plaster board ceiling below.



### ISSUE 30

Assigned To Rear Facade  
Sealant incomplete.



### ISSUE 31

Assigned To Rear Facade  
HL window out of alignment. Adjustment required.



### ISSUE 32

Assigned To Rear Facade  
Excessive glue to be removed from window frames at low level



### ISSUE 33

Assigned To Rear Facade

RHS mitre has split just above sill.



### ISSUE 34

Assigned To Rear Facade

Excessive sealant to be removed.



### ISSUE 35

Assigned To Garden

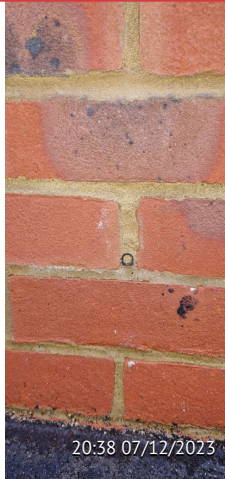
Paving not level by 21mm away from the property



### ISSUE 36

Assigned To Garden

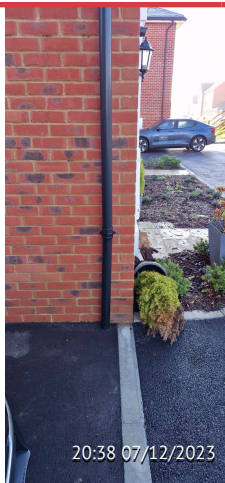
Paving is not level by 17mm, creating a low level next to the step. Potential standing water issue.



### ISSUE 37

Assigned To Drive Way Facade

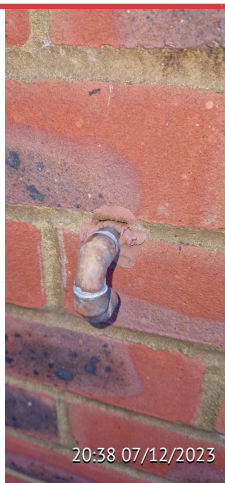
Weep holes are blocked with mortar in various locations.  
Weep vents need to be clear to work properly.



### ISSUE 38

Assigned To Drive Way Facade

RWP is not plumb at low level. Realignment required.



### ISSUE 39

Assigned To Drive Way Facade

Sealant around pipe has failed. Reapplication required.



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#### ISSUE 40

Assigned To Drive Way Facade

2no fixings missing in vent cover towards the front of the property.



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#### ISSUE 41

Assigned To Electrical Intake Housing

Damaged door. Missing bar on bottom hinge. Replacement required.



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#### ISSUE 42

Assigned To Electrical Intake Housing

Damaged Housing. Replacement required.





#### **ISSUE 43**

Assigned To Electrical Intake Housing

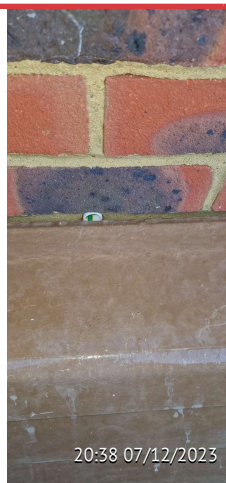
Unknown cable not terminated or labelled



#### **ISSUE 44**

Assigned To Front Facade

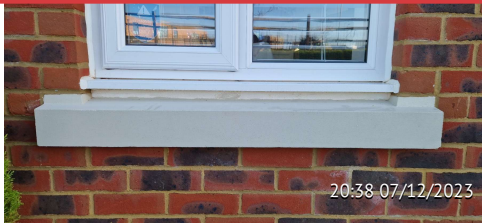
Fake weep vent found above electrical intake housing. Developer to carry out a full review of weep vents on the property and QA documentation to be provided on the correct installation of weep vent to the property.



#### **ISSUE 45**

Assigned To Gas Intake Housing

Earth supply behind the housing is not sealed from the property or into the housing. Sealant required.



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#### ISSUE 46

Assigned To Front Facade

Stone sills have been painted. These should not be painted and professionally repaired as the customer has informed me that there where damages where present on day of moving in.



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#### ISSUE 47

Assigned To Front Facade

The ground level is to high. The ground level should be 75mm below the bottom of the air brick.



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#### ISSUE 48

Assigned To Front Garden

Fixings missing to both man hole covers at the front of the property.



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#### ISSUE 49

Assigned To Water Meter Housing

Building debris to be cleaned out.

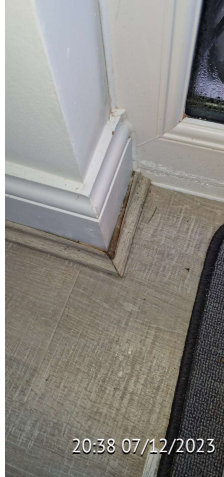


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#### ISSUE 50

Assigned To Front Facade

Pointing above GF window is poor, improvement required.



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#### ISSUE 51

Assigned To Conservatory

LHS - beading damaged through condensation. Replacement required.

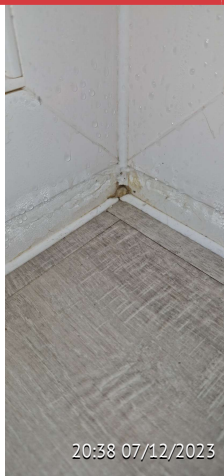


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#### ISSUE 52

Assigned To Conservatory

Undecorated finish to ceiling LHS of door into garden. Improvement required.



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#### ISSUE 55

Assigned To Conservatory

Incomplete sealant to RHS cover at low level. General improvement required to this area.



#### **ISSUE 56**

Assigned To Conservatory

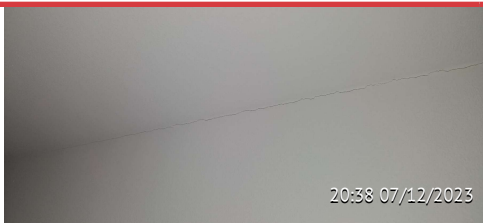
RHS at low level sealant has failed and beading to floor is damaged.



#### **ISSUE 57**

Assigned To Living / Dinning

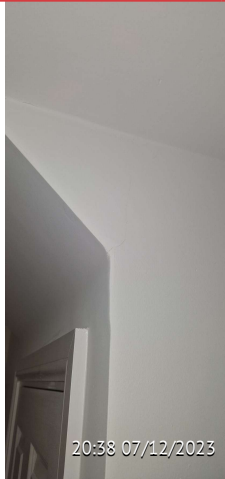
Caulking has split above skirting RHS near conservatory. Reapplication required.



#### **ISSUE 58**

Assigned To Living / Dinning

Hair line cracking to wall to ceiling junction on rear wall.



#### **ISSUE 59**

Assigned To Living / Dinning

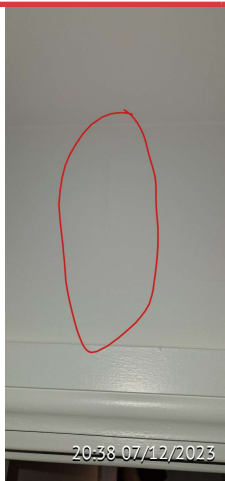
Hair line cracking above door to under stair cupboard



#### **ISSUE 60**

Assigned To Living / Dinning

Above door to under stair cupboard - top of architrave is not decorated. Decoration required.

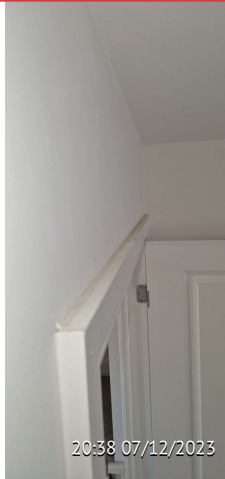


#### **ISSUE 61**

Assigned To Living / Dinning

Scrim tape protruding wall finish above door into hall way. Improvement required. This tape should not be visable.





### ISSUE 62

Assigned To Living / Dinning

Top of architrave to door into hallway not decorated.  
Decoration required.



### ISSUE 63

Assigned To Kitchen

Gap between extract hood and splash back. Detail needs to be reviewed by the developer, and a proposal should be submitted to the owner on the close out. My suggestion is that the extract is lowered to meet the top of the splash back.



### ISSUE 64

Assigned To Kitchen

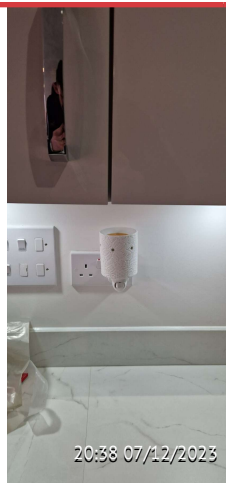
Screw caps missing.



### ISSUE 65

Assigned To Kitchen

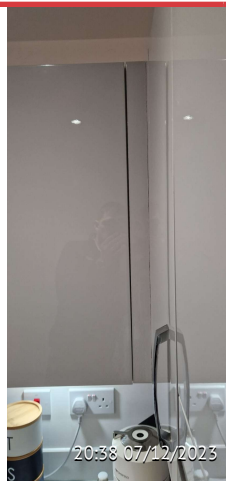
Soft close hinges not working to the wall unit left of the extract. Replacement required.



### ISSUE 66

Assigned To Kitchen

Door alignment to be improved throughout the kitchen. Full review and alignment required.



### ISSUE 67

Assigned To Kitchen

Door alignment to be Improved.



#### **ISSUE 68**

Assigned To Kitchen.

Mastic seal required to corner.



#### **ISSUE 69**

Assigned To Kitchen

Door alignment to be Improved.



#### **ISSUE 70**

Assigned To Kitchen

Wire cores behind the 3 stacked draws exposed. The cable needs to be re dressed into the electrical unit so no cores are exposed.



### ISSUE 71

Assigned To Kitchen

Gas isolation valve cover not fixed. Install required.



### WATER TEST

Assigned To Kitchen Sink

No issues



### ISSUE 73

Assigned To Kitchen

The worktop joint is poor. Improvement required.



#### ISSUE 74

Assigned To Under Stair Cupboard

Incomplete works : The decoration above the door set is incomplete. Decorations in this area need to be complete.



#### ISSUE 75

Assigned To Under Stair Cupboard

Door hinge screw are not from the hinge manufacturer. Spax screws used into frame. Standard test data from the door manufacture will determine the specification of fixings required to meet the test data.



#### ISSUE 76

Assigned To Under Stair Cupboard

Door gaps to frame insufficient, 5mm gap present, tolerance is between 2mm and 4mm to be compliant. Adjustment required to ensure compliance.

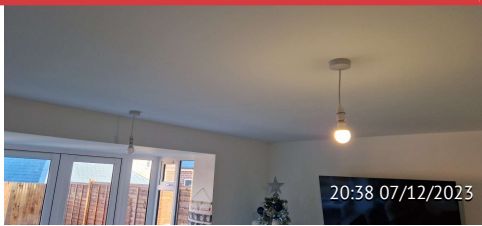




### ISSUE 77

Assigned To Kitchen

Door gapping to frame to large. The gap to the hinge side is too tight. A 2mm to 4mm gap is required to be a compliant fire door. Adjustments required to ensure compliance.



### ISSUE 78

Assigned To Dinning

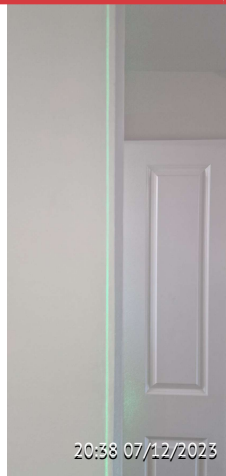
2 way switching does not seem correct .. 2no lights in the same room are switched from 2 dofferetn sockets. Developer to review with home owner.



### ISSUE 79

Assigned To Kitchen

Chip in ceiling above fridge, making good required.



### ISSUE 80

Assigned To Kitchen.

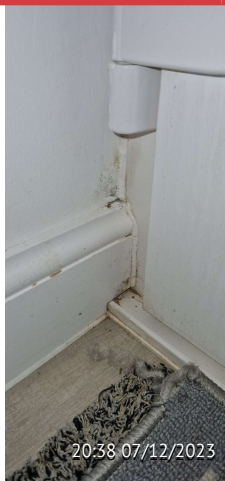
Ext corner 6mm deviation in the middle. Beading requires resetting to the tolerance allowed.



### ISSUE 81

Assigned To Hallway

Sealant failed to LHS at high level to the main entrance door, sealant to be removed and reapplied.



### ISSUE 82

Assigned To Hallway

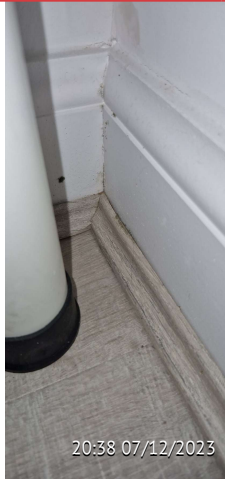
Mould growing LHS of main entrance door at low level, developer to review urgently.



### ISSUE 83

Assigned To Hallway

Incomplete works : Architraves to all 3 door sets are not decorated. Decoration to be complete.



#### ISSUE 84

Assigned To Study

Mould growing at low level on LHS corner on front evaluation. Devoper to review urgently.



#### ISSUE 85

Assigned To Study

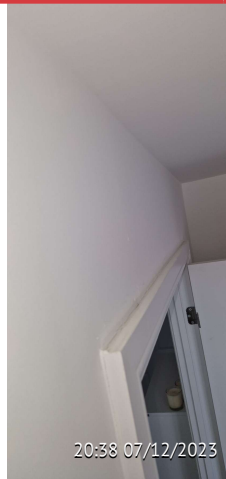
Door gaps excessive, adjustment required.



#### ISSUE 86

Assigned To Study

Fixings used on door hinge are not the correct fixings. Spax fixings used, fixings should be from hinge manufacture.



### ISSUE 87

Assigned To Study

Top of architrave poorly decorated, improvement required.



### ISSUE 88

Assigned To Study

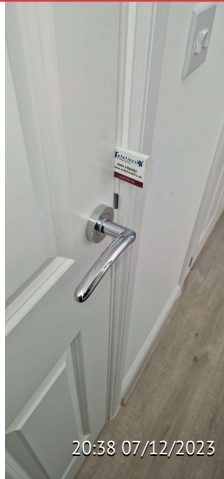
Sealant to window frame has failed at the bottom seal to the window board. Sealant to be removed and reapplied.



### ISSUE 89

Assigned To Boiler Cupboard

Screw cap missing to washing machine spur.



### ISSUE 90

Assigned To Boiler Room

Door gaps are excessive, adjustment required.



### ISSUE 91

Assigned To Hallway

Thermostat very close to the entrance door. Every time the door open the heating is starting. Developer to review.



### ISSUE 92

Assigned To GF WC

Door gaps to frame are excessive, adjustment required.





### ISSUE 93

Assigned To GF WC

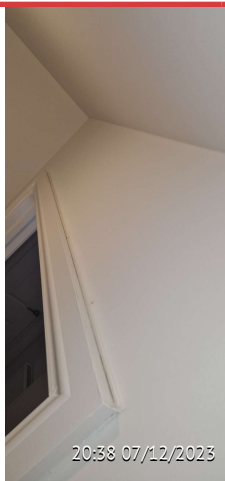
Scrim tape visible through wall finish, improvement required.



### ISSUE 94

Assigned To GF WC

Incorrect fixings used in door hinge into door frame. Spax fixings used, fixings should be from the hinge manufacture.



### ISSUE 95

Assigned To GF WC

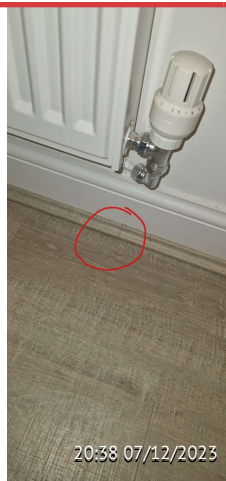
Poor decorations to top of architrave, improvement required.



### ISSUE 96

Assigned To GF WC

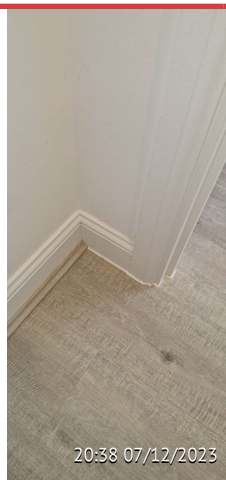
Poor finish around domestic water pipes behind pedestal, improvement required.



### ISSUE 97

Assigned To GF WC

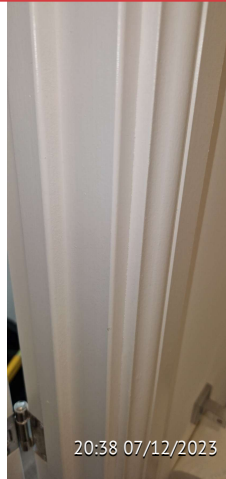
Joint in beading when the room is only 1600mm long. Beading should be replaced by 1 section to eliminate a joint that should not be present.



### ISSUE 98

Assigned To GF WC

Floor beading missing, beading should be taken to the start of the architrave and returned.



### ISSUE 99

Assigned To GF WC

Caulk missing to architrave / door frame junction.



### ISSUE 100

Assigned To GF WC

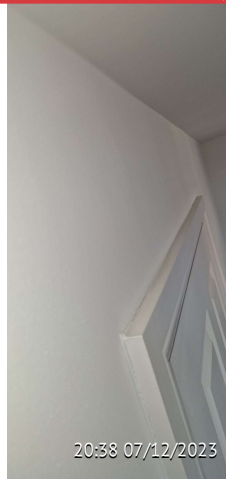
Poor finish behind WC. Building debris to be removed and finished around pipework to be improvement.



### ISSUE 101

Assigned To Living Room

The fire door is non compliant. Door gaps to frame are excessive. The 4mm tolerance is exceeded, adjustments are required to ensure the door set is compliant.



### ISSUE 102

Assigned To Living Room

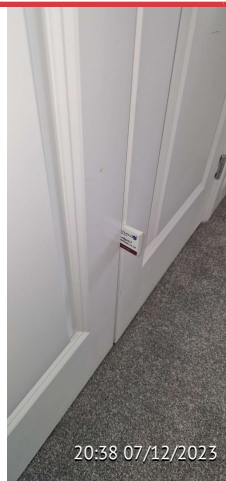
Poor decoration to top of door architrave, improvement required.



### ISSUE 103

Assigned To Living Room

Incorrect fixings used in door hinge into frame. The fixings within a hinge of a fire door should be supplied from the hinge manufacture and match the fire test data, spax screws should not be used unless this is stated in the fire test data.



### ISSUE 104

Assigned To Level 1 Cupboard

Fire door not compliant. The gap between 2 door leaves is excessive. 4mm tolerance is exceeded. Adjustments required to ensure the door set is compliant.



### **ISSUE 105**

Assigned To Living Room

Mould present to RHS at low level of right sided window.  
Developer to review urgently.



### **ISSUE 106**

Assigned To Living Room

Mould present on LHS of right window. Wall visable damp. Developer to review urgently.



### **ISSUE 107**

Assigned To Living Room

Mould present on RHS of left window





### ISSUE 108

Assigned To Living Room

Mould present LHS of right window and wall is visably damp. Developer to review urgently.



### ISSUE 109

Assigned To L01 Bedroom

Mould present on LHS of left window, developer to review urgently.



### ISSUE 110

Assigned To L01 Bedroom

Mould present on LHS of right window, developer to review urgently.



### ISSUE 111

Assigned To L01 Bedroom

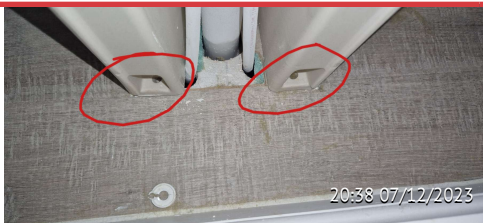
Sealant failed RHS of right window at window board, reapplication required.



### ISSUE 112

Assigned To L01 Ensuite

Flooring to be I proved under sink pedestal.



### ISSUE 113

Assigned To L01 Ensuite

Fixings missing to sink pedestal, fixings required to prevent the pedestal from moving.



#### **ISSUE 114**

Assigned To L01 Ensuite

Pipework management behind sink pedestal to be improved.



#### **ISSUE 115**

Assigned To L01 Ensuite

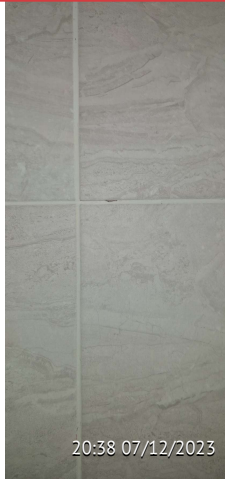
Spax fixings used in the hinge.



#### **ISSUE 116**

Assigned To L01 Ensuite

Decoration to be improved around pipe work to towel rail.



### ISSUE 117

Assigned To L01 Ensuite

Gap in grout within the shower. 3rd tile up on the back side wall.making good required to prevent water from accessing the back of the tiling and the plaster board behind.



### ISSUE 118

Assigned To L01 Ensuite

Shower mixer, not level, adjustment required to ensure level.



### ISSUE 119

Assigned To L01 Ensuite

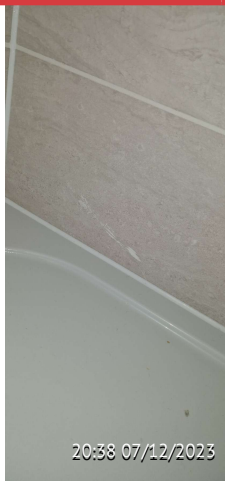
Poord decorations to extractor fan



### ISSUE 120

Assigned To L01 Ensuite

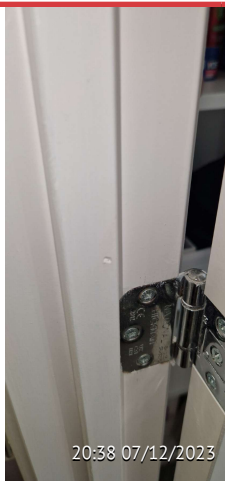
Over spill of paint to be cleaned off at tile edge.



### ISSUE 121

Assigned To L01 Ensuite

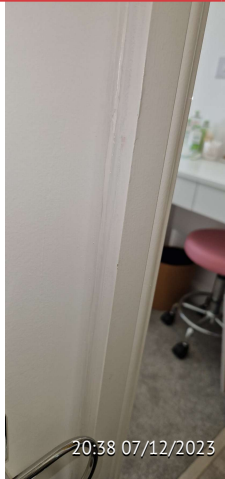
Excessive grout to be cleaned from tiling in various locations within the shower



### ISSUE 122

Assigned To L01 Ensuite

Pin holes in door stop not correctly decorated.



### ISSUE 123

Assigned To L01 Ensuite

Poor decorations to side of architrave on the side of the WC, improvement required.



### ISSUE 124

Assigned To L01 Bedroom

Poor decoration to top of door architraves, improvement required.



### ISSUE 125

Assigned To L02 Rear Bedroom

The door is not closing. Clashing with door frame, adjustment required.





### ISSUE 126

Assigned To L02 Rear Bedroom

Poor decoration to top of architrave on both sides, Improvement required.



### ISSUE 127

Assigned To L02 Rear Bedroom

Decoration to be improved around light switch



### ISSUE 128

Assigned To L02 Front Bedroom

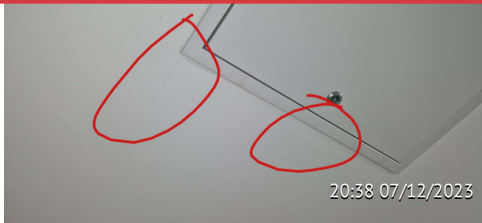
Screw caps missing from double socket.



### ISSUE 129

Assigned To L02 Front Bedroom

Poor decoration to top of architrave, improvement required.



### ISSUE 130

Assigned To L02 Rear Bedroom

Scrim tape visible on ceiling beside loft hatch and large crack to the ceiling at the corner of the loft hatch. Improvement to this area required.



### ISSUE 131

Assigned To Roof

Extract duct not sealed correctly to fan. Duct required correct fixing to prevent moisture entering the loft Space.



### ISSUE 132

Assigned To L02 Bathroom

General clean required under bath.



### ISSUE 133

Assigned To L02 Bathroom

No timber spreader under central leg of the bath. Timber spreader required to speed the load from the path into the joists below.



### ISSUE 134

Assigned To L02 Bathroom

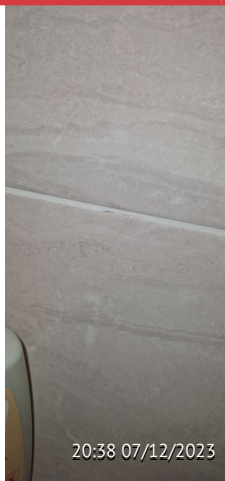
No fixings to the bottom of the sink pedestal. Fixings are required to prevent pedestal from being moved.



### **ISSUE 135**

Assigned To L02 Bathroom

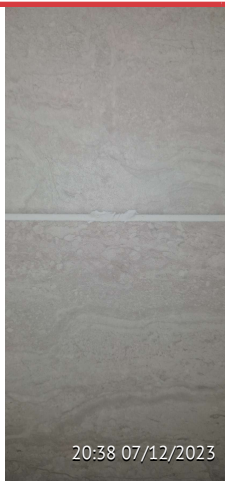
Grout mark to be removed.



### **ISSUE 136**

Assigned To L02 Bathroom

Hole in grout to be repaired.



### **ISSUE 137**

Assigned To L02 Bathroom

Excessive grout to be removed.



### ISSUE 138

Assigned To L02 Bathroom

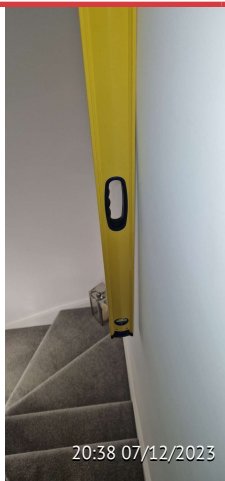
Poor decorations to top of architrave, improvement required.



### ISSUE 139

Assigned To L02 Hallway

Wall lining out of plumb by 15mm. Developer to review with client to agree on remedial action.



### ISSUE 140

Assigned To L02 Hall

Large deviation in wall lining. Developer to review with client on remedial action.



### ISSUE 141

Assigned To L01 Hallway

Light switch seems to be not as specification as all other switches in the property. Replacement required for consistency.



### ISSUE 142

Assigned To L02 Bathroom

Fixed glass screen is moving when the movable glass section is operated. The sealant keeping the panel fixed has failed, re application required.



### ISSUE 143

Assigned To Moisture Test

L01 living Room- right side window. LHS LL reading 65



#### ISSUE 144

Assigned To Moisture Test

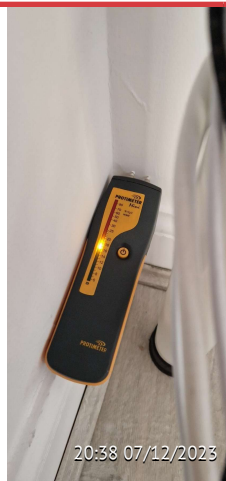
L01 Bedroom- right window LHS LL Reading 65



#### ISSUE 145

Assigned To Moisture Test

GF WC - behind basin pedestal on outside wall reading 16



#### ISSUE 146

Assigned To Moisture Test

GF study - front left corner above skirting reading 16





## ISSUE 147

Assigned To Moisture Test

Inside front door ( hinge side ) above skirting.