



FINAL INSPECTION

[REDACTED]
[REDACTED]
[REDACTED]

For: [REDACTED]

Inspected on: [REDACTED]

Prepared by: Gladston Matheson BSc
(Hons) MRICS, C. Build E
MCABE

Published on: [REDACTED]

Refers to: KEY01202

INSPECTION INFORMATION

Client's Name	
Client's Address	
Date of Instruction	
Property Address	
Senior Director	Gladston Matheson BSc(Hons), MRICS, C Build E MCABE
Company Name	KEYS Consulting Ltd
Company Address	c/o GP Accountancy and Taxation Solution Ltd, 77 Butler Road, Harrow, Middlesex HA1 4DS
Prepared by	Gladston Matheson
Date of Inspection	
Occupied/Unoccupied	Unoccupied
Weather	Dry, overcast and mild (14 Celsius)
Report Reference Number	KEY01202

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SUMMARY

Condition

Overall Opinion & Recommendation

The final inspection of the property reveals a moderate number of snags, indicating generally good construction quality, with some minor areas needing attention. Issues primarily include adjustments to finishes and rectification of minor defects. Structural integrity meets required standards, with no significant concerns noted. Recommendations emphasise timely resolution of identified snags to ensure compliance with contractual obligations and client expectations. Overall, the property demonstrates satisfactory workmanship and adherence to specifications, reflecting diligent construction practices. Collaboration between contractors and stakeholders is crucial for efficiently addressing remaining items to achieve a smooth handover process. With focused efforts on rectification and quality assurance, the property is poised to meet all regulatory requirements and provide a high-quality living or working environment upon completion.

The report prioritises the necessary works in three categories, i.e. Condition Rating 3 (red) being the highest requiring urgent attention and Condition Rating 1 (green) being the lowest requiring no attention. A summary of the priority work is listed below to provide a high-level understanding

of the report findings. However, the report must be read in full to understand the issues. The summary lists only Condition Ratings 3 and 2 because condition rating 1 is considered to be reasonably standard requiring no attention.

Condition rating 3. The defect is serious and/or needs to be repaired, replaced, or investigated urgently.

- The rear left-hand door frame closing piece is missing
- The front door sidelights appear installed out of alignment. The bottom rails also comprise gaps in seals that should be installed.
- The walls recorded high moisture content, ranging between 5% and 25%. The highest readings were found on the right-hand and back walls.
- The water connection comprises three pipes, which will not achieve the desired water pressure.
- Second floor (bedroom 5) water ingress is evident around the lantern.
- Second floor (bedroom 5) water ingress is evident adjacent to the light fitting.
- First floor (bedroom 1 - front) Front second window from the left inward pivot is not operational.
- First floor (bedroom 1 - ensuite (her)) The pocket door is catching and will not close
- Ground floor (toilet) - The toilet seat has a crack across the length.

Condition rating 2. A defect needs repairing or replacement but is not considered serious or urgent.

- A slipped roof tile is evident at the front right hand adjacent to the front door.
- The side ground floor rainwater pipe lacks brackets and is supported by timber packers at the base.
- The brickwork at low-level on the side elevation has not been pointed beneath the DPC on the left-hand elevation. In addition, local areas above the DPC have not been pointed.
- The rear elevation painting of the render is incomplete.
- The front neighbour's retaining wall (left hand) comprises cracks at the front and middle of the wall.
- The paving falling within the garage is uneven and out of alignment.
- The side footpath to the left hand has been finished with tarmac but also has several uneven areas.
- Second floor (bedroom 5 ensuite) the door is twisting out on the handle side at

Condition

high-level.

- The horizontal support of the second floor (bedroom 4 ensuite) shower is not secure.
- First floor (bedroom 1 - front), the left hand entrance door is damaged at the bottom
- The kitchen worktops comprise of poor edge details. But of more importance, may not be acceptable for the desired market

General:

- Sparkle clean of all internal areas
- Silicon gaps between the floor and skirting
- Supply and install door stops to internal doors

Introduction

1.1 Instructions

In accordance with instructions received from [REDACTED] we have carried out a Final Inspection in relation to the completion of works at the property known as [REDACTED]. The inspection was carried out on Tuesday [REDACTED] at 09:30 hrs. All comments are based on visual inspection only and no opening up of areas was carried out. Testing equipment was not engaged associated with measuring structural movement. No below ground investigations have been carried out and no drainage survey has been undertaken. The only exception to testing equipment relates to the use of a moisture meter to establish the presence of dampness.

1.2 Brief

The prospective purchaser has requested that we carry out a Final Inspection of the above property. Consequently, this report is limited to the areas accessible, weather conditions and time of day only. Maintenance and health and safety issues will only be highlighted if considered relevant.

1.3 Site inspection

Where the terms "right hand" or "left hand" are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

1.4 Terminology

Key final inspection terminology includes:

1. Snag: A defect or imperfection in the construction work must be corrected or completed before the final handover.
2. Snagging List: A detailed document listing all identified snags, typically categorised by location and severity, to guide rectification.
3. Defect: Any fault or problem in the construction work that deviates from the specified standards or contract requirements.
4. Rectification: Correcting or fixing identified defects or snags to bring the construction work up to the required standard.
5. Completion: The formal acceptance of the construction work by the Client or Contractor, usually after all snags have been rectified and the property is deemed ready for occupancy.
6. Handover: The process of transferring ownership or possession of the property from the Contractor to the Client after completion and acceptance.

Condition

7. Final Inspection: The last inspection conducted to identify and verify all remaining snags or defects before finalising the handover process.

General Description of Property

████████████████████ is a semi detached three-storey property constructed in 275mm wide cavity brickwork surmounted by a timber roof with a tile covering. The building was constructed circa 1955.

The left-hand side of the front elevation is a double storey bay window beneath what appears to be a flat glass fibre roof. The middle of the front elevation is the main entrance door beneath a flat glass fibre roof. The lower ground comprises a garage and via a ramp.

The rear elevation comprises a single storey extension with a flat glass fibre roof at the right hand and a double story extension at the left-hand with a flat glass fibre roof.

The drainage system is noted to collect around the rear and the left hand side of the property and we assume flows out to the front where it connects to the main public sewage system although this cannot be confirmed.

Handover Documentation

After the construction of a new build or refurbishment project in the UK, several key handover documents are required:

As-Built Drawings: Updated architectural, structural, mechanical, electrical, and plumbing drawings reflecting any changes made during construction.

Operation and Maintenance Manuals (O&M Manuals): Detailed guides outlining the operation, maintenance, and servicing requirements for all installed systems and equipment.

Health and Safety File: A compilation of health and safety information, including risk assessments, method statements, and safety data sheets for materials used.

Certificates and Test Reports: Certificates of compliance with building regulations, discharge of planning conditions, electrical installations, gas safety, fire safety, and any other relevant tests conducted during construction.

Warranties and Guarantees: Documents providing details and terms of warranties and guarantees for materials, equipment, and workmanship provided by contractors and suppliers.

An Energy Performance Certificate (EPC) is a statutory requirement for commercial and residential buildings when built, sold, or rented. The certificate rates the building's energy efficiency and must be provided to potential buyers or tenants.

Party Wall Award: Documentation related to the Party Wall Act 1996, detailing agreements made with adjoining property owners regarding any work affecting shared or adjacent walls.

Completion Certificate: Issued by the architect or contract administrator, confirming that the construction works have reached practical completion as per contract terms.

These documents ensure that the Client receives comprehensive information about the completed project, facilitating safe and efficient property operation and

Condition

maintenance.

General Comments

Shrinkage:

During the first 12 months post-completion, shrinkage is common as materials like plaster and wood dry and settle. At this stage, it's advisable not to record shrinkage cracks since these are often expected and may stabilize over time. Instead, focus on monitoring the extent and progression of these cracks. Typically, minor hairline cracks are considered normal and should be reassessed at the end of the 12-month period. At that time, any persistent or significant cracks can be addressed through appropriate remedial actions such as filling, sanding, and repainting to ensure a smooth and durable finish.

Final Clean:

A final clean is a crucial part of the snagging process and is typically a contract requirement at handover. This comprehensive cleaning ensures the property is presentable and ready for occupancy. It includes dusting and polishing all surfaces, fixtures, and fittings; deep cleaning kitchens, bathrooms, and living areas, including appliances; cleaning windows, both interior and exterior; vacuuming, mopping, and carpet cleaning; and waste removal, including construction debris and packaging.

Keys:

For the final inspection, ensure all window and door keys are inserted into their respective locks to facilitate testing their functions. Without the keys in place, the inspection and functional testing of the locks and mechanisms cannot be carried out, and no effort will be made to locate the keys. Any verification or sign-off regarding the safekeeping of keys will be handled by authorised personnel or designated parties involved in the handover process.

Heating & Ventilation System:

HVAC systems must be inspected by a qualified specialist to ensure optimal performance and compliance with safety standards. This includes testing the operation of heating, ventilation, and air conditioning units to confirm they provide adequate temperature control and airflow. The specialist should check for proper installation and secure mounting of units, inspect ductwork for leaks or obstructions, and verify that thermostats and controls function correctly. Additionally, the specialist should evaluate the refrigerant levels, check for any unusual noises or vibrations, and ensure that filters are clean and properly installed.

Electrical System:

Inspecting electrical systems must be conducted by a certified specialist to ensure safety and compliance with regulations. This includes testing all electrical outlets, switches, and lighting fixtures to confirm they are operational and correctly installed. The specialist should also check the circuit breaker panel for proper labelling and functionality, inspect the wiring for any signs of damage or poor workmanship, and verify that all electrical installations meet the required safety standards. Additionally, testing for grounding and bonding, ensuring no exposed wires, and confirming the proper operation of smoke detectors and other safety devices are critical components of the inspection.

Gas Systems:

If gas systems are installed, it's crucial for heating and cooking, and a thorough inspection by another specialist is required during the final inspection. Checks include verifying the proper installation of gas pipes for leaks and integrity, ensuring the correct functioning of gas appliances such as boilers and ovens, and testing safety devices like carbon monoxide detectors. The other specialist assesses compliance with regulatory standards, ensures adequate ventilation, and confirms operational efficiency. Any identified issues are promptly addressed to guarantee the safety and functionality of the gas system before property handover.

Condition

Information Received

- EHA, Proposed Ground & First Floor Plans
- EHA, Proposed Second & Roof Floor Plans

Limitations of Inspection

Limitations to final inspections can impact the thoroughness and effectiveness of identifying issues:

1. **Surface Issues:** Inspections focus on visible surfaces, such as walls, floors, and finishes. It will miss underlying structural issues that require more invasive inspection methods, like opening up walls or ceilings.
2. **Inaccessibility:** Certain components, such as concealed pipework, electrical wiring behind walls, or components within sealed systems like HVAC ducts, will be challenging or impossible to access without causing damage.
3. **Weather Conditions:** Adverse weather conditions, such as rain, snow, or extreme temperatures, will hinder outdoor inspections, particularly for exterior finishes or roofing.
4. **Scope of Inspection:** The contract or agreement between parties may limit the inspection's scope. Certain areas or elements not explicitly included in the scope may not be inspected, potentially overlooking minor defects or unfinished work.
5. **Contractual Boundaries:** Inspections assess compliance with agreed-upon standards and specifications. It will not address design preferences, aesthetic concerns, or issues

OBSERVATIONS

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 the interior and exterior of the property and the driveway and garage, if relevant. Areas not inspected, for whatever reason, are indicated in the report. We cannot guarantee that these areas are free from defects.

The following are specific defects identified during the inspection and should be acted upon by the Client.

Services

Electricity

Condition 1

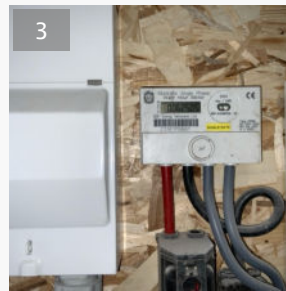
- The incoming service and fuse has not been updated, although no visual issues were noted.
- The service fuse size was not evident



02/07/2024 10:05 (BST)



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Gas / Oil

Condition 1

- The old gas meter has not been updated, although no visual issues were noted.



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02/07/2024 10:07 (BST)



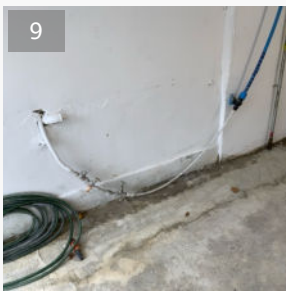
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Grounds

Garage

Condition 3

- The linear drain appears blocked
- The concrete slab appears uneven and does not fall towards the drain
- The walls recorded high moisture content, ranging between 5% and 25%. The highest readings were found on the right-hand and back walls.
- The water connection comprises three pipes, which will not achieve the desired water pressure.
- The water main's entry pipe remains as lead



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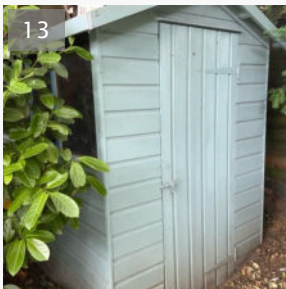


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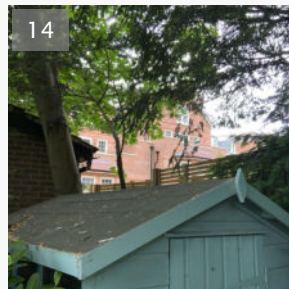
Permanent Outbuildings & Other Structures

Condition 1

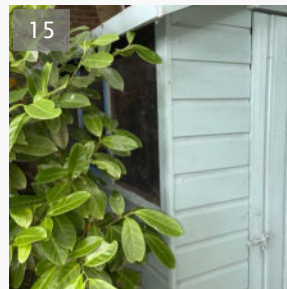
- A timber shed is positioned at the rear left hand and is a student to be not fully waterproof.



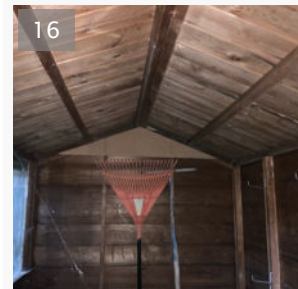
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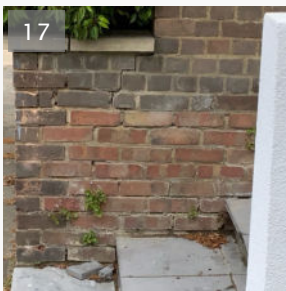


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Retaining Walls

Condition 2

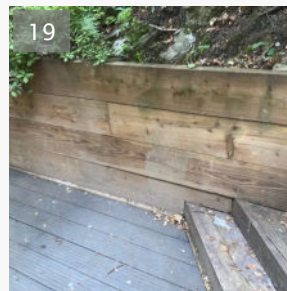
- The rear retaining wall is timber secured by bolts and struts. This is sturdy and appears secure
- The front neighbour's retaining wall (left hand) comprises cracks at the front and middle of the wall.



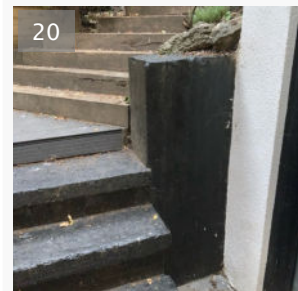
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