



## Fourth Wall Bespoke // SNAGGING SURVEY

Of the premises known as //  
*Private Address*

For and behalf of //  
*Private Client*



**Fourth Wall Building Consultancy**

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Residential



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Inspection Date: XX March 2022

Report Issue Date: XX March 2022

This document has been prepared and checked in accordance with the Fourth Wall Building Consultancy Quality Assurance procedures and authorised for release.

Signed:



For and on behalf of Fourth Wall Building Consultancy.

# Contents

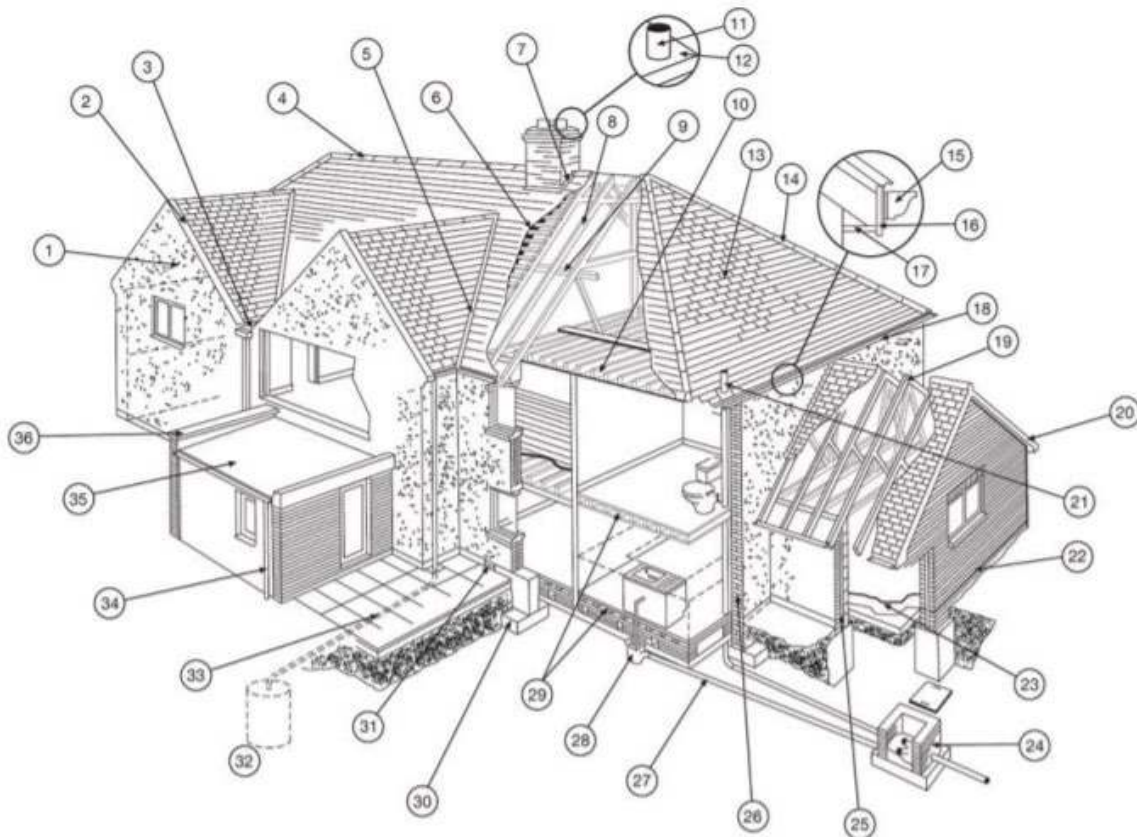
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# 1. Understanding Your Report

## 1.1 Typical Building Terminology

1.1.1 At Fourth Wall we write our reports in a language everyone can understand, but here are a few key terms and references you might need to better understand your property.



### Element Names and Terminology

1 Gable end wall	13 Hip roof	25 Cavity wall
2 Verge	14 Hip tiles	26 Solid Wall
3 Valley gutters	15 Gutter	27 Foul drain
4 Ridge tiles	16 Fascia	28 Gulley
5 Valley	17 Soffit	29 Floor joists
6 Roofing felt	18 Eaves	30 Foundation
7 Flashing	19 Roof trusses	31 Airbrick
8 Rafter	20 Barge board	32 Soakaway
9 Purlin	21 Soil-and-vent pipe	33 Surface water drain
10 Ceiling joists	22 Damp-proof course (DPC)	34 Downpipe
11 Chimney Pot	23 Damp-proof membrane (DPM)	35 Flat roof
12 Cement	24 Inspection chamber	36 Parapet

## 1.2 Recommendations Terminology

1.2.1 All defects listed within the report are rated using a traffic light system, which generally means:

- Ok & General Maintenance //** ●

  - 'Defect or item which could be deferred for a limited period. Typically considered routine maintenance or repair.
  
- Repairs & Improvements//** ●

  - Issue which the surveyor considers to be important and that will require further action, but is not urgent.
  
- Serious Defects //** ●

  - Urgent issue the surveyor considers as requiring immediate repair, replacement or further investigation.

## 2. Introduction

### 2.1 Instruction

#### Purpose of Survey

Fourth Wall Building Consultancy was instructed by *Private Client* to carry out a Snagging Survey and to prepare a report advising on the snags visible on *Private Address*.

#### Interest

Our report has been prepared on the basis that you have recently acquired the freehold investment interest for your own occupation of the property.

#### Surveyor

The inspection was undertaken by Joshua Weston BSc (Hons) MRICS on behalf of Fourth Wall Building Consultancy.

#### Other Consultants

No additional specialist consultants have been engaged to inspect and advise on Mechanical and Electrical or building fabric elements. All comments provided are from a Building Surveyor's perspective only.

#### Date of Inspection

Our inspection was undertaken on XX March 2022.

#### Weather Conditions

The weather was dry with intermittent cloud.

### 2.2 Limitations

#### General Scope

Our Report concentrates on individual items which visibly fall below typical standards of workmanship, not completed to specification where available for reference, and visible defects which breaches building regulations. The report is not intended to provide detailed comment on the general condition of the building or further advice regarding maintenance or life expectancy of the building fabric.

The report is not a building survey, does not provide comment on the cause or remedial works required and is intended to highlight apparent defects to bring to the attention to the developer.

#### Extent of the survey

This Report is based on a visual inspection of the readily accessible areas of the property only and in accordance with the limitations contained in our Scope of Service provided previously. We have taken no measures to expose elements of the structure that are concealed or to remove surface finishes for examination of underlying elements. This report provides a professional opinion on the condition of the property based on information available at the date of inspection and does not provide a guarantee against future latent defects, which may become apparent following exposure of the underlying construction.

We were not instructed to make arrangements for specialist surveys of the drainage installations, the water distribution systems, the mechanical systems or the electrical systems or for these to be tested by a specialist. We have, however, made recommendations where we believe that tests should be carried out and made brief comment where a potential issue has been found to be defective when carrying out our visual inspection.

We have not been instructed to carry out a structural assessment or to determine floor loadings.

We have not been instructed to establish the capacity of the electrical incoming supply nor to ascertain whether any other live services are connected to the premises.

Our suggestion of the property construction is based on the age of the building alongside characteristic features of the property. To conclude the construction definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined within this report.

**Snagging Survey** // Private Address

**Reference** // 22.XXX

**March** // 2022



**Site Information**

We were provided with the following information prior to our inspection: Electronic copy of the particulars from Rightmove.co.uk. If any other information is made available this could affect the conclusions we have reached in this Report

**Terms and Conditions**

This report has been prepared in accordance with our Engagement Agreement dated XX March 2022.

**Reliance**

This Report has been prepared for the sole use of *Private Client*.

## 3. General Description and Site Location

### 3.1 Property Description

#### Approximate Age

The property is a detached house, set over two storeys. The property was constructed circa 2022.

#### Form and Layout

Within the main body of the building is the hall, reception room, utility room, toilet and open plan kitchen diner to the first floor. The first floor comprises four bedrooms, a main bathroom and en-suite bathroom serving the principal bedroom.

#### Construction and Elements

The house is a loadbearing masonry cavity wall construction, with fair face red brick to the elevations.

The main roof is of a pitched configuration comprising timber truss construction. The roof is covered with concrete interlocking tiles with concrete ridge tiles secured via a dry ridge system. To the front elevation there is a mono-pitched configuration comprising a GRP mock tile sheet covering. There is a lead flashing detail at the junction with the covering and external walls. To the rear elevation there is a single storey rectangular bay window provided with a GRP roof covering.

All windows to the ground and first floor are double glazed uPVC windows. The doors to the property comprise a uPVC composite construction with double glazed units to the body of the doors. Internal doors to the property are generally composite panel effect with a factory finish. Doors serving the reception room are of a painted solid timber construction with single glazed units provided to the body of the door. Door openings are fitted with timber architrave and rooms are provided with painted timber skirtings to the perimeter.

The ground floor is assumed to be of a beam and block construction and suspended timber construction to the first floor.

#### Services

The property is provided with mains gas, electric and foul drainage is connected to the mains sewer and provided with a separate surface water drainage system. The electrical supply is located within an external cabinet to the right hand elevation, this comprises a single phase supply. There is a modern consumer unit.

The gas supply is located within an external cabinet to the right hand elevation. Within the garage is a gas fired combination boiler located within the garage and unvented water cylinder located within a cupboard to the first floor landing, which provides hot water and heating to the property.

The property is provided with battery operated smoke detectors to the entrance hall and first floor landing.

#### External Areas

To the front of the house there is a garden, which is soft landscaped with turf, and a brick paver driveway and path running from the public highway and around the perimeter of the building. The garden is bound by a combination of brickwork mid-height walls and timber fence panels.

The rear garden comprises patio area bounding the rear of the house covered with reconstituted stone flags. The remainder of the garden is soft landscaped with turf. The rear boundary is provided with full timber fence panels supported by timber fence posts with a single leaf timber gate providing access to the pathway to the side of the site.

#### Outbuildings and Garages

The property is provided with an integral single garage. The garage construction is similar to that of the main house. The garage is provided with a composite garage door, which is manually operated. The floor comprises a ground bearing slab construction. Access into the house is provided by a composite timber door.



### 3.2 Occupation, Uses and Site Location

#### Occupation

The property was occupied at the time of inspection by owner occupiers.

#### Tenure

We understand the property is Freehold. You should consult your solicitor regarding the implications of your position when purchasing a property of this status.

#### Orientation

For the purposes of this report, we have assumed that the front elevation faces Whippet Way with front, left, right and rear referred to accordingly.

#### Site Location

The property is located on *Private Road* close to the centre of *Private Area*.




#### Transport and connectivity




The site is within close proximity of local bus routes provide access to the Town centre and national services and the site is within 3 miles of *Private motorway*.

## 4. External Fabric

### Overview

We had no record of information relating to the substructure of the building at the time of our inspection. We are therefore unable to confirm the type of substructure or foundations present. To establish the exact size and form of substructure, other investigations, possibly including the digging of trial holes, would need to be undertaken. We do not consider this to be necessary based on the findings of our inspection.

Item	Description	Rating	Image
4.1.	<p>Brick pavers undulated to driveway. Loose pavers noted to isolated areas.</p> <p>Allow to lift and relay with suitable sub-base.</p>	●	
4.2.	<p>Surface water drainage not adequately connected to drainage system. Adhoc inlet created. Cracking noted to drain.</p> <p>Allow to replace damaged section.</p>	●	
4.3.	<p>Brick pavers undulated to driveway. Loose pavers noted to isolated areas.</p> <p>Allow to lift and relay with suitable sub-base and jointing compound.</p>	●	

Item	Description	Rating	Image
4.4.	<p>Paving laid within close proximity to Damp Proof Course (DPC).</p> <p>Allow to relay to appropriate level to comply with regulations/ set back with surface water drainage channel.</p>	●	
4.5.	<p>Finished ground level and turf covering laid within close proximity to Damp Proof Course (DPC).</p> <p>Allow to relay to appropriate level to comply with regulations.</p>	●	
4.6.	<p>Pointing missing at front elevation sill detail.</p>	●	

Item	Description	Rating	Image
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**4.7.** Wiring untidy.

Allow to complete and instate landscaping finishes.



**4.8.** Missing section of pointing to lead flashing details.




Allow to complete.



**4.9.** Door to electrical supply cabinet warped and does not close properly. Door mechanism to gas meter cabinet damaged not operable.

Allow to replace and leave in working order.



Item	Description	Rating	Image
4.10.	<p>Missing section of pointing to lead flashing details.</p> <p>Debris noted to the covering. Allow to clean down.</p>	●	
4.11.	<p>Sealant missing to pipework aperture.</p> <p>Allow to apply suitable external sealant.</p>	●	
4.12.	<p>No surface water drainage channel provided to garage entrance to prevent ingress.</p> <p>Allow to lift covering, install aco drainage, connect to drainage system and reinstate covering.</p>	●	

Item	Description	Rating	Image
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**4.13.** Guttering not providing with adequate fall to comply with current regulations.




Allow to reconfigure.



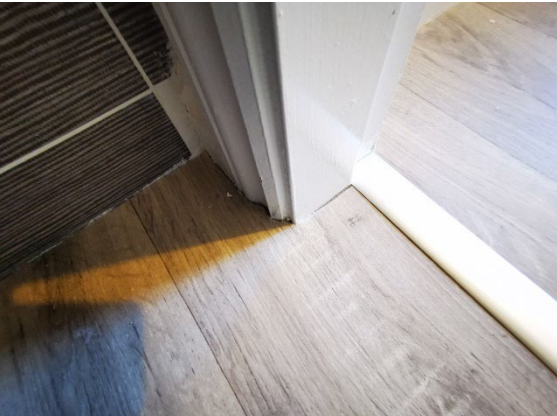


## 5. Internal Fabric




### Overview



Our suggestion of the construction is based on the age of the building alongside characteristic features of the property, such as the presence of airbricks to the external walls. To conclude the floor construction definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined below.

Item	Description	Rating	Image
5.1.	<p>Staining noted above door openings.</p> <p>Allow to redecorate.</p>	●	
5.2.	<p>Hairline cracking noted to plasterwork at board joints.</p> <p>Allow to fill, prepare and redecorate.</p>	●	
5.3.	<p>Sealant missing to tiling finishes to toilet and around sanitaryware.</p> <p>Allow to apply suitable sealant.</p>	●	

Item	Description	Rating	Image
5.4.	Staining noted above door openings.  Allow to redecorate to satisfaction of owner.	●	
5.5.	Hairline cracking at architrave detail to doors generally.  Allow to seal with flexible caulk.	●	
5.6.	Sealant missing to tiling finishes to toilet and around sanitaryware.  Allow to apply suitable sealant.	●	



Item	Description	Rating	Image
5.7.	Damaged not to decoration to door frames and finishes generally.  Allow to decorate and make good to satisfaction of owner.	●	
5.8.	Hairline cracking at architrave detail to doors generally.  Allow to seal with flexible caulk.	●	
5.9.	Plug mechanism and finishes not provided to first floor bathroom.  Allow to install.	●	

Item	Description	Rating	Image
5.10.	Sealant missing to tiling finishes to toilet and around sanitaryware.  Allow to apply suitable sealant.	●	
5.11.	Sealant missing to tiling finishes to toilet and around sanitaryware.  Allow to apply suitable sealant.	●	
5.12.	No access ladder provided to loft hatch.  Install suitable ladder to allow access for inspection and maintenance.	●	

Snagging Survey // Private Address

Reference // 22.XXX

March// 2022



## FOURTH WALL BUILDING CONSULTANCY

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## Fourth Wall Residential Services

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