Example Report

192 Issues Identified

GET SNAGGED

SUMMARY - TOP ISSUES LEADING TO POOR PERFORMANCE

Problems	Recommendations
Different, poor performing insulation fitted.	Check insulation against design specification.
Insulation not installed correctly – gaps behind insulation around cavity closures.	Must be installed to BBA or manufacturer guidelines: no gaps, tight up against blockwork or roof/floor to ensure no air route behind insulation.
Product substitution for poorer materials: blocks, insulation, windows, lintels, boiler, controls, fans, windows, doors and lights all affect the energy efficiency of a new home.	Check materials are same as design specification or discuss with architect/designer and site manager.
Air leakage through small gaps in insulation, blockwork and plasterboard can lead to heat losses and condensation issues.	Make sure insulation has no gaps and is sufficiently sealed at joints/ends.
Ventilation fans not commissioned correctly. Domestic Ventilation Compliance Guide not checked.	Check against design specification. Commissioning of fans should be completed by a competent person.
Cold air blowing behind or through insulation.	Fit insulation close to structure, and ensure it is windtight. Seal accordingly.
Cold bridging: steel, concrete or timber structure going through insulation layer.	Consult with design team.
Site damage of fragile materials including insulation, blocks and windows. Rain and mud will worsen performance of materials.	Ensure that insulation and other fragile materials are not damaged by rain, wind and mechanical damage.
Services: ducting, TV aerial, lights can all disrupt insulation in roof causing heat loss / cold spots.	Check insulation in roof is continuous after all services have been installed. Ensure services in service zone to stop this. Label importance of insulation for homeowner.
Windows installed badly leading to airleakage and heat loss.	Ensure correct windows installed with less than 10mm tolerance.

Zero Carbon Builders Book

Assigned To Note

A variety of these issues have been noted throughout the subject property, later in the report.

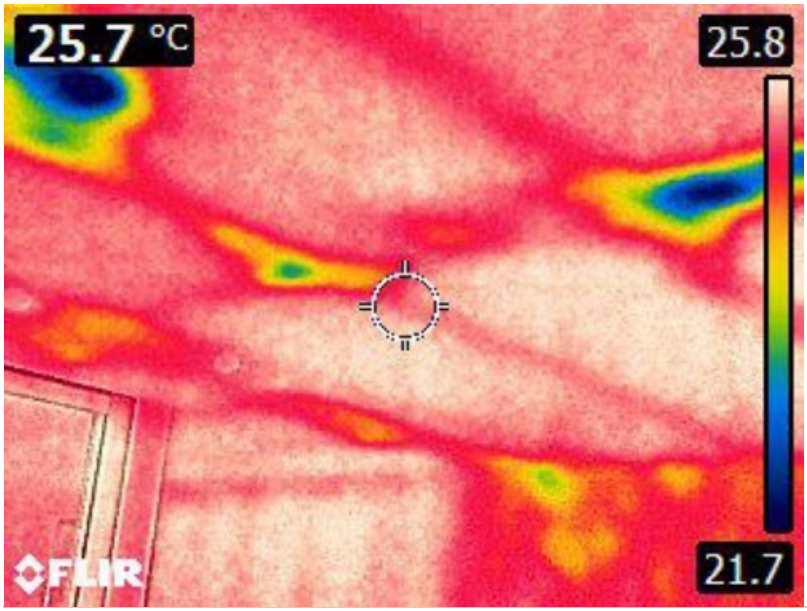
The document is affiliated with the NHBC and LABC

Master Bedroom

Assigned To Insulation

Relay insulation within the Loftspace, between and across ceiling joists in a perpendicular fashion to mitigate cold bridging

Adequately insulate over the cavity closers and into the eaves to mitigate cold bridging throughout the Loftspace



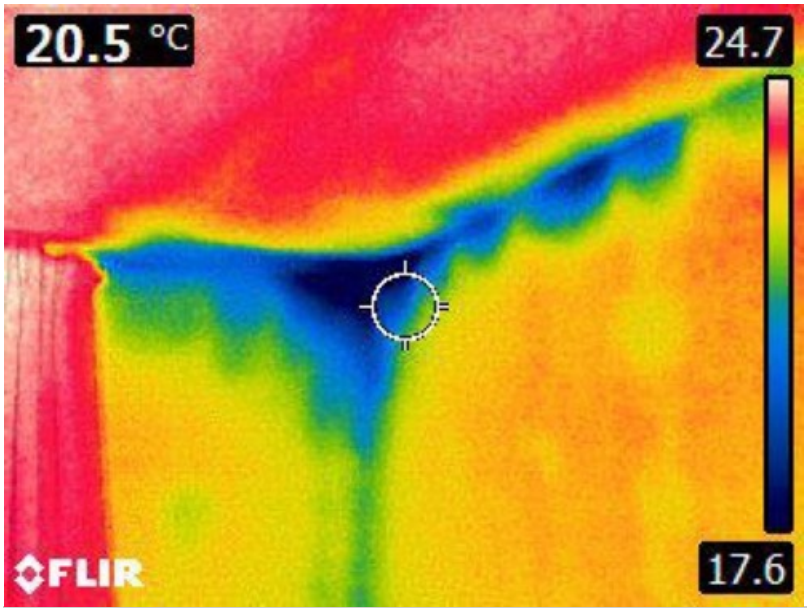
Master Bedroom

Assigned To Insulation

Bedroom 3

Assigned To Insulation

Adequately insulate over the cavity closers and into the eaves to mitigate cold bridging throughout the Loftspace



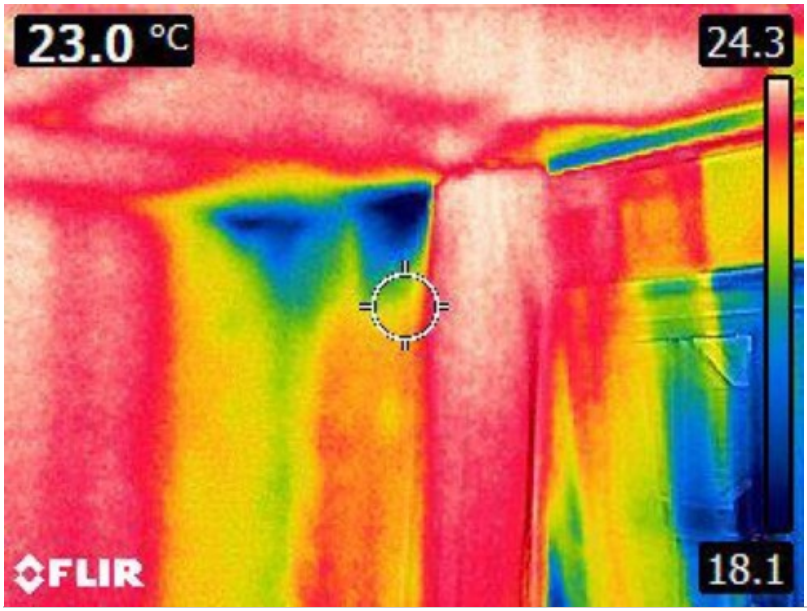
Bedroom 3

Assigned To Insulation

Bedroom 3

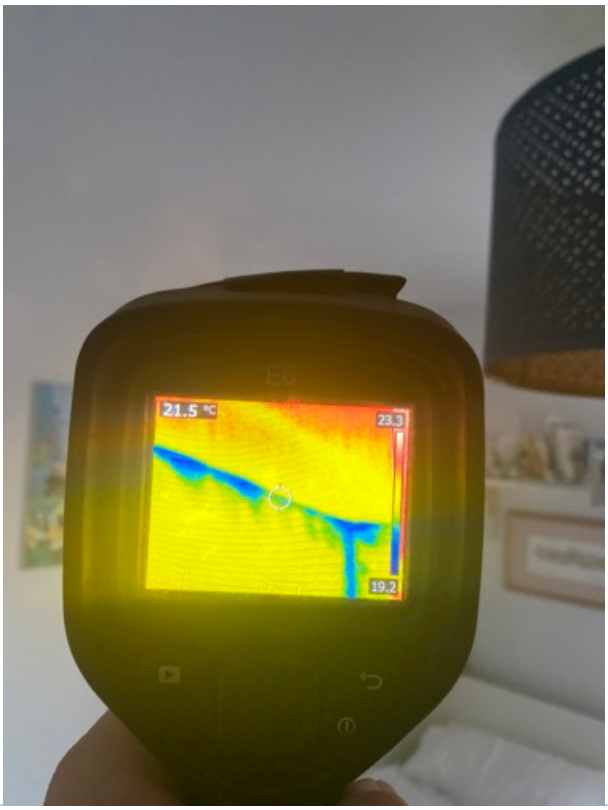
Assigned To Insulation

As above



Bedroom 3

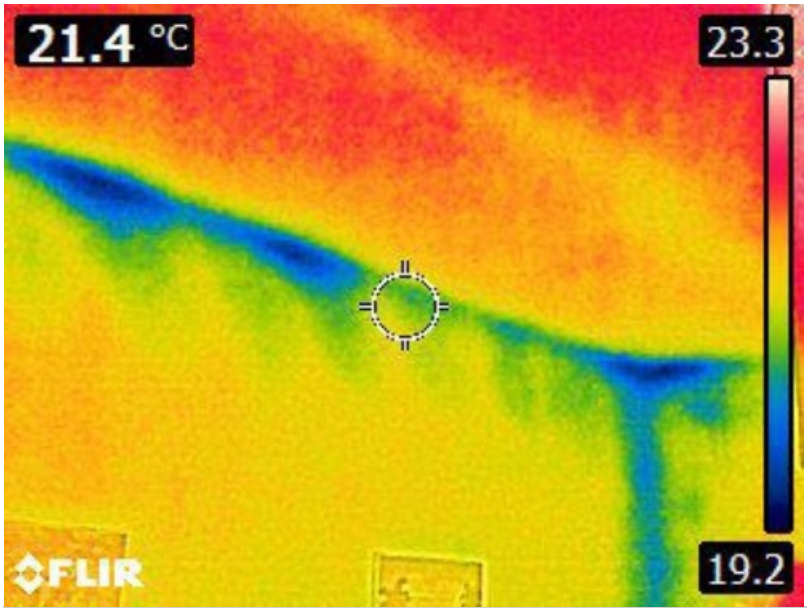
Assigned To Insulation



Bedroom 4

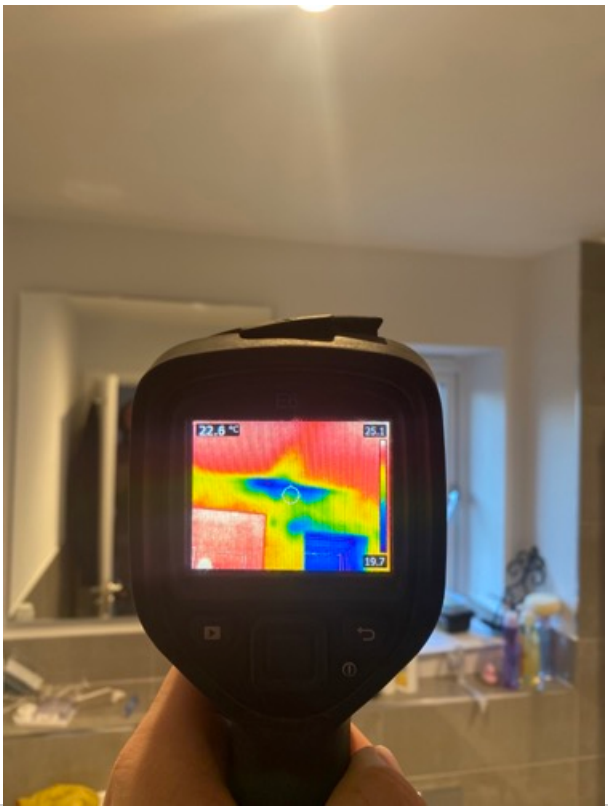
Assigned To Insulation

Adequately insulate over the cavity closers and into the eaves to mitigate cold bridging throughout the Loftspace



Bedroom 4

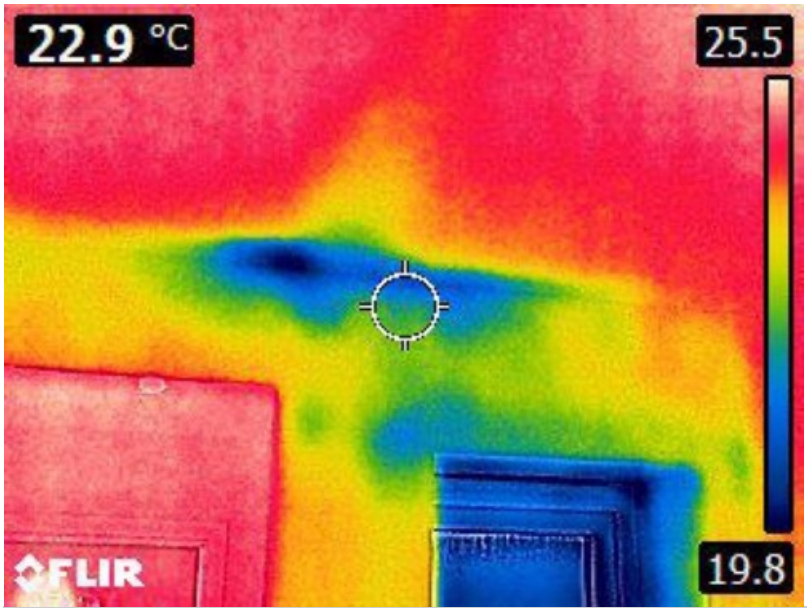
Assigned To Insulation



Bathroom

Assigned To Insulation

Adequately insulate over the cavity closers and into the eaves to mitigate cold bridging throughout the Loftspace



Bathroom

Assigned To Insulation

Landing

Assigned To Insulation

Minor cold bridging around the loft hatch

Landing

Assigned To Insulation

NHBC 7.2

Landing

Assigned To NHBC reference

The thermal performance of the access hatch should contribute to the overall thermal performance of the ceiling or wall in which the hatch is located, and avoid cold bridging.

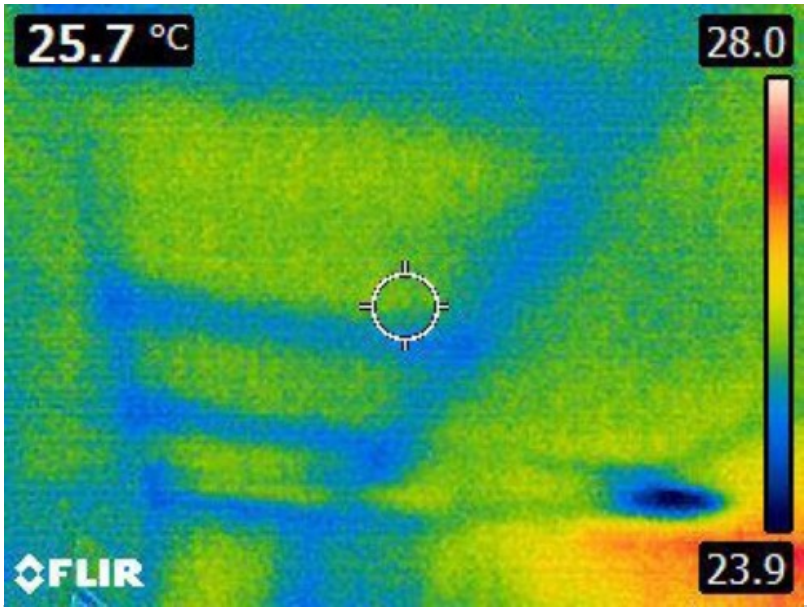
Proprietary hatches should be fitted and sealed to the surrounding construction in accordance with the manufacturer's instructions.

Insulation should be of sufficient thickness to meet the requirements of Building Regulations, and laid over the whole loft and wall plate.

Landing

Assigned To Insulation

Adequately lay insulation between and then across ceiling joists in a perpendicular fashion to mitigate cold bridging



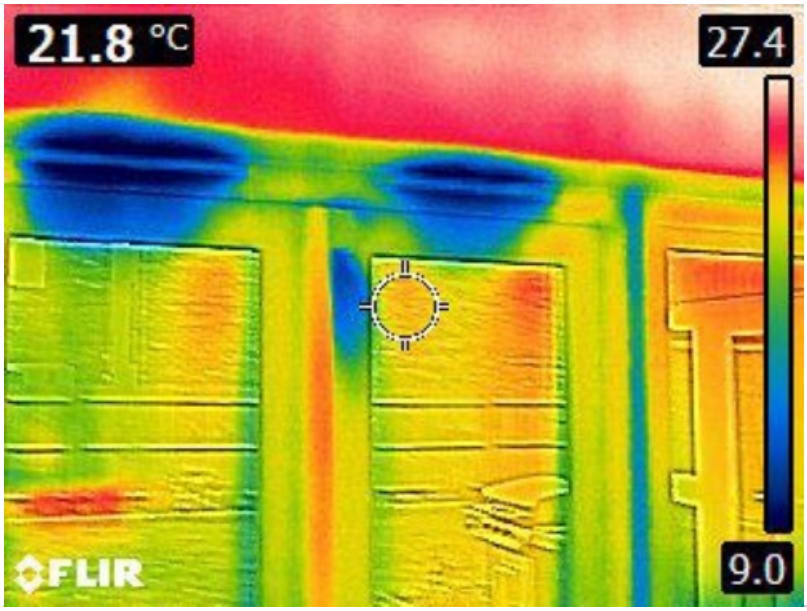
Landing

Assigned To Insulation

Living Room

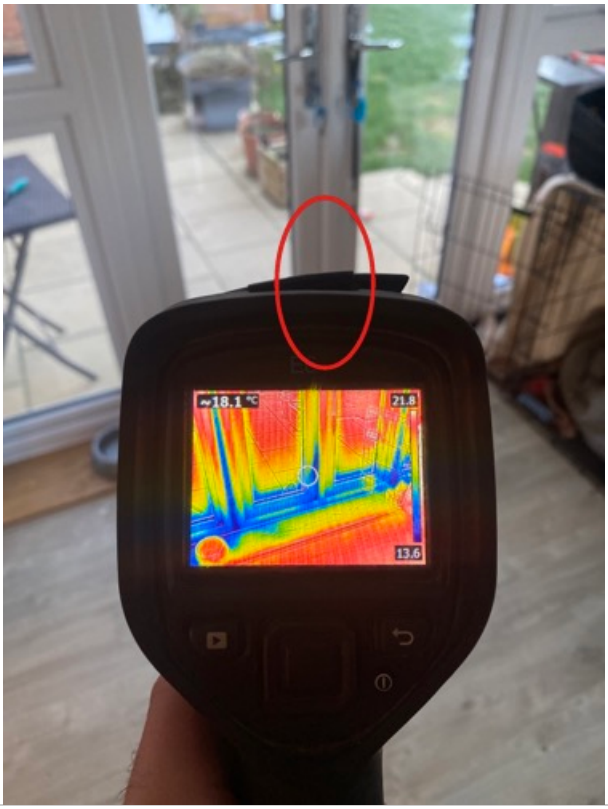
Assigned To Window Fitter

Cold bridging noted between the doors



Living Room

Assigned To Window Fitter



Kitchen

Assigned To Window Fitter

Cold bridging noted between the doors

Kitchen

Assigned To Window Fitter

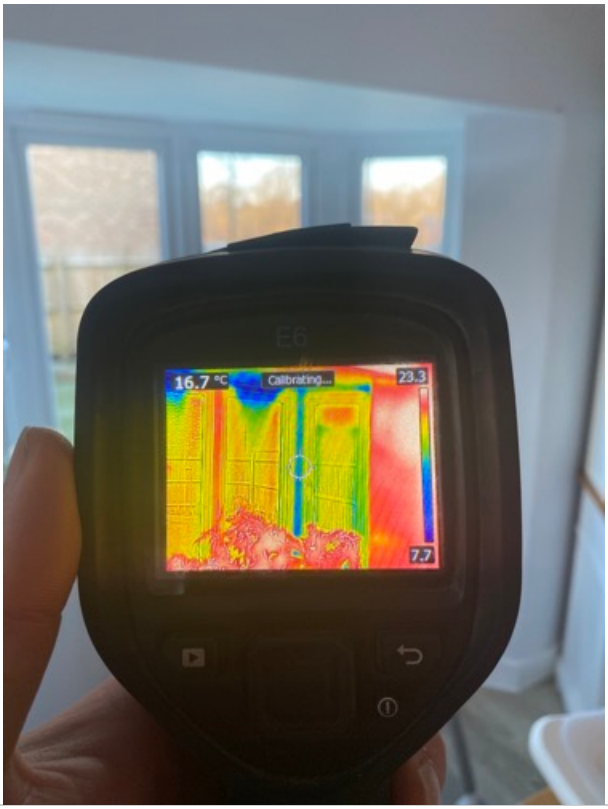
Kitchen

Assigned To Window Fitter

As above

Kitchen

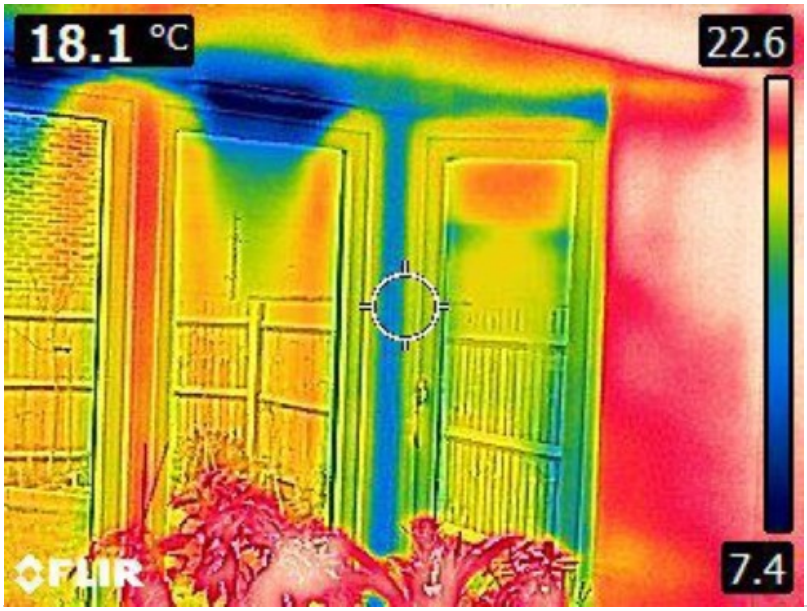
Assigned To Window Fitter



Kitchen

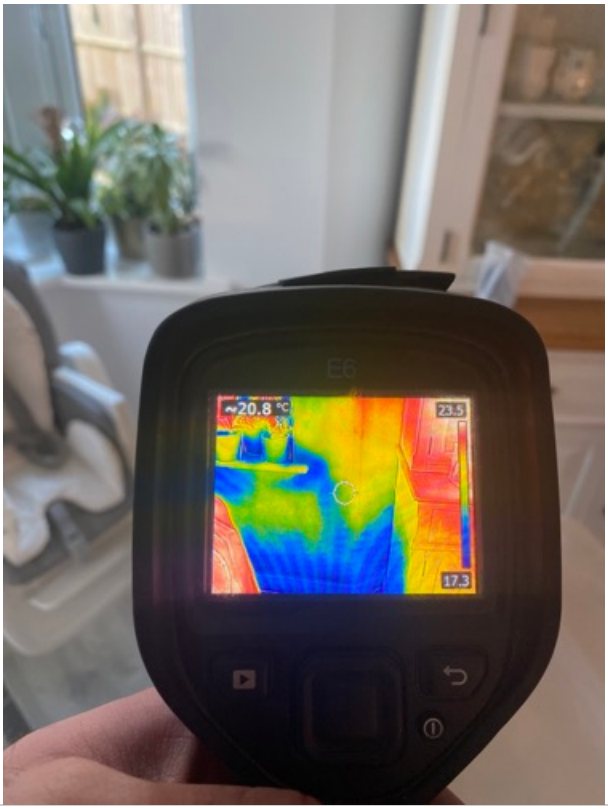
Assigned To Window Fitter

Cold bridging noted down the covered structural members of the opening, where assumed not suitably foam/ insulated



Kitchen

Assigned To Window Fitter



Kitchen

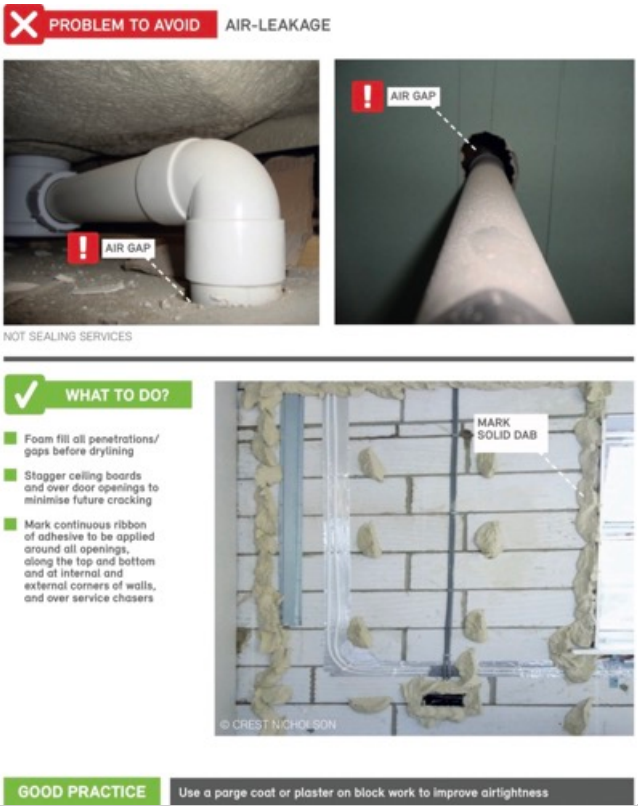
Assigned To Dry Liner

Cold bridging noted around the opening and external floor lines

Detailed later in the report, ensure all floor to wall junctions are suitably sealed/ foamed along to mitigate cold bridging and draught ingress behind the dot and dab dry lining

Kitchen

Assigned To Dry Liner



Kitchen

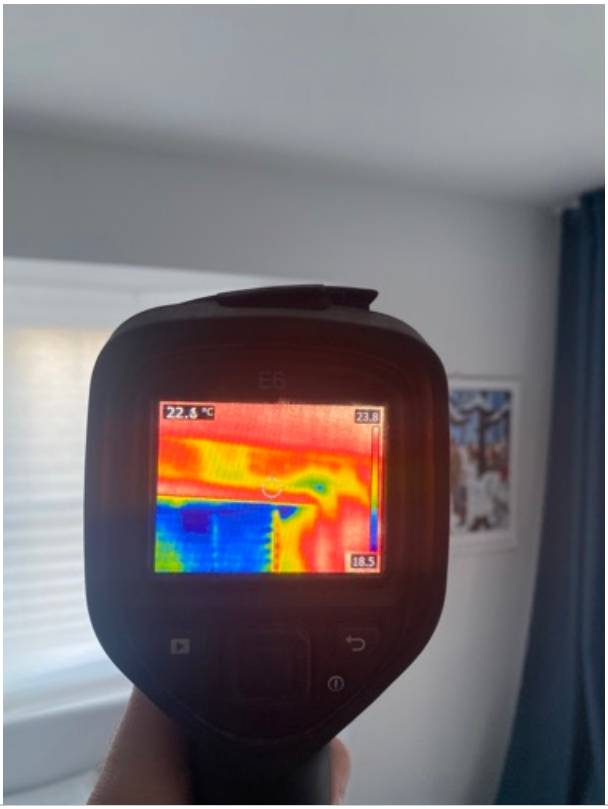
Assigned To Dry Liner

Kitchen

Assigned To Dry Liner

Example

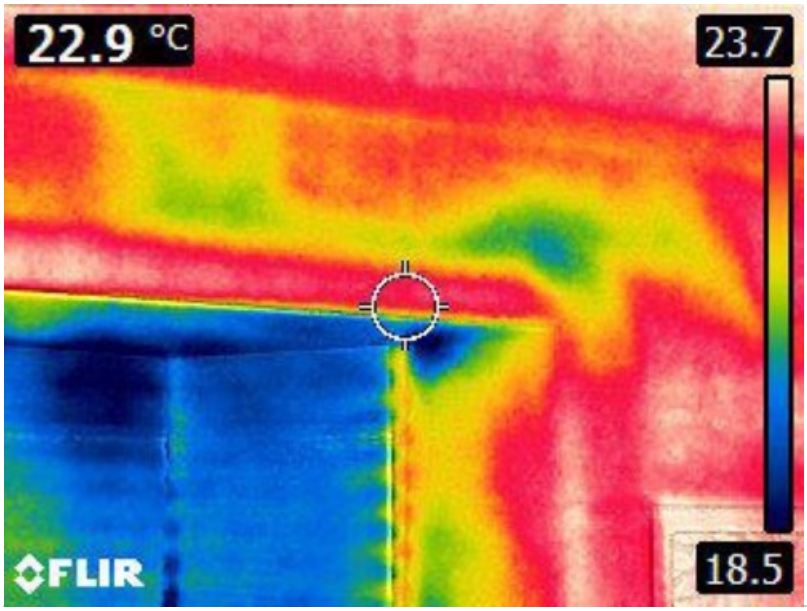
As above, around bay opening cills



Dining Room

Assigned To Dry Liner

Cold bridging noted around the bay ceiling and opening reveals



Dining Room

Assigned To Dry Liner

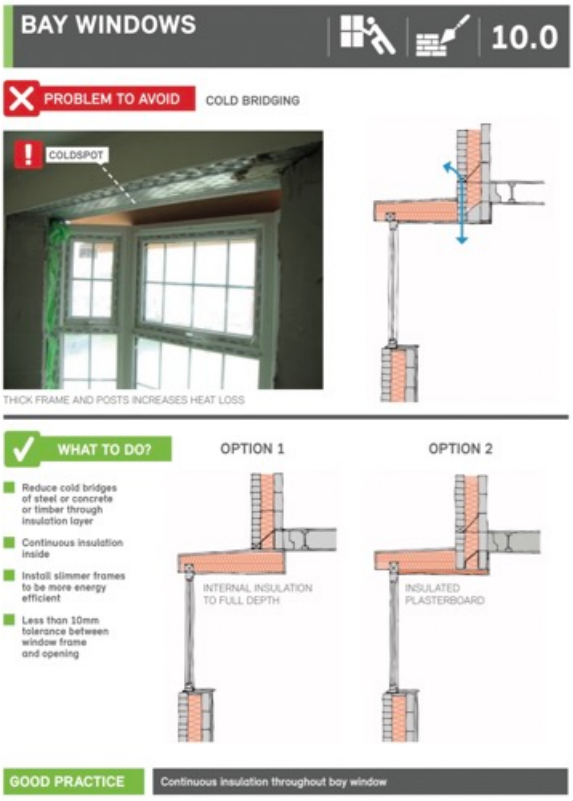
Dining Room

Assigned To Dry Liner

As above

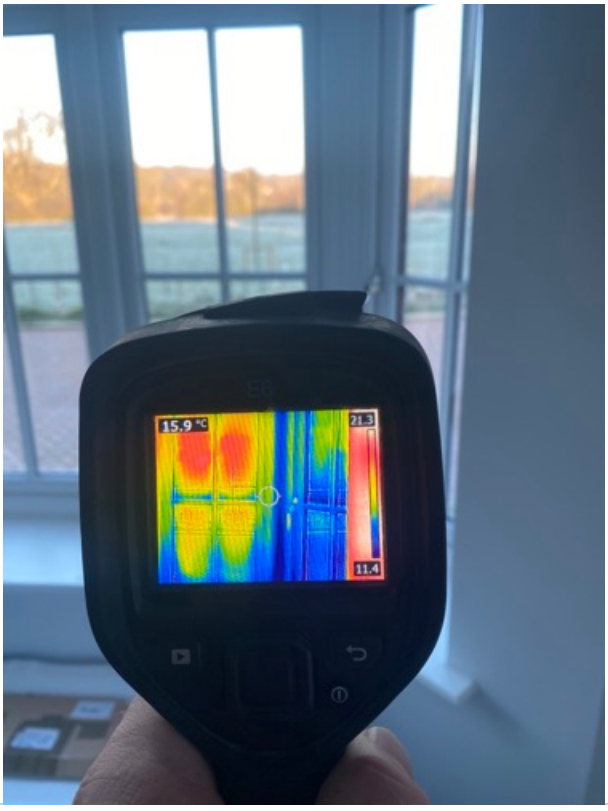
Dining Room

Assigned To Study



Dining Room

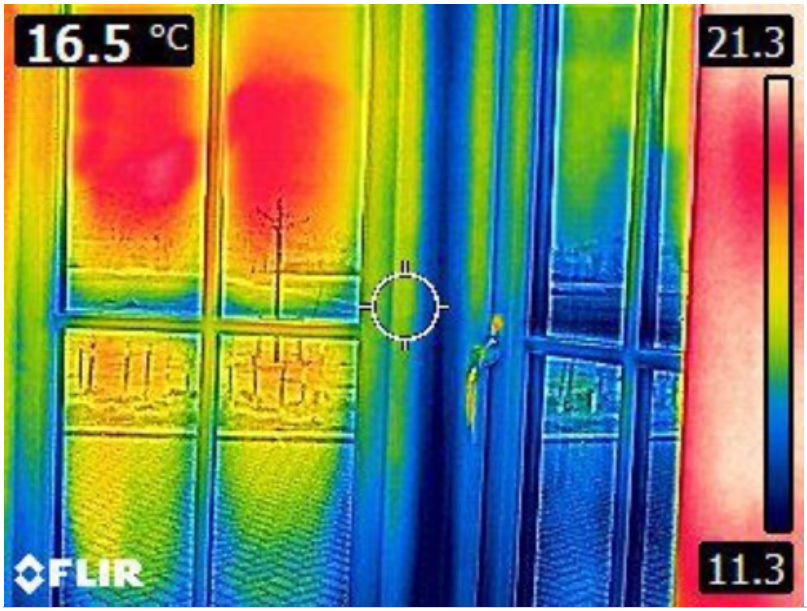
Assigned To Dry Liner



Dining Room

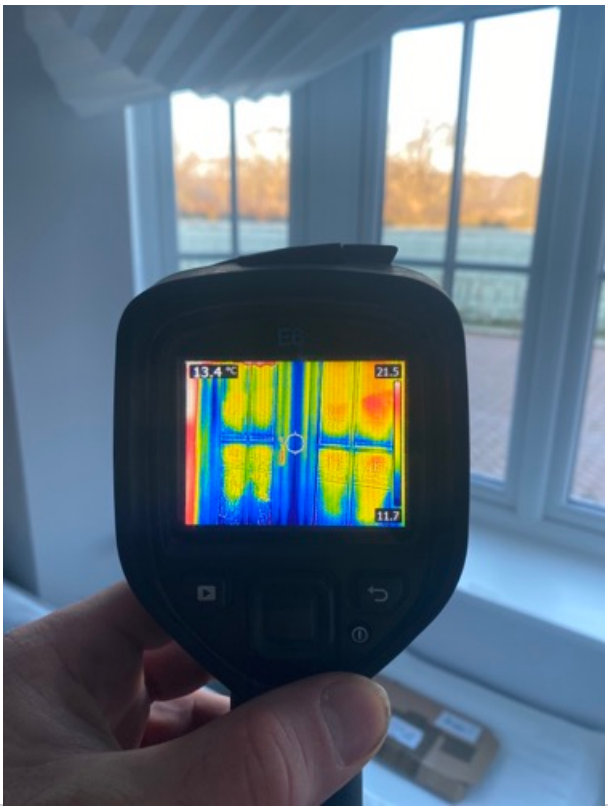
Assigned To Window Fitter

Cold bridging noted down the covered structural members of the opening, where assumed not suitably foam/ insulated



Dining Room

Assigned To Window Fitter



Dining Room

Assigned To Study

As above

Dining Room

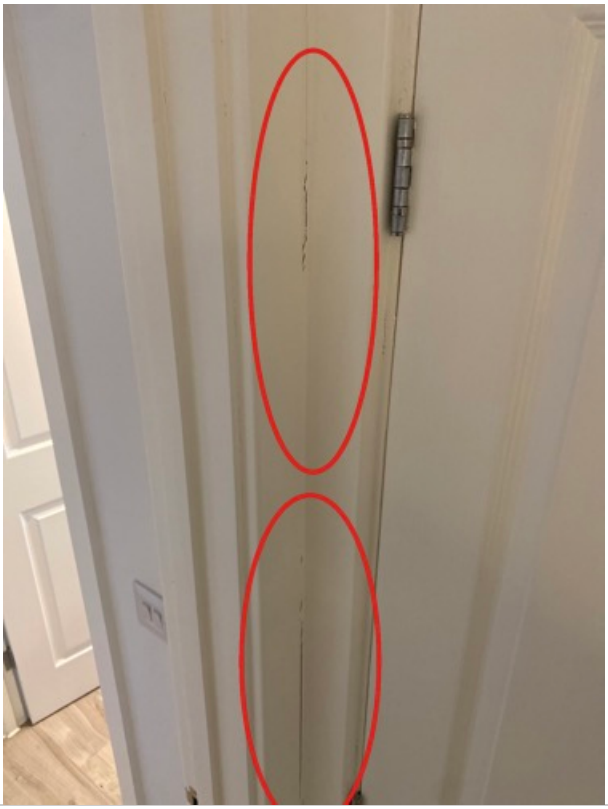
Assigned To Window Fitter

Master Bedroom

Assigned To Painter

Generally throughout the entire property

Make good shrinkages to door liners/ architraves and the like



Master Bedroom

Assigned To Painter

Example

As above

Master Bedroom

Assigned To Joiner

Supply and fit door stop

Master Bedroom

Assigned To Painter

Generally throughout the entire property

Make good shrinkages around skirtings

Master Bedroom

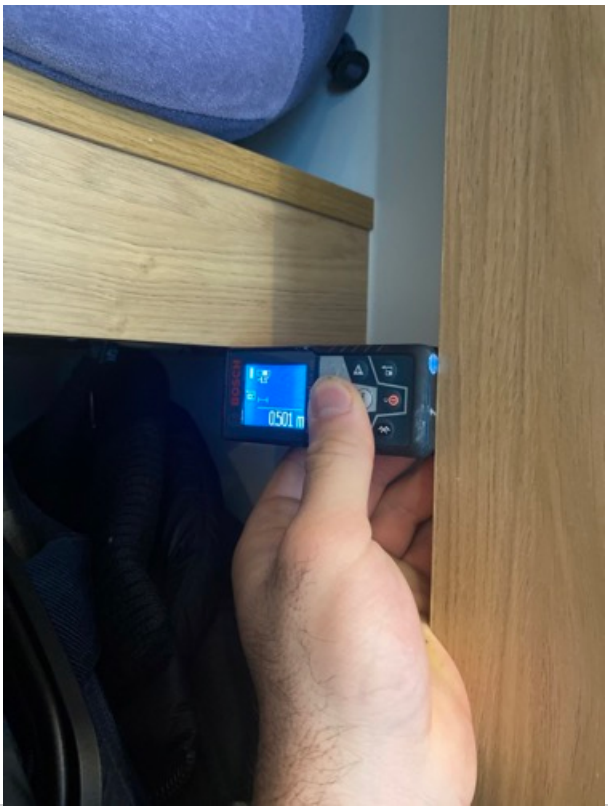
Assigned To Painter

Shrinkages noted

Master Bedroom

Assigned To Joiner

Vaired fitted wardrobe depths



Master Bedroom

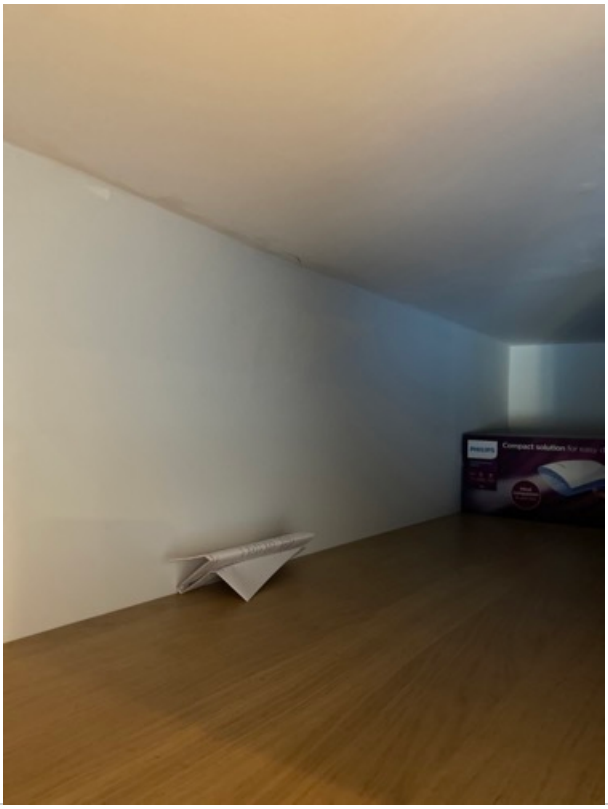
Assigned To Joiner

As above

Master Bedroom

Assigned To Joiner

As above



Master Bedroom

Assigned To Painter

Shrinkages noted around ceiling line in wardrobe

Master Bedroom

Assigned To Plasterer

Ceiling lines visibly deviate throughout

Previously agreed to skim throughout

Master Bedroom

Assigned To Plasterer

Examples

As above

Master Bedroom

Assigned To Painter

Generally - external seals splitting around external cills

Master Bedroom

Assigned To Window Fitter

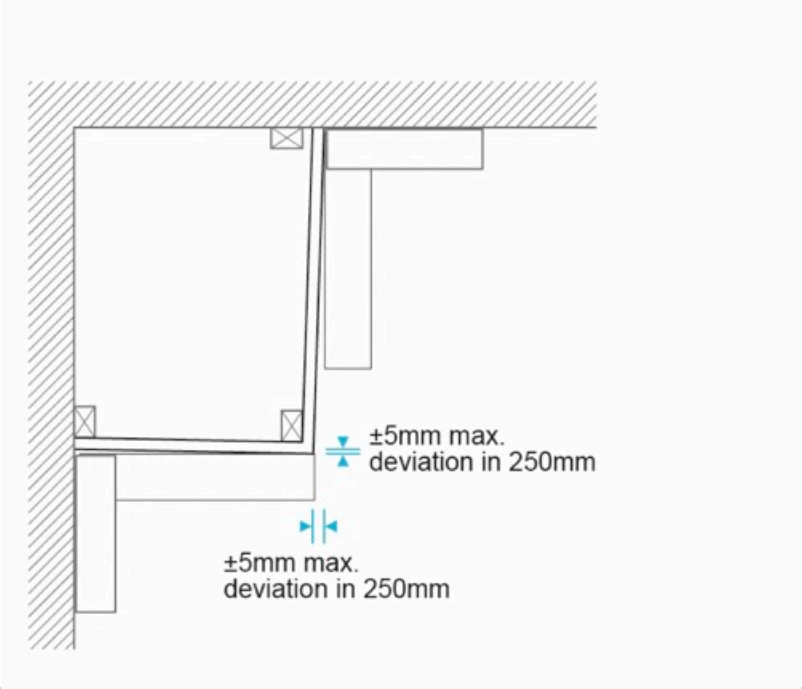
RHS window latch not catching

Ensuite

Assigned To Dry Liner

Dry lining not square

>10mm out over a 250mm span



Ensuite

Assigned To NHBC reference

Ensuite

Assigned To Painter

Seal around sink as per other Ensuite

Ensuite

Assigned To Painter

As previously noted

Mastics splitting around cills

Ensuite

Assigned To Painter

Seal around plumbing runs under sink

Ensuite

Assigned To Window Fitter

Window handle stiff to operate

Ensuite

Assigned To Painter

Nail pops

Shrinkages noted

Ensuite

Assigned To Painter

Seal down RHS architrave

Ensuite

Assigned To Painter

Shrinkages noted

Ensuite

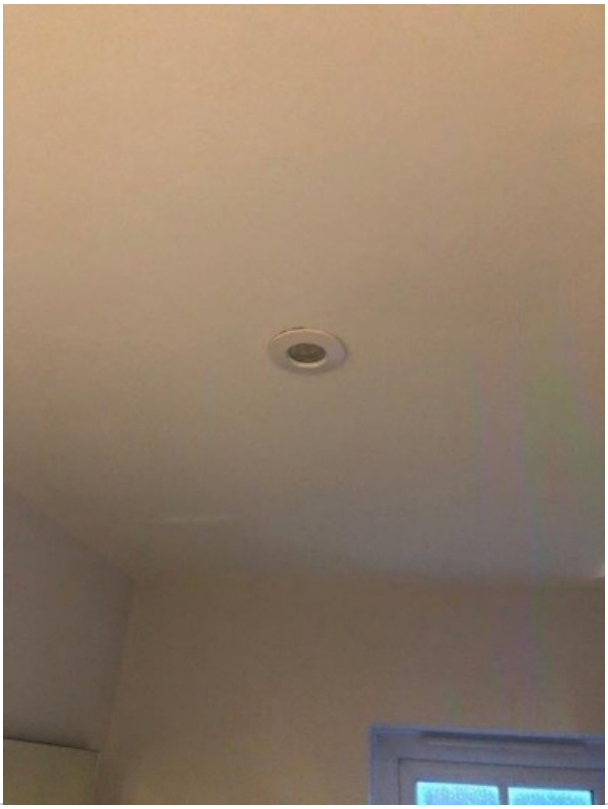
Assigned To Plumber

Stopper damaged

Ensuite

Assigned To Plumber

As above



Ensuite

Assigned To Electrician

Previously repaired ceiling

Downlight defective, flickering. Replace

Bedroom 2/ Study

Assigned To Dry Liner

Gaps noted between flooring and external

walls, allowing air to freely flow between floors and behind dot and dabbed dry lining

SUGGESTED REMEDIAL WORKS TO WALLS

- seal the gaps at the bottom of the walls. This could be done by removing the skirting boards and fully foaming the gap between the bottom of the plaster board and the wall.
- seal the gaps at the top of all the ground walls and those at the top of the first floor walls too

SUGGESTED REMEDIAL WORKS TO FLOORS

- On removing an upstairs skirting it will become immediately apparent that there are problems, draughts will be easy to feel and see, gaps can be observed sometimes right into the cavity, and fingers can be pushed into the gap between the plasterboard and the blockwork. Seal any gaps.

- Once the first floor skirting and a floor board have been removed there will now be relatively easy access to the top of the ground floor wall/ceiling junction, and it is a good opportunity to seal this and foam can be used this time.

- seal along skirting boards on the ground floor

Bedroom 2/ Study

Assigned To Painter

As previously noted

Make good shrinkages to door frames/ liners

Bedroom 2/ Study

Assigned To Window Fitter

Screw missing

Bedroom 2/ Study

Assigned To Flooring

Change in floor level across the property, varied distances from under cills to finished flooring

Bedroom 2/ Study

Assigned To Dry Liner

Returns not square

Bedroom 2/ Study

Assigned To Dry Liner

As above

Bedroom 2/ Study

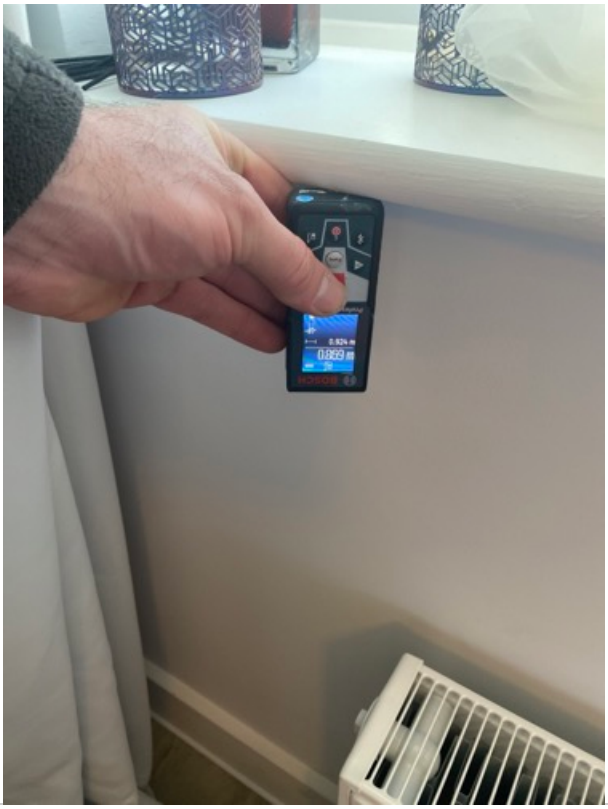
Assigned To Dry Liner

As above

Bedroom 2/ Study

Assigned To Dry Liner

As above



Bedroom 3

Assigned To Flooring

As above

Differing cill height to bedrooms at the front of the property

Same height windows

Change >15mm across span of reference

Bedroom 3

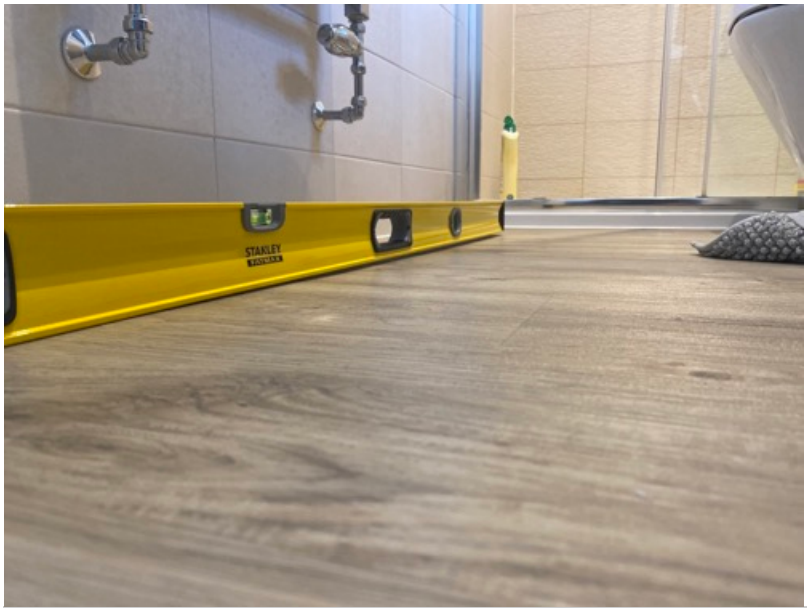
Assigned To Roofer

Hanging tiles/ soffit and fascia do not run parallel

Bedroom 3

Assigned To Painter

Shrinkages noted



Bedroom 3 Ensuite

Assigned To Flooring

As previously noted

Change in floor level across the room spans

Bedroom 3 Ensuite

Assigned To Flooring

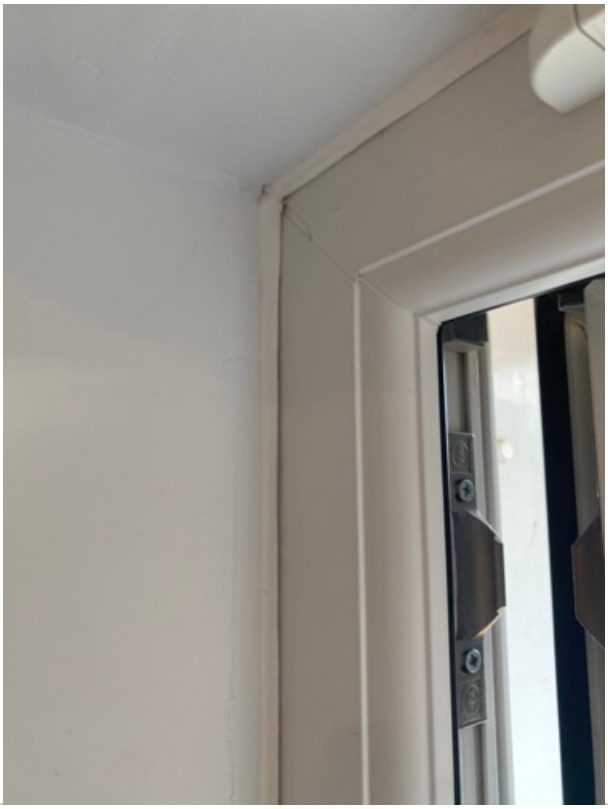
Floor level drops

Justifies change in cill height between bedrooms 2 and 3

Bedroom 3 Ensuite

Assigned To Roofer

Window opens close to hanging tiles



Bedroom 3 Ensuite

Assigned To Painter

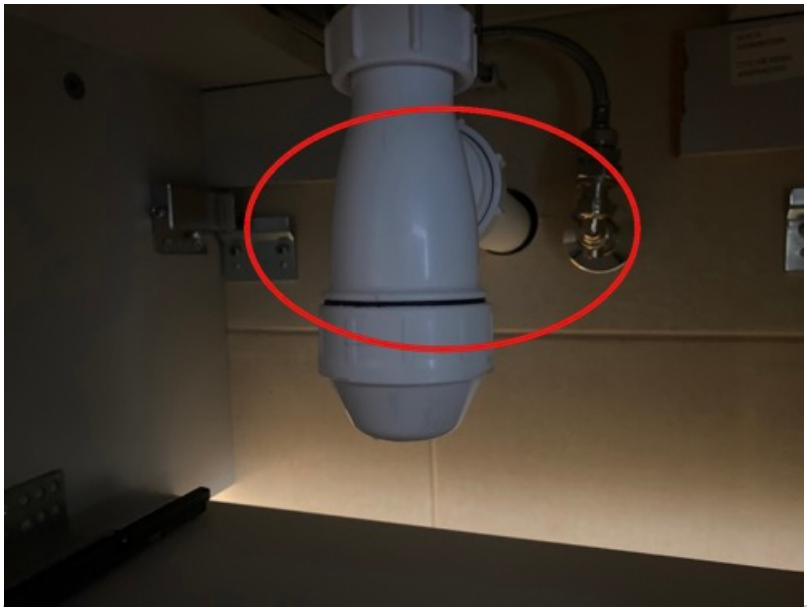
Generally throughout the entire property

Reapply split mastics around openings

Bedroom 3 Ensuite

Assigned To Painter

Seals missing around external cill



Bedroom 3 Ensuite

Assigned To Plumber

Seal around plumbing runs

Bedroom 3 Ensuite

Assigned To Painter

Seal down RHS architraves

Bedroom 3 Ensuite

Assigned To Painter

Mastics splitting around the ceiling line

Bedroom 3 Ensuite

Assigned To Painter

Shrinkages noted

Bedroom 4

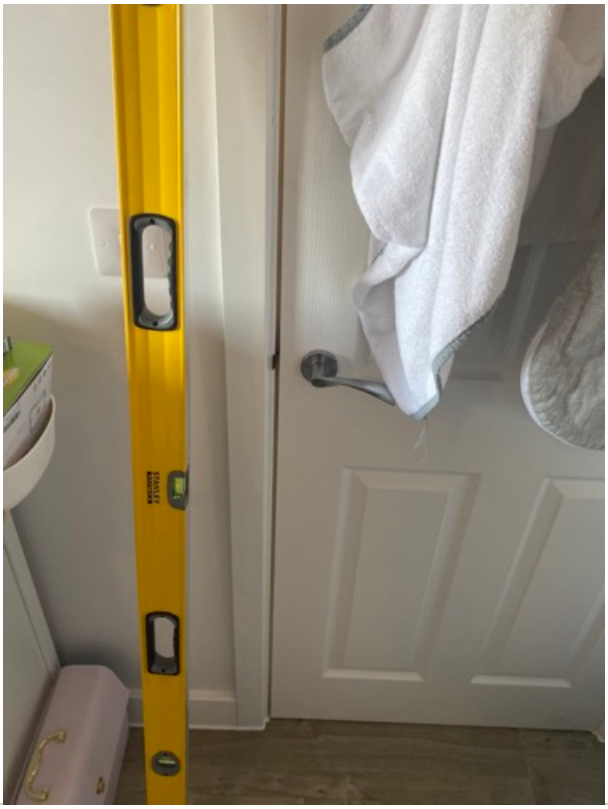
Assigned To Window

Latch not catching

Bedroom 4

Assigned To Window Fitter

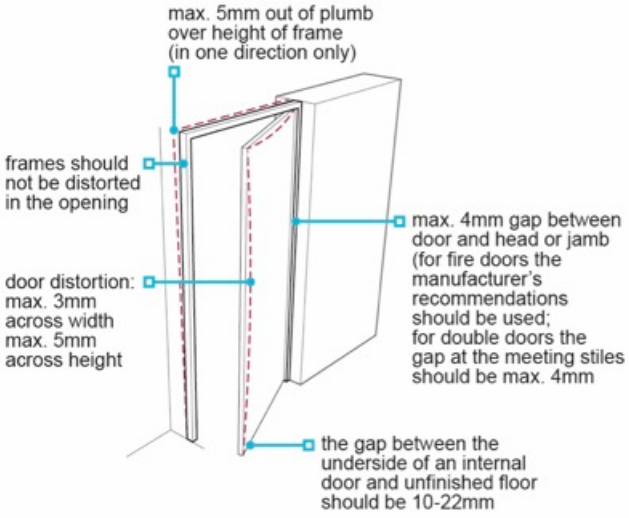
Frame damaged



Bedroom 4

Assigned To Joiner

Gaps around door to frame exceed 4mm



The max. gap should not exceed 22mm, however, homeowners will need to choose a covering to suit or adjust the door height accordingly.

In England and Wales, where the builder provides a floor finish there should be a gap of 10mm between the bottom of the door and floor finish (for a 760mm wide door)

the dimensions are without prejudice to satisfactory performance in terms of weathertightness, draught exclusion and fire resistance

Bedroom 4

Assigned To Joiner

Bathroom

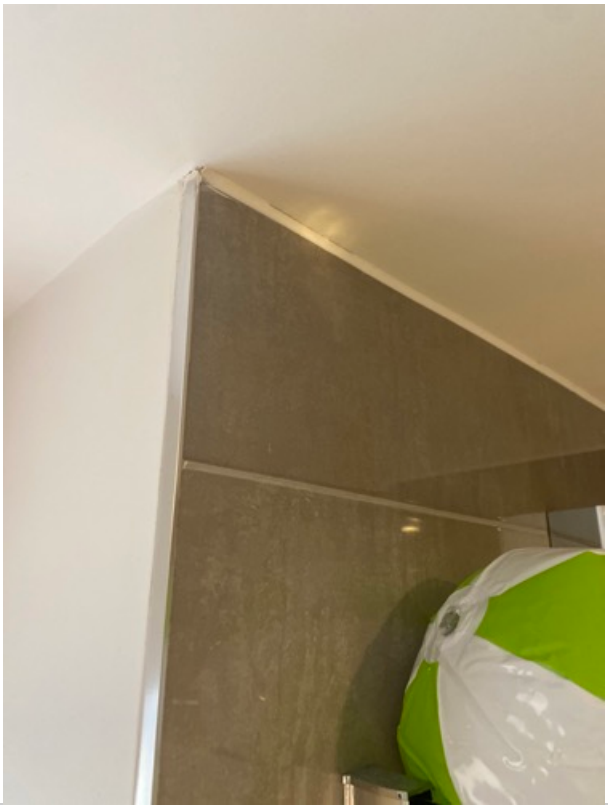
Assigned To Window Fitter

Latch sticking

Bathroom

Assigned To Painter

Seal down RHS architrave



Bathroom

Assigned To Painter

Mastics splitting around the tile line

Landing

Assigned To Flooring

Flooring levels noticeable change and deviate as cross the landing, surrounding the staircase

Landing

Assigned To Flooring

As above

>10mm over a 1.8m span referenced

Landing

Assigned To Flooring

Landing

Assigned To Plumber

Complete lagging of plumbing runs

Landing

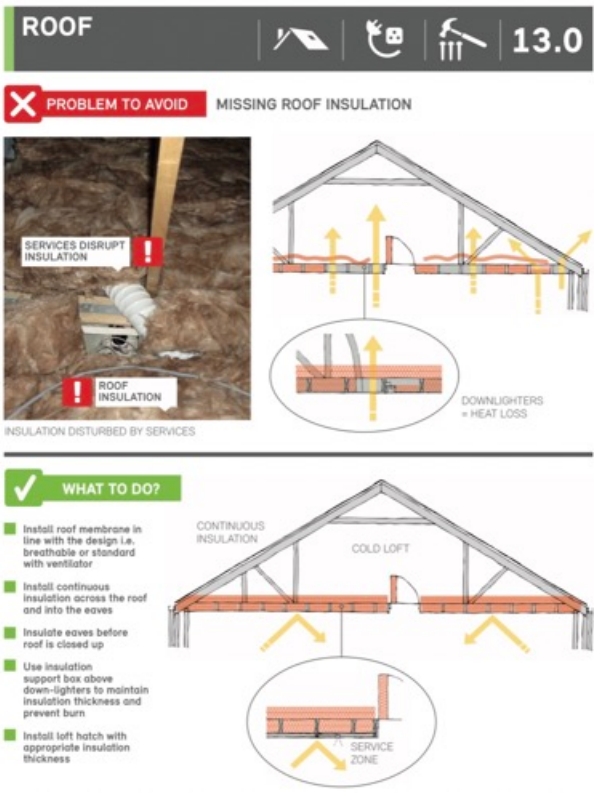
Assigned To Painter

Shrinkages noted

Loftspace

Assigned To Insulation

Adequately lay the insulation within the Loftspace between joists and then across them in a perpendicular fashion to mitigate cold bridging



Loftspace

Assigned To Zero Carbon Builders Book

NHBC affiliated document in relation to thermal bridging and heat loss

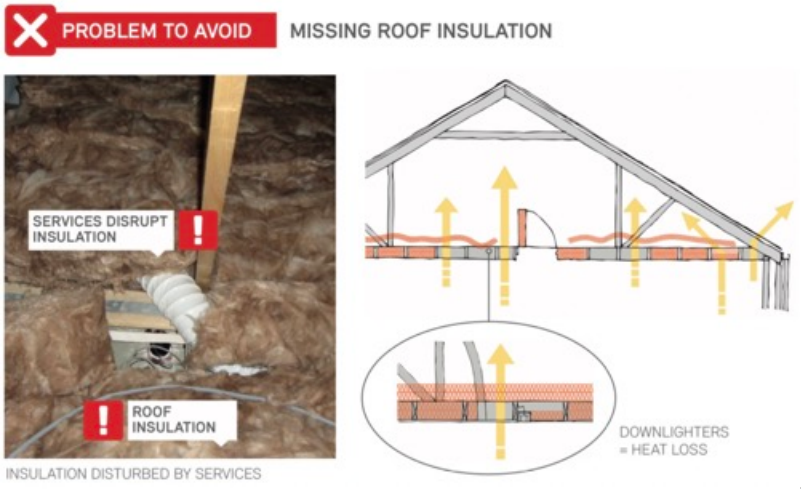
What to do

- install roof membrane in line with the design i.e. breathable or standard with ventilator
install continuous insulation across the roof and into the eaves

- insulate eaves before roof is closed up
use insulation

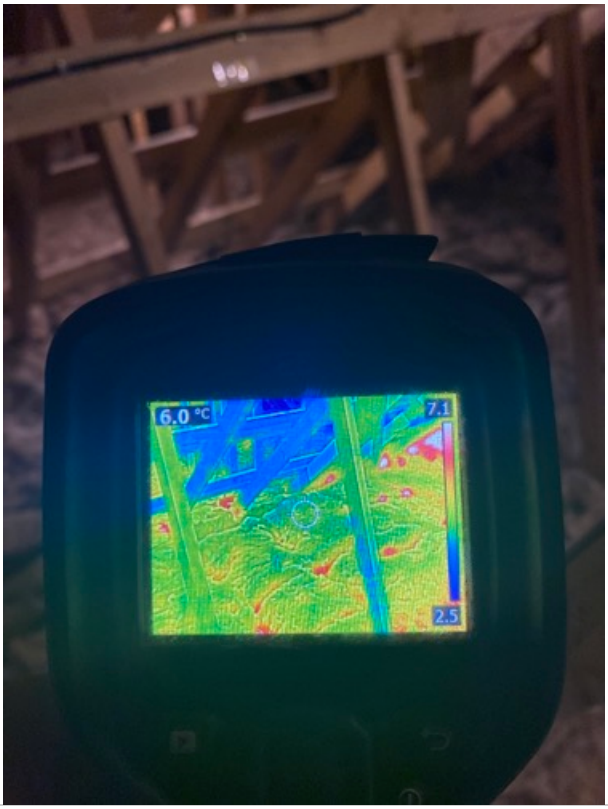
- support box above down-lighters to maintain insulation thickness and prevent burn

- install loft hatch with appropriate insulation thickness



Loftspace

Assigned To Zero Carbon Builders Book

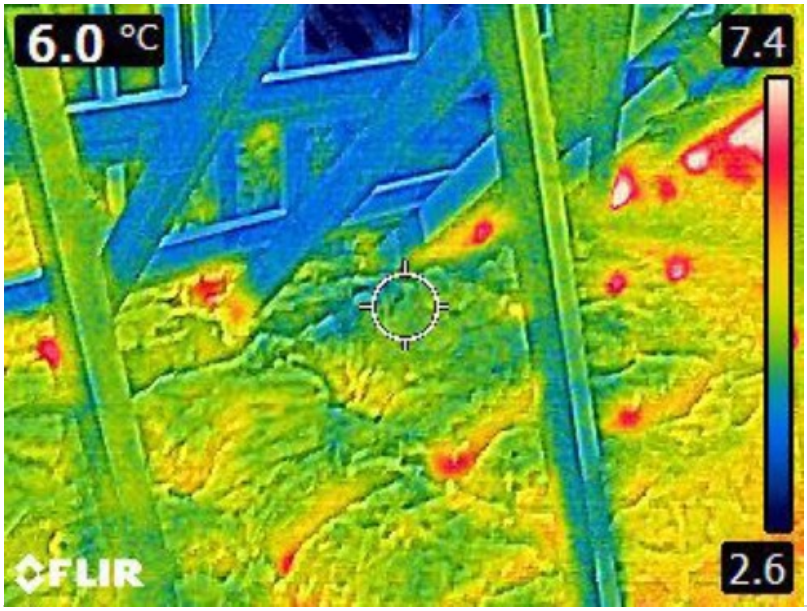


Loftspace

Assigned To Insulation

Example

Breaks in thermal barriers where joists haven’t been adequately covered by additional layers of insulation



Loftspace

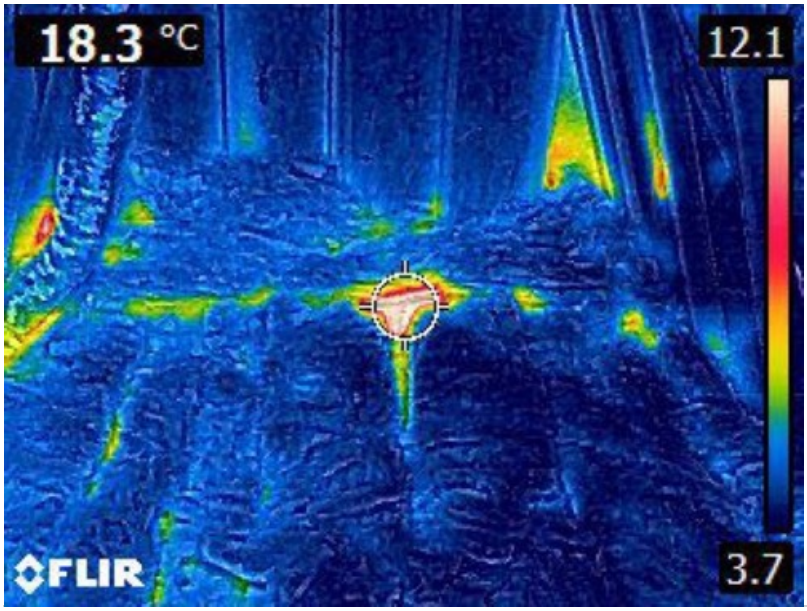
Assigned To Insulation

Loftspace

Assigned To Insulation

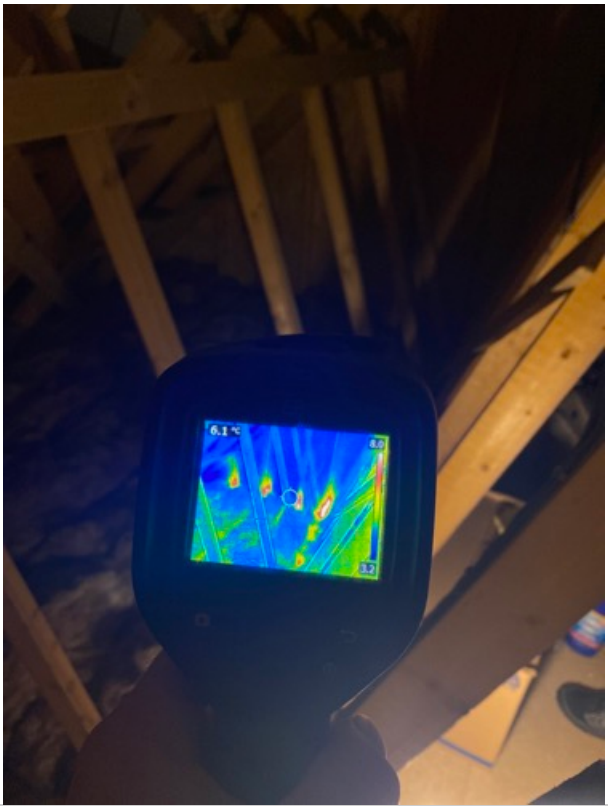
Examples

As above



Loftspace

Assigned To Insulation

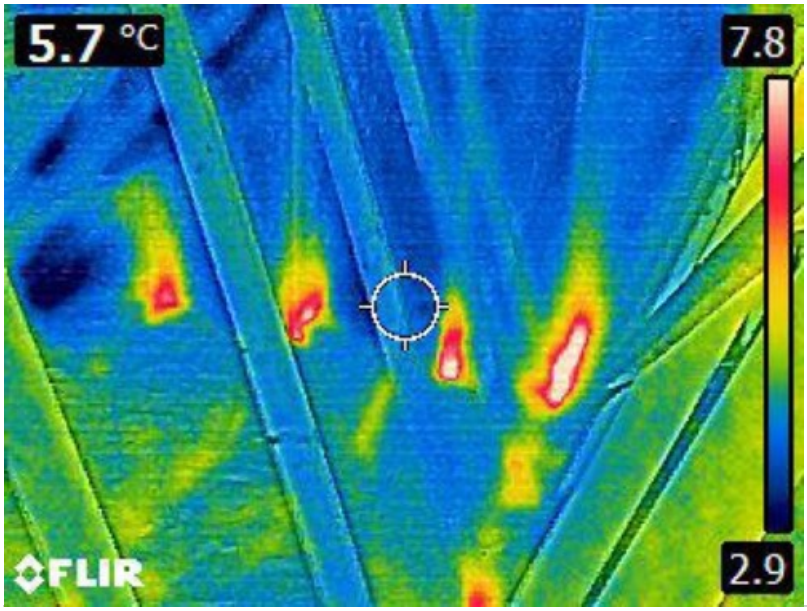


Loftspace

Assigned To Insulation

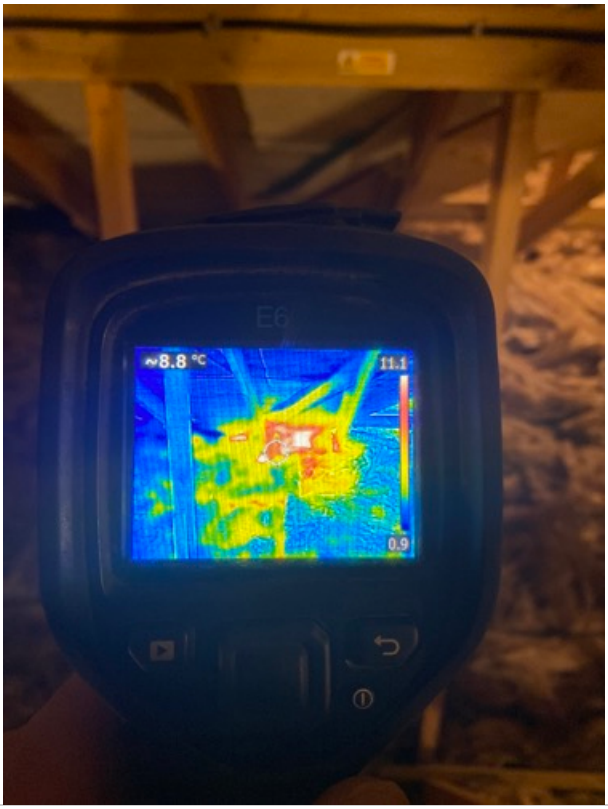
Examples

As above



Loftspace

Assigned To Insulation



Loftspace

Assigned To Insulation

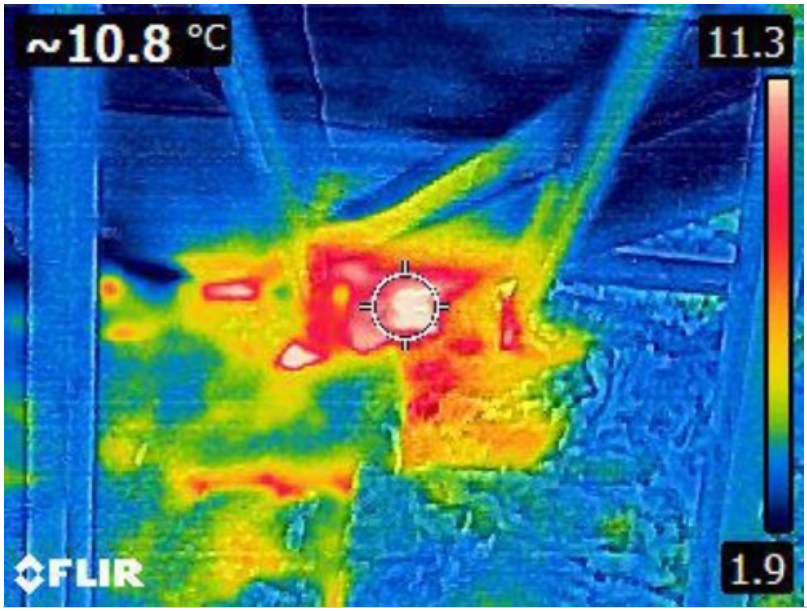
As above

Example, boxing in not insulated over

Loftspace

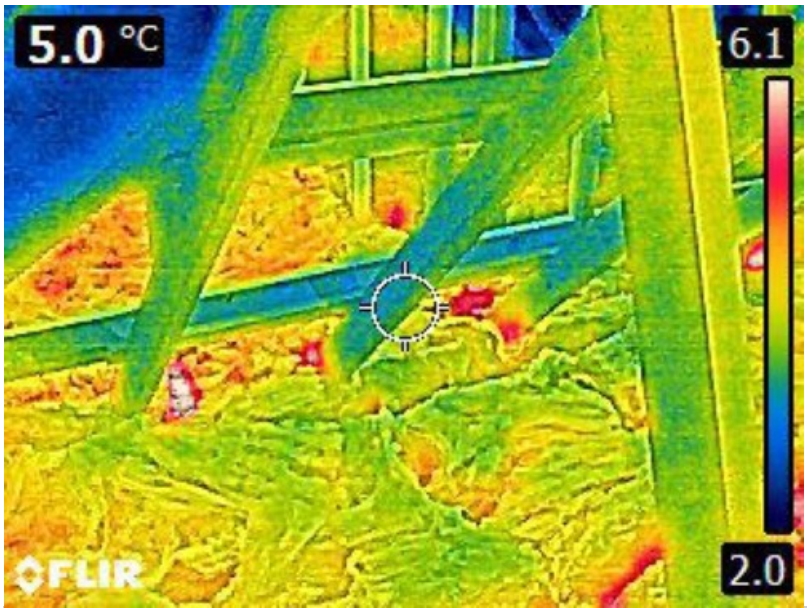
Assigned To Insulation

As above



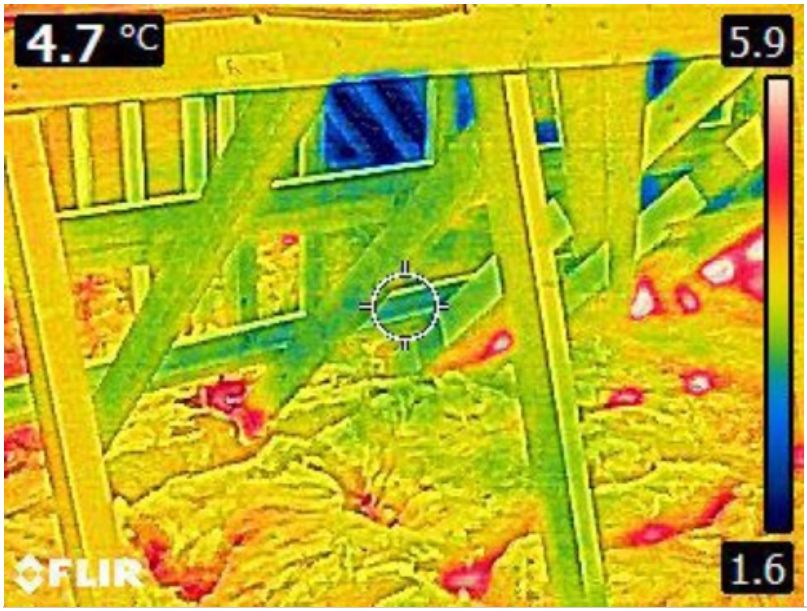
Loftspace

Assigned To Insulation



Loftspace

Assigned To Insulation



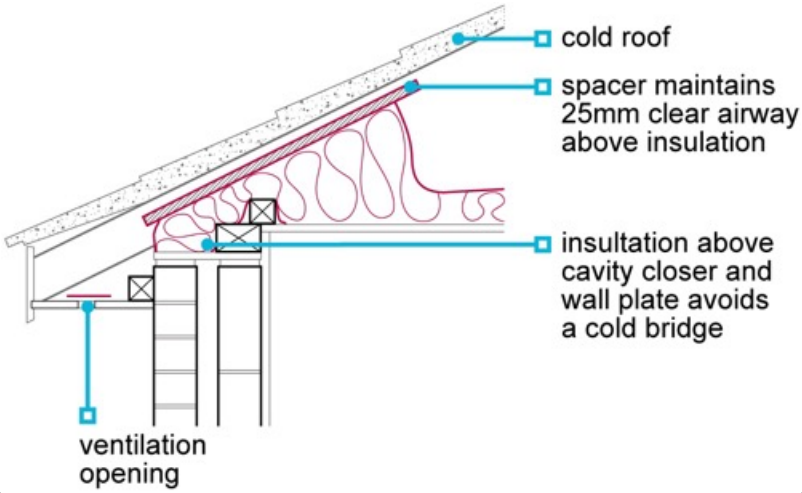
Loftspace

Assigned To Insulation

Loftspace

Assigned To Insulation

Ensure eaves ventilators in place. Some visible, others missing. Ensure a 25mm ventilation gap down to the eaves to ensure a constant flow of air and ventilation throughout, to mitigate condensation build up



Loftspace

Assigned To NHBC reference

Loftspace

Assigned To Insulation

Condensation throughout, where eaves inadequately insulated. No visible gaps externally to allow for sufficient airflow, as later noted within this report

Loftspace

Assigned To Insulation

As above

Loftspace

Assigned To Insulation

As above

Loftspace

Assigned To Insulation

As above

Cloakroom

Assigned To Painter

Timbers throughout have been

inadequately prepped prior to decorating

Cloakroom

Assigned To Painter

Generally throughout - make good shrinkages to door frames/ liners and the like

Cloakroom

Assigned To Dry Liner

Return noticeably not square

Cloakroom

Assigned To Dry Liner

As above

Cloakroom

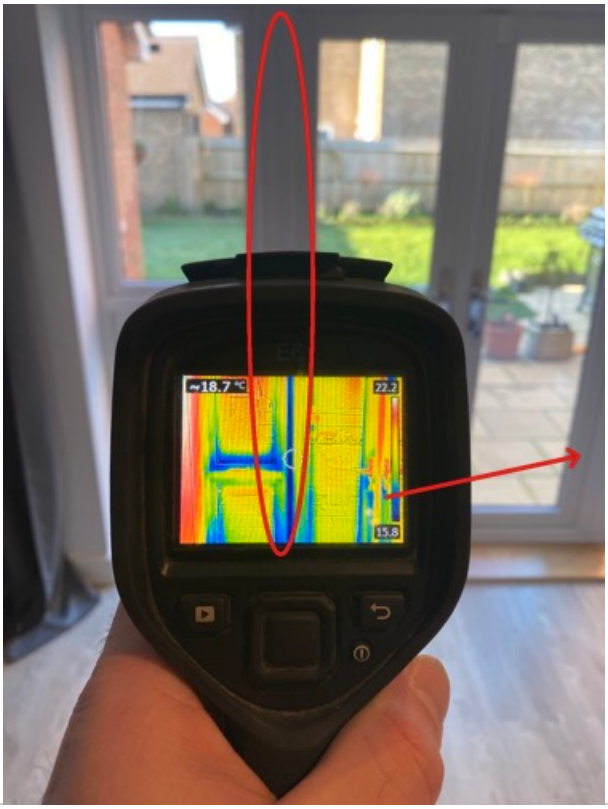
Assigned To Painter

Mastics splitting around opening

Cloakroom

Assigned To Painter

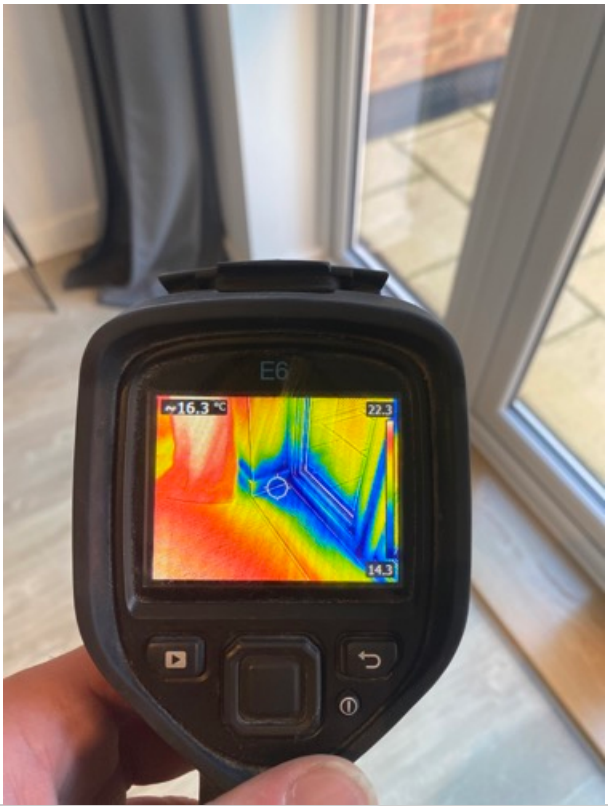
Shrinkages noted



Living Room

Assigned To Window Fitter

Cold bridging noted down the covered structural members of the opening, where assumed not suitably foam/ insulated - both sides



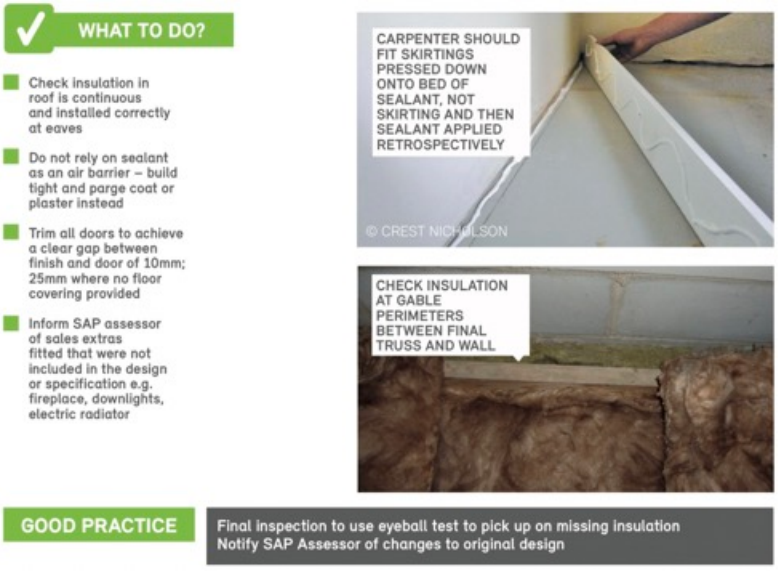
Living Room

Assigned To Dry Liner

Cold bridging around the floor line/ skirtings

Adequately seal along the external floorlines before installing the finished flooring

---



Living Room

Assigned To Zero Carbon Builders Book

Living Room

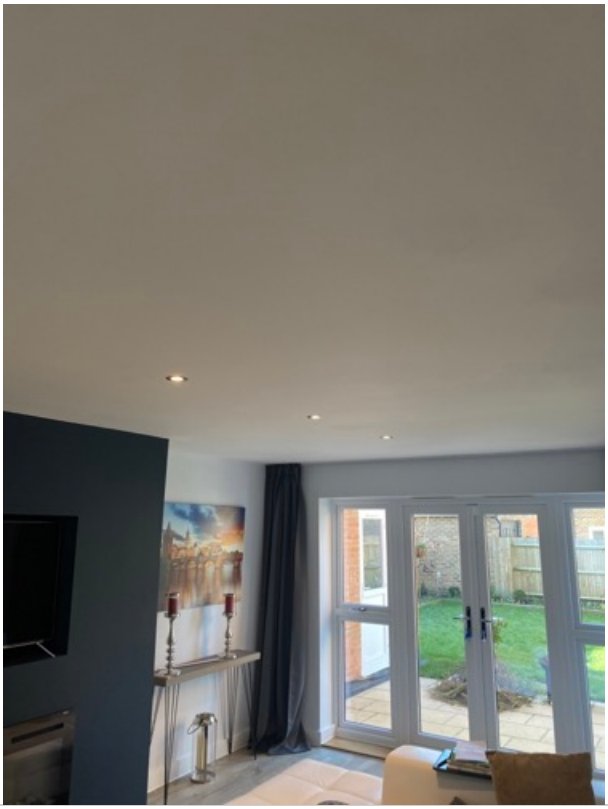
Assigned To Painter

Generally throughout - make good shrinkages between/ around skirtings and architraves

Living Room

Assigned To Joiner

Latch not catching



Living Room

Assigned To Plasterer

Ceiling visibly deviates, previously agreed to re-skim the ceiling

Living Room

Assigned To Painter

As previously noted

Timbers not suitably prepped prior to decoration

Entrance/ Hallway

Assigned To Painter

As previously noted

Make good shrinkages between and around architraves

Entrance/ Hallway

Assigned To Painter

Shrinkages noted around the newel post

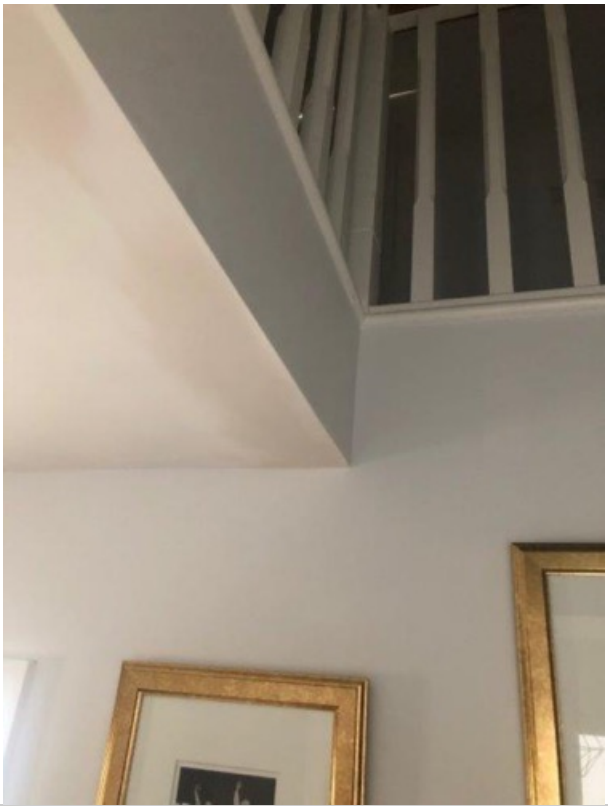
Entrance/ Hallway

Assigned To Joiner

Cold bridging around the letter box

Entrance/ Hallway

Assigned To Joiner



Entrance/ Hallway

Assigned To Painter

Paint patchwork

Entrance/ Hallway

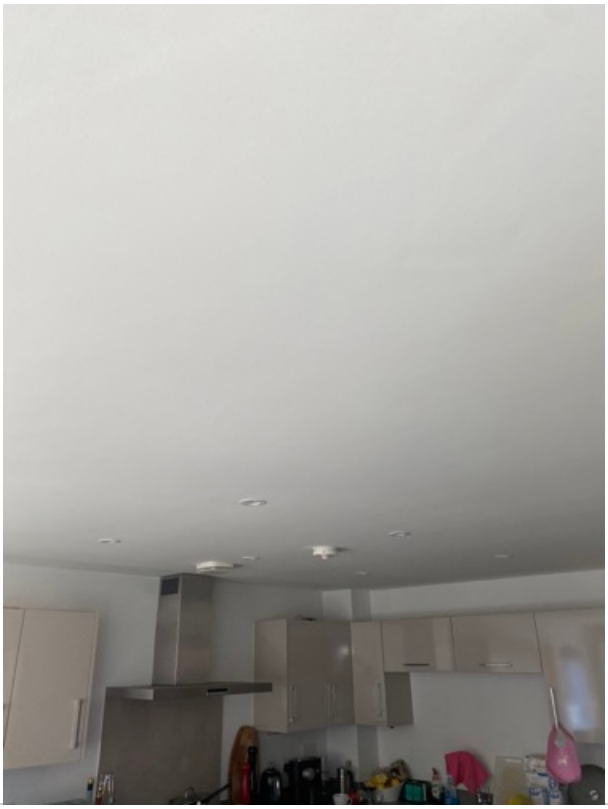
Assigned To Dry Liner

Return not square

Front Room

Assigned To Joiner

Gaps around door to frame exceed 4mm



Kitchen

Assigned To Plasterer

Ceiling visibly deviates, previously agreed to re-skim the ceiling

Kitchen

Assigned To Window Fitter

Cold bridging noted down the covered structural members of the opening, where assumed not suitably foam/ insulated

Kitchen

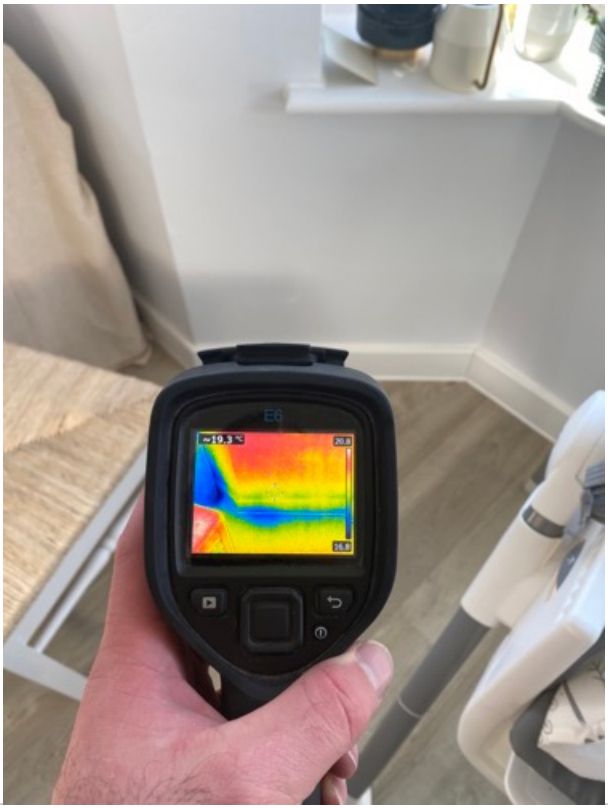
Assigned To Window Fitter

Kitchen

Assigned To Window Fitter

(Old image)

No visible insulation or suitable foaming around the windows structural members



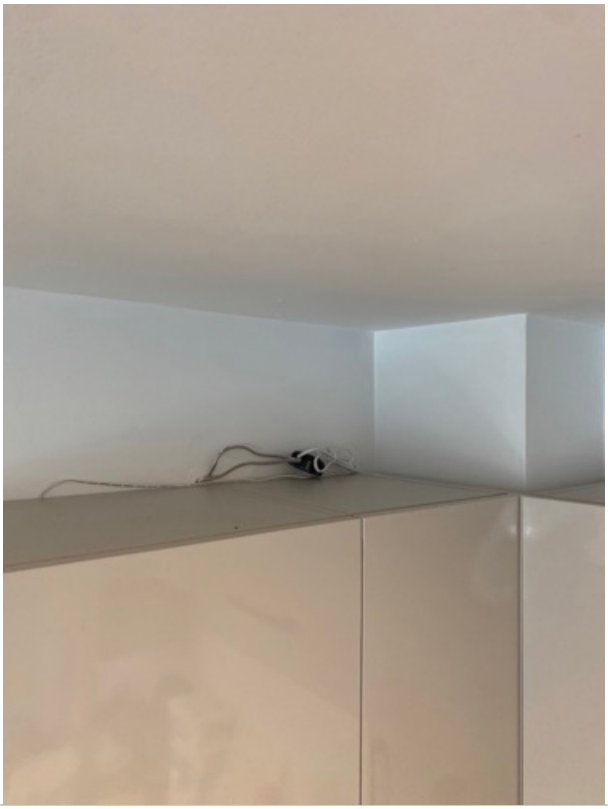
Kitchen

Assigned To Dry Liner

As previously noted

Cold bridging around the floor line/ skirtings

Adequately seal along the external floorlines before installing the finished flooring



Kitchen

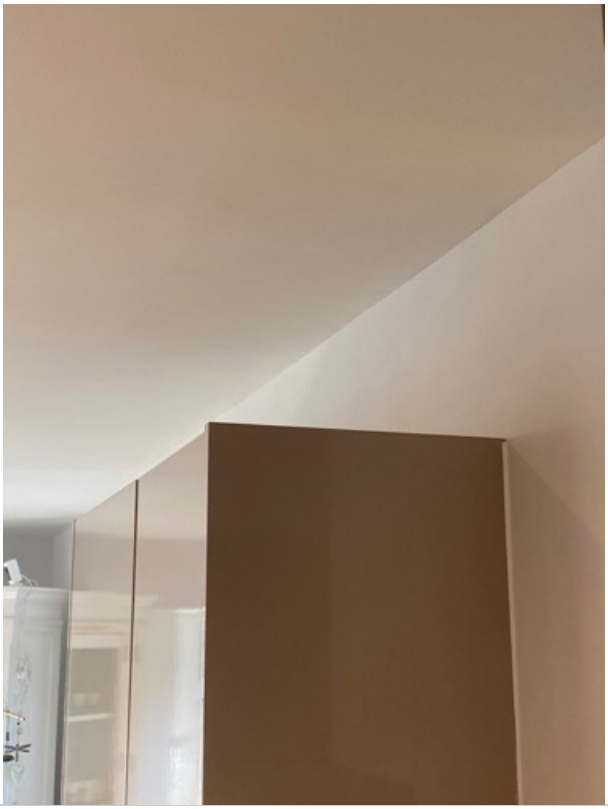
Assigned To Electrician

Tidy and secure cables above units to free up additional storage space

Kitchen

Assigned To Electrician

As above



Kitchen

Assigned To Painter

Shrinkages and nail pops visible across the ceiling

Kitchen

Assigned To Painter

Example

As above

Kitchen

Assigned To Plumber

Seal/ foam around the mains water and external floorlines under the kitchen units

Kitchen

Assigned To Cleaner

Sweep and clear debris from under units

Kitchen

Assigned To Cleaner

As above

Kitchen

Assigned To Electrician

Earth the mains water connection

Kitchen

Assigned To Electrician

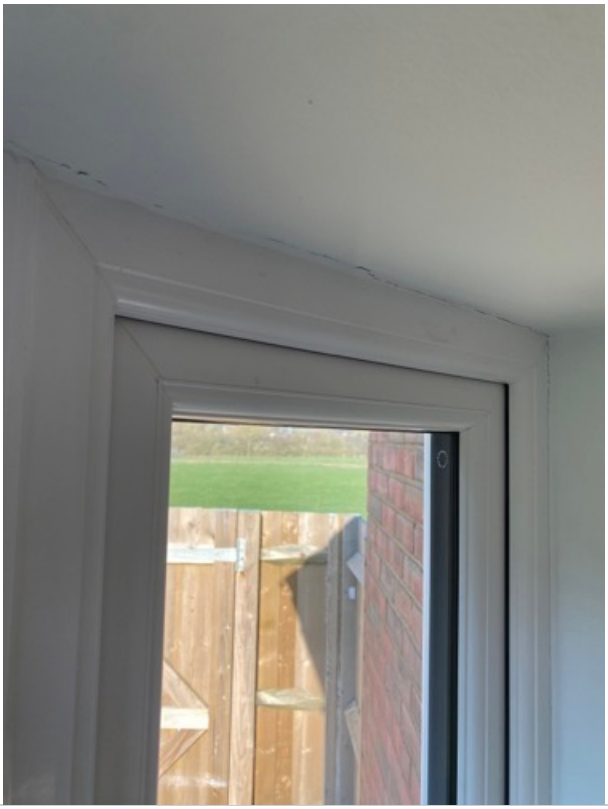
RHS oven not secured

Kitchen

Assigned To Joiner

Generally / clips not secure

Clip missing



Kitchen

Assigned To Painter

As previously noted

Make good shrinkages around openings

Kitchen

Assigned To Window Fitter

Glass scratched

Cold bridging noted down the covered structural members of the opening, where assumed not suitably foam/ insulated

Kitchen

Assigned To Painter

Shrinkages noted

Kitchen

Assigned To Plasterer

Plaster blown

Kitchen

Assigned To Plasterer

No apparent ending beads around opening

Plaster crumbling

Kitchen

Assigned To Plumber

Make good decorative finish, ensure flue suitably sealed around externally

Kitchen

Assigned To Joiner

Ensure all unit support legs in place

Kitchen

Assigned To Painter

Clean paint from detector

Kitchen

Assigned To Plasterer

Trowel marks/ plaster lines visible across

Kitchen

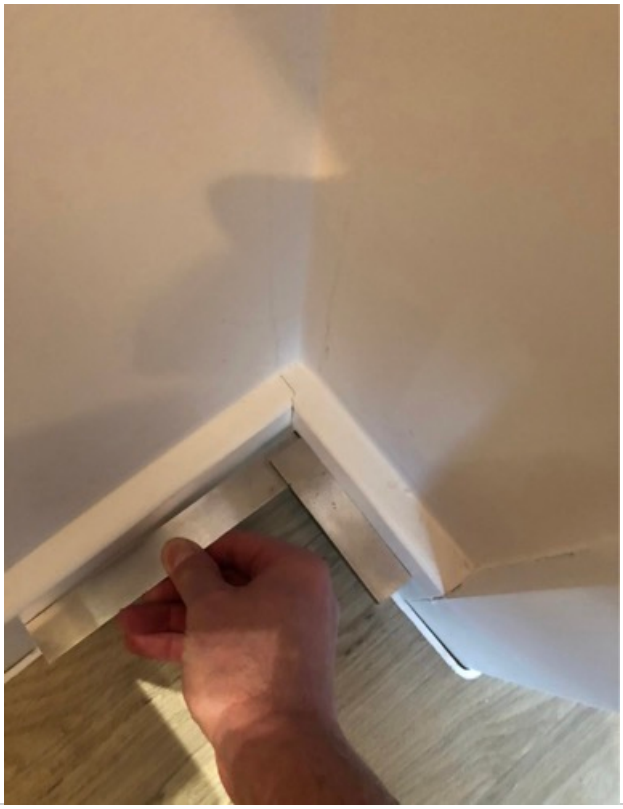
Assigned To Painter

Previously repaired

Kitchen

Assigned To Painter

Previously repaired



Kitchen

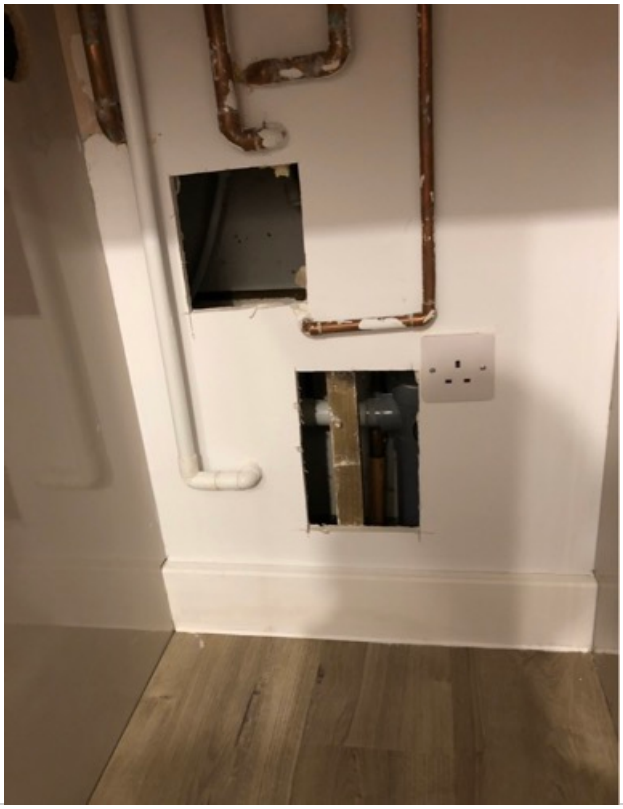
Assigned To Dry Liner

Return not square

Kitchen

Assigned To Dry Liner

As above



Utility

Assigned To Dry Liner

Seal around plumbing runs and external floorlines behind the washing machine to mitigate cold bridging

Complete dry lining

Utility

Assigned To Plumber

As above

Pipes not lagged

External Rear

Assigned To Roofer/ Bricklayer

Garage external walls saturated, ensure any DPC hasn’t been damaged, or guttering

External Rear

Assigned To Bricklayer

Garage saturated, ensure DPC not damaged

External Rear

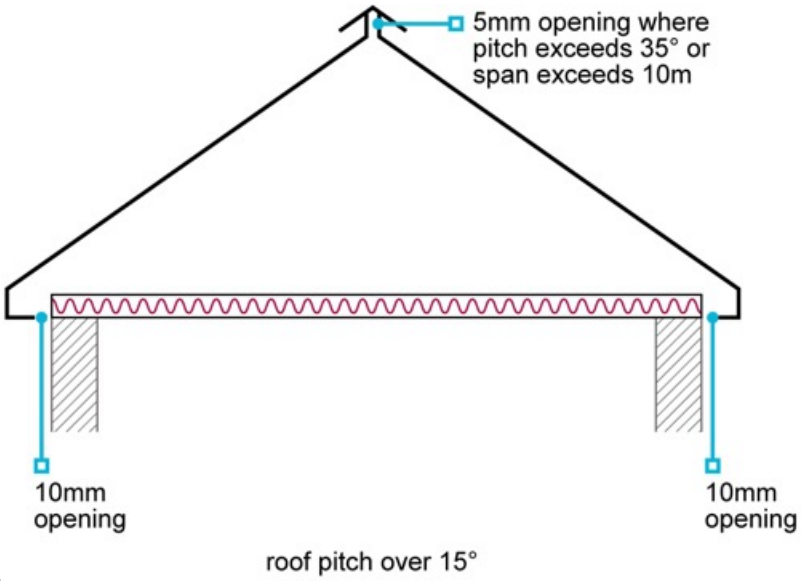
Assigned To Painter

Complete mastic application around the opening

External Rear

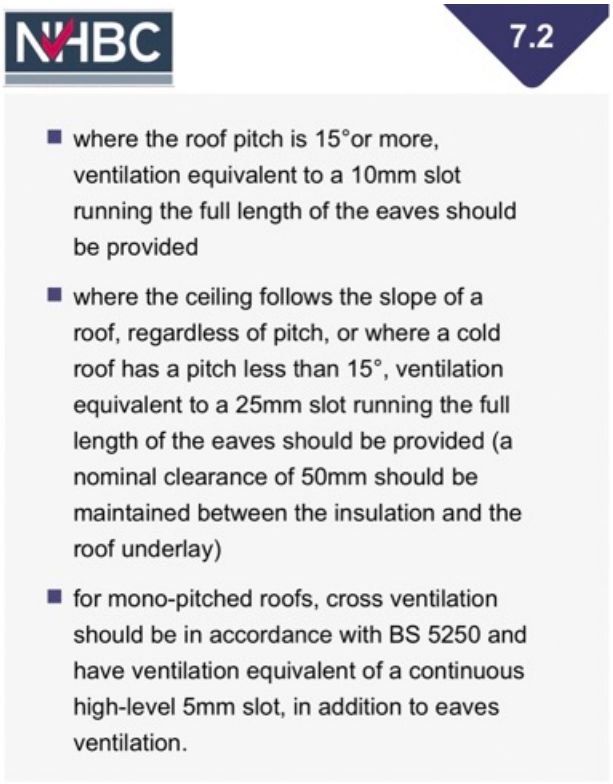
Assigned To Roofer

No clear ventilation points to the eaves, noted around the property. Air circulation in the Loftspace limited which has resulted in excessive moisture and condensation build up internally



External Rear

Assigned To NHBC reference



External Rear

Assigned To NHBC reference

External Rear

Assigned To Plumber

As previously noted

Seal around the boiler flue

External Rear

Assigned To Bricklayer

Gaps visible under door openings, under cills

External Rear

Assigned To Groundworks

When dig down adjacent to the property, treated water swamps the foundations highlighting a potential leak

As mentioned, water previously tested and confirm that the water is treated

External Front

Assigned To Window Fitter

Gaps visible under bay windows, where the structural members haven't been insulated/ foamed around

External Front

Assigned To Window Fitter

Example

As above

External Front

Assigned To Window Fitter

Gaps visible around bay openings

External Front

Assigned To Bricklayer

Example

As above

External Front

Assigned To Window Fitter

As above

External Front

Assigned To Bricklayer

Brick loose

External Front

Assigned To Painter

Rake out pointing and suitably seal around

External Front

Assigned To Bricklayer

Bricks marked/ burned

External Front

Assigned To Roofer

Seal along stepped flashings

External Front

Assigned To Bricklayer

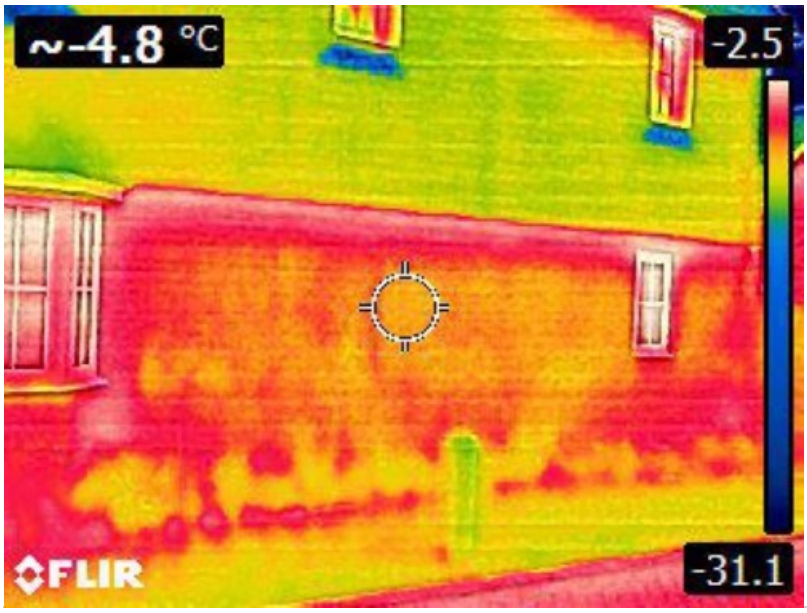
Wall saturated, ensure DPC in tact

When garden was done, treated water found under the house - to avoid potential damage, drainage pipes were installed with access, to drain treated water - NHBC claim 20 / 21705

External Front

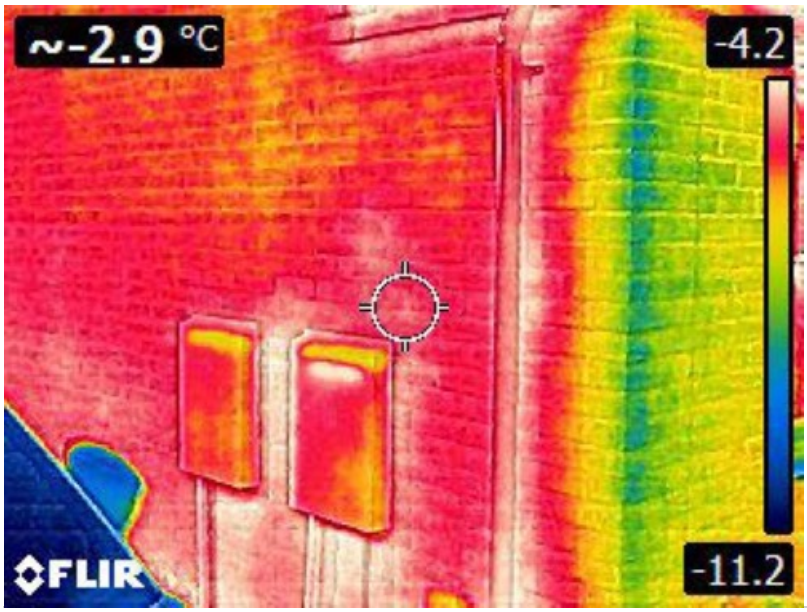
Assigned To Groundworks

Pipe with treated water, pipe runs on all side of the house in depth of 1.7 meter, in the base of house - claim NHBC 20/21705



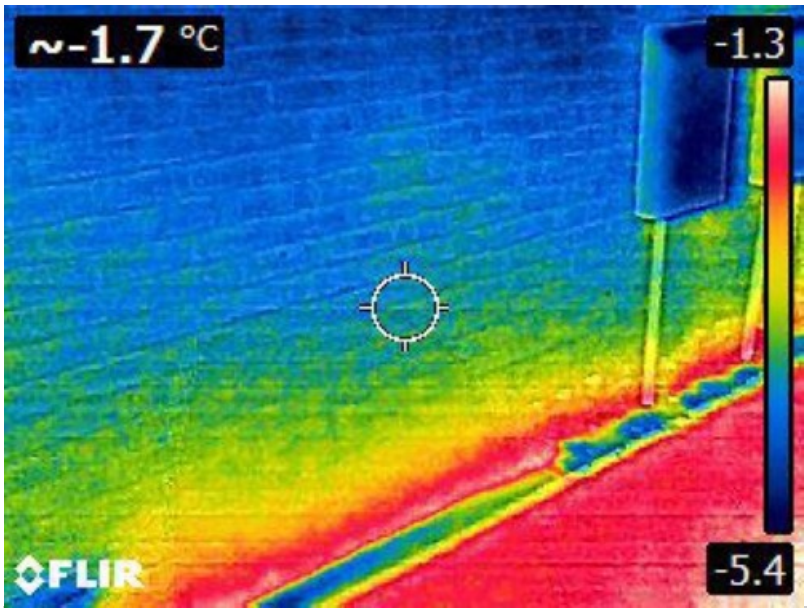
External Thermal Checks

External Thermal Checks

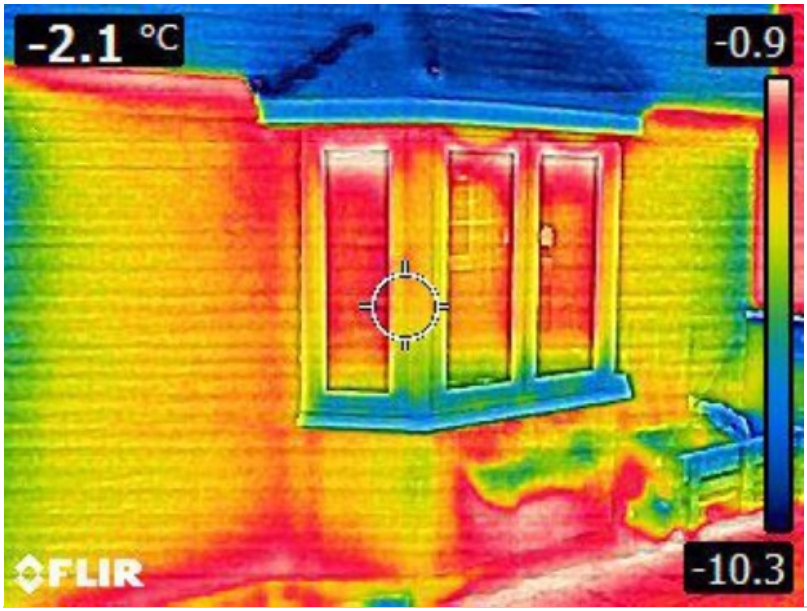


External Thermal Checks

External Thermal Checks



External Thermal Checks



External Thermal Checks

External Thermal Checks

External Thermal Checks