

SNAGGING AND CONDITION REPORT

FOR

**PLOT 160
28 MARINE DRIVE
PORTSMOUTH
HANTS
POXX XXT**

4 JANUARY 2007



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ON BEHALF OF

MR

SNAGGING AND CONDITION REPORT FOR:	Ref: 0000	<u>Comments</u>
<i>PLOT 160, 28 MARINE DRIVE, PORTSMOUTH POXX XXT</i>	<i>(continued)</i>	<u>Findings</u>

GENERAL DESCRIPTION AND CONDITION

A 3 bedroom, double-glazed and gas centrally heated terraced house situated on a new housing development built by... situated on the outskirts of the city.

CONTENTS

HALL

DOOR

1. White painted door (**dirty marks and indentations on right panels on both inside and out**) with 2 vertical patterned windows, security chain and hasp, ERA lock, chrome letterbox with cover on both sides, chrome seaurit keyhole and night latch (**paint splashed and black lever chipped**), additional internal chrome bolts at base and top with threshold strip at base on outside.

CEILING

2. White emulsion with smoke detector.

LIGHTS

3. Single pendant with energy bulb.

WALLS

4. Cream emulsion (**raised plaster above door**).

FLOOR

5. Laminate flooring.

HEATING

6. White panelled radiator with heat controls.
7. White UPVC doorframe (**dirty and black rubber trim paint splashed**).
8. White painted skirting boards and white painted wooden trim at base (**small section loose at bottom of stairs**).
9. 2 double light switches.
10. Double power socket.
11. Isolator switch for bathroom.
12. Room thermostat contols.
13. Fused switch.
14. Blanked socket.

BUILT-IN CUPBOARD

15. White painted door with chrome lever handles, laminate flooring, white ceiling, cream emulsioned walls (**scuff and blemish on right wall**), white painted skirting boards and trim at base.

TOILET

DOORS

16. White painted door with (**marked at base on inside and small chip on inside edge**) 2 chrome lever handles and internal lock.

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TOILET (continued)

WINDOWS

17. White UPVC double glazed patterned window pane.

CEILING

18. White emulsion (**raised plaster above fused connection unit and patch near extractor**) with Vortice extractor fan (**paint splashed**).

LIGHTS

19. Single pendant with bulb.

WALLS

20. Cream emulsion (**poor finish above fused connection unit**) and half tiled with white patterned tiles.

FLOOR

21. Laminate flooring.

HEATING

22. White panelled radiator with heat controls.

23. White painted doorframe.

24. UPVC window frame.

25. White patterned tiled window sill (**grout dirty in center and tile trim chipped**).

26. White painted skirting boards and wooden trim at base.

27. Ceiling pull switch (**paint splashed at top**).

TOILET

28. White low-level cistern with single chrome push with white pan, seat and lid.

WASHBASIN

29. White pedestal with matching basin with chrome mixer tap and plunger plug.

STUDY

DOOR

30. White painted door with 2 chrome lever handles and chain closure.

WINDOWS

31. Set of 2 white UPVC double glazed windows with single closure and both with air vents.

CEILING

32. White emulsion (**raised plaster left of windows**).

LIGHTS

33. Single pendant with bulb.

WALLS

34. Cream emulsion (**minor mark above right of windows, patchy left of windows at base, marked inside of window area**).

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STUDY (continued)

FLOOR

35. Laminate flooring.

HEATING

- 36. White panelled radiator with heat controls.
- 37. White painted doorframe.
- 38. UPVC window frame.
- 39. White painted window sill.
- 40. White painted skirting boards with wooden trim at base with chrome and rubber door stop.
- 41. Single light switch.
- 42. 3 double power sockets.
- 43. Telephone socket.

FAMILY ROOM/KITCHEN AREA

DOOR

44. White painted door with 2 chrome lever handles and chain closure.

PATIO DOORS/WINDOWS

- 45. Set of 2 white UPVC double-glazed doors with 4 window panes with single closure and each with single air vent.
- 46. 4 white UPVC double-glazed windows each with single closures.

CEILING

47. White emulsion (**patchy in front of windows**).

LIGHTS

48. Single pendant with bulb.

WALLS

49. Cream emulsion (**indentations in center of left wall with marks below, indentation above single light switch and marked above built in cupboard**).

FLOOR

50. Laminate flooring (**floor and skirting board right of doors is uneven – floor dipping**).

HEATING

- 51. 2 white panelled radiators with heat controls (**radiator nearest kitchen has indentation at top**).
- 52. White painted doorframe.
- 53. UPVC patio doors (**rough finish right of doors at base of window**).
- 54. White painted window sills.
- 55. White painted skirting boards with white painted trim at base.
- 56. Single light switch.
- 57. 4 double power sockets.
- 58. Telephone socket.
- 59. TV socket (**poor finish to wall above**).

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FAMILY ROOM (continued)

BUILT-IN CUPBOARD

60. White painted door with 2 chrome lever handles and chain closure, white painted ceiling, cream emulsioned walls, white painted skirting boards.

KITCHEN AREA

CEILING

61. White emulsion (**raised plaster on corner wall**).

LIGHTS

62. Ceiling mounted light with bulb.
63. 3 under cupboard florescent lights.

WALLS

64. Cream emulsion.

FLOOR

65. Tiled flooring.
66. White painted skirting boards (**poor sealant finish below light switch**).
67. Cooker switch/socket.
68. Treble light switch.
69. 3 double power sockets.
70. Bank of appliance switches.

KITCHEN UNITS

71. All beech effect fronts with chrome handles and matching worktops with brown patterned mosaic tiles above.

SINK UNIT

72. Stainless steel 1.5 bowl with drainer with chrome mixer tap, 2 rubber plugs and beneath double cupboard with washing machine connections and waste.

WALL UNITS

73. 3 single units with shelves (**unit left of hob marked at top and protective cover still affixed on unit above appliance switches**).
74. Double unit with shelf.
75. Single glazed unit with silver effect trim (**marked along edge**).

FLOOR UNITS

76. 3 single units with shelves (**trim at corner of units is scratched and chipped at base**).
77. Bank of 3 drawers (**middle drawer not aligned properly**).
78. Tall unit with fridge/freezer behind.
79. Single unit with washing machine behind.

APPLIANCES

80. Whirlpool 4 ring gas hob with controls.
81. Extractor fan with controls and lamp.
82. Whirlpool oven with controls with drop-down glass doors with wire shelves and grill pan.
83. Whirlpool washing machine.

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KITCHEN (continued)

84. Whirlpool fridge/freezer with plastic shelves in door, 4 plastic trimmed glazed shelves with 2 salad crispers (**door to fridge not aligned**). Freezer compartment with 4 plastic out baskets.

STAIRS FROM HALL

CEILING

85. Magnolia emulsion (**raised plaster at top of stairs along edge**).

WALLS

86. Cream emulsion (**paint drip below banister at base of stairs**) with mahogany stained banister rail (**hole at top of rail**).

FLOOR

87. Beige patterned carpet.

88. White painted skirting boards (**poor finish at top of stairs and to wall above**).

1st FLOOR LANDING

CEILING

89. White emulsion with smoke detector.

LIGHTS

90. Single pendant with energy bulb.

WALLS

91. Magnolia emulsion.

FLOOR

92. Beige patterned carpet.

HEATING

93. White panelled radiator with heat controls.

94. White painted skirting boards.

95. White painted stair railings with mahogany stained rail

LIVING ROOM

DOOR

96. White painted door (**chip left of handle on outside**) with 2 chrome lever handles and chain closure (**marked around chain closure & wood splintered**).

WINDOWS

97. 2 sets of 2 white UPVC double glazed windows with 2 single closures and each with air vent.

CEILING

98. White emulsion.

LIGHTS

99. Single pendant with bulb.

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LIVING ROOM (continued)

WALLS

100. Cream emulsion (**patchy left of light switch, patch and blemish below fused switch**).

FLOOR

101. Beige patterned carpet.

HEATING

102. 2 white panelled radiators with heat controls.

103. White painted doorframe.

104. UPVC window frames.

105. White painted window sills.

106. White painted skirting boards.

107. Single light switch.

108. 3 double power sockets.

109. Telephone socket.

110. TV socket.

111. Fused switch.

BEDROOM 1 (WITH ENSUITE)

DOOR

112. White painted door (**chip at top on outside and chipped on inside**) with 2 chrome lever handles and chain closure.

WINDOWS

113. 2 sets of 2 white UPVC double glazed windows 2 with single closures with 4 air vents.

CEILING

114. White emulsion.

LIGHTS

115. Single pendant with bulb.

WALLS

116. Cream emulsion (**indentation top right corner right of ensuite**).

FLOOR

117. Beige patterned carpet.

HEATING

118. 2 white panelled radiators with heat controls.

119. White painted doorframe.

120. UPVC window frames.

121. White painted window sills.

122. White painted skirting boards.

123. 2 single light switches.

124. 2 double power sockets.

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BEDROOM 1 (continued)

- 125. TV socket.
- 126. Isolator switch.
- 127. Telephone socket.

BUILT-IN WARDROBE

- 128. 2 white painted doors with chrome handles with lock on inside, white painted ceiling, cream painted walls, beige carpet, white painted skirting boards with wooden shelf with white painted trim to front affixed to wooden painted batons with beneath chrome clothes rail.

BEDROOM 1 ENSUITE

DOOR

- 129. White painted door with 2 chrome lever handles and internal lock.

CEILING

- 130. White emulsion (**mark in right corner**) with Manrose extractor fan.

LIGHTS

- 131. 3 single halogen lights with bulbs.

WALLS

- 132. Cream emulsion with large white mottled inset with black glass border inside of shower enclosure and half tiled around toilet and wash basin.

FLOOR

- 133. Black/grey coloured vinyl flooring.

HEATING

- 134. White panelled radiator with heat controls.
- 135. White painted doorframe.
- 136. White painted skirting boards.

SHOWER ENCLOSURE

- 137. Aluminium trimmed glazed sliding shower door and surround, chrome mounted shower controls, chrome showerhead, soap dish, white shower tray and chrome plughole.

WASHBASIN

- 138. White pedestal with matching basin with chrome mixer tap and plunger plug.

TOILET

- 139. White low-level cistern with single chrome push with white pan, seat and lid.

STAIRS FROM 1st FLOOR

CEILING

- 140. Magnolia emulsion.

WALLS

- 141. Cream emulsion with mahogany stained banister rail.

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STAIRS FROM 1st FLOOR (continued)

FLOOR

142. Beige patterned carpet.

143. White painted skirting boards.

2nd FLOOR LANDING

CEILING

144. White emulsion with smoke detector.

LIGHTS

145. Single pendant with energy bulb.

WALLS

146. Cream emulsion.

FLOOR

147. Beige patterned carpet.

HEATING

148. White panelled radiator with heat controls.

149. White painted skirting boards.

150. White painted railings with mahogany stained rail

BEDROOM 2

DOOR

151. White painted door with 2 chrome lever handles and chain closure.

WINDOWS

152. 1 set of 4 white UPVC double glazed windows each with single closure and air vent.

CEILING

153. White emulsion (**marked on sloping ceiling**) with loft hatch.

LIGHTS

154. Single pendant with bulb.

WALLS

155. Cream emulsion (**marked right of built-in cupboard**).

FLOOR

156. Beige patterned carpet.

HEATING

157. 2 white panelled radiators with heat controls.

158. White painted doorframe.

159. UPVC window frame.

160. White painted window sill.

161. White painted skirting boards.

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BEDROOM 2 (continued)

- 162. Single light switch.
- 163. 2 double power sockets.

BUILT-IN CUPBOARD

- 164. White painted door with chrome handle, raised floor with beige carpet, cream emulsioned walls, white painted skirting boards, Ozo hot water tank and pipes.

BATHROOM

DOOR

- 165. White painted door (**gloss paint missing at base on inside**) with 2 chrome lever handles and internal lock.

CEILING

- 166. White emulsion (**poor finish around ceiling pull switch**) with extractor fan.

LIGHTS

- 167. 3 single halogen lights.
- 168. Ceiling chord pull switch.

WALLS

- 169. Magnolia emulsion with large white tiles inset with black clear glass border tiles above bath behind toilet and behind wash basin.

FLOOR

- 170. Black/grey coloured vinyl flooring..

HEATING

- 171. White panelled radiator with heat controls.
- 172. White painted doorframe.
- 173. White tiled ledge behind toilet and basin.
- 174. White painted skirting boards.

BATH

- 175. White bath with chrome grab handles (**chipped?**) with matching side panel with chrome mixer taps and plughole. Chrome mounted shower controls, chrome showerhead and soap dish.

WASHBASIN

- 176. White pedestal with matching basin with chrome mixer tap and plunger plug (**poor sealant finish around basin**).

TOILET

- 177. White low-level cistern with single chrome push with white pan, seat and lid.

LANDING BUILT-IN CUPBOARD

- 178. White painted door with 2 chrome lever handles and chain closure, white painted ceiling, magnolia emulsioned walls, beige carpet, white painted skirting boards, Glow-worm condensing boiler, Siemens central heating controls (**not straight**), fused switch.

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BEDROOM 3

DOOR

179. White painted door with 2 chrome lever handles and chain closure.

WINDOWS

180. 2 Velux roof mounted windows with single closures.

CEILING

181. White emulsion.

LIGHTS

182. Single pendant with bulb.

WALLS

183. Cream emulsion (**raised backing exposed bottom left corner and mark and paint drip near double socket**).

FLOOR

184. Beige patterned carpet.

HEATING

185. White panelled radiator with heat controls.

186. White painted doorframe.

187. White painted skirting boards.

188. Single light switch.

189. 2 double power sockets.

BUILT-IN CUPBOARD

190. White painted door with chrome handle insulated on inside of door (**debris on inside?**).

EXTERNAL

EXTERNAL WALLS

191. Brick construction on outside.

ROOFING & GUTTERING

192. Pitched light brown tiled roof, white UPVC fascias (**stained at rear**) and soffits and black UPVC guttering and downpipes.

FRONT GARDEN

193. Paved walkway to front door (**front lawn to be relaid following external pipe work that was being carried out at the time of inspection**).

REAR GARDEN

194. Outside tap (**less tap fitting**) and single socket with cover attached to external wall of house. Block paving patio area continuous to rear entrance. Garden bordered by panelled fence with gate and lock to rear of property. Bare ground with compacted soil with weeds and general debris awaiting landscaping.

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Summary of items which we believe are still in need of attention.

HALL

DOOR

- 195. White painted door (**dirty marks and indentations on right panels on both inside and out**).
- 196. Night latch (**paint splashed and black lever chipped**).

WALLS

- 197. Cream emulsion (**raised plaster above door**).
- 198. White UPVC doorframe (**dirty and black rubber trim paint splashed**).
- 199. White painted skirting boards and white painted wooden trim at base (**small section loose at bottom of stairs**).

HALLWAY BUILT-IN CUPBOARD

- 200. Cream emulsioned walls (**scuff and blemish on right wall**).

TOILET

DOORS

- 201. White painted door (**marked at base on inside and small chip on inside edge**).

CEILING

- 202.** White emulsion (**raised plaster above fused connection unit and patch near extractor**) with Vortice extractor fan (**paint splashed**).

WALLS

- 203. Cream emulsion (**poor finish above fused connection unit**).
- 204. White patterned tiled window sill (**grout dirty in center and tile trim chipped**).
- 205. Ceiling pull switch (**paint splashed at top**).

STUDY

CEILING

- 206. White emulsion (**raised plaster left of windows**).

WALLS

- 207. Cream emulsion (**minor mark above right of windows, patchy left of windows at base, marked inside of window area**).

FAMILY ROOM/KITCHEN AREA

CEILING

- 208. White emulsion (**patchy in front of windows**).

WALLS

- 209. Cream emulsion (**indentations in center of left wall with marks below, indentation above single light switch and marked above built in cupboard**).

FLOOR

- 210. Laminate flooring (**floor and skirting board right of doors is uneven – floor dipping**).

HEATING

- 211. 2 white panelled radiators with heat controls (**radiator nearest kitchen has large indentation at top**).
- 212. UPVC patio doors (**rough finish right of doors at base of window**).
- 213. TV socket (**poor finish to wall above**).

KITCHEN AREA

CEILING

- 214. White emulsion (**raised plaster on corner wall**).

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KITCHEN AREA (continued)

215. White painted skirting boards (**poor sealant finish below light switch**).

WALL UNITS

216. 3 single units with shelves (**unit left of hob marked at top and protective cover still affixed on unit above appliance switches**).

217. Single glazed unit with silver effect trim (**marked along edge**).

FLOOR UNITS

218. 3 single units with shelves (**trim at corner of units is scratched and chipped at base**).

219. Bank of 3 drawers (**middle drawer not aligned properly**).

220. Whirlpool fridge/freezer (**door to fridge not aligned**).

STAIRS FROM HALL

CEILING

221. Magnolia emulsion (**raised plaster at top of stairs along edge**).

WALLS

222. Cream emulsion (**paint drip below banister at base of stairs**) with mahogany stained banister rail (**hole at top of rail**).

223. White painted skirting boards (**poor finish at top of stairs and to wall above**).

LIVING ROOM

DOOR

224. White painted door (**chip left of handle on outside**).

225. Chain closure (**marked around chain closure & wood splintered**).

WALLS

226. Cream emulsion (**patchy left of light switch, patch and blemish below fused switch**).

BEDROOM 1

DOOR

227. White painted door (**chip at top on outside and chipped on inside**).

WALLS

228. Cream emulsion (**indentation top right corner right of ensuite**).

BEDROOM 1 ENSUITE

CEILING

229. White emulsion (**mark in right corner**).

BEDROOM 2

CEILING

230. White emulsion (**marked on sloping ceiling**).

WALLS

231. Cream emulsion (**marked right of built-in cupboard**).

BATHROOM

DOOR

232. White painted door (**gloss paint missing at base on inside**).

CEILING

233. White emulsion (**poor finish around ceiling pull switch**) with extractor fan.

BATH

234. White bath with chrome grab handles (**chipped?**).

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BATHROOM (continued)

WASHBASIN

235. White pedestal with matching basin (**poor sealant finish around basin**).

LANDING BUILT-IN CUPBOARD

236. Siemens central heating controls (**not straight**).

BEDROOM 3

WALLS

237. Cream emulsion (**raised backing exposed bottom left corner and mark and paint drip near double socket**).

BUILT-IN CUPBOARD

238. (**debris on inside?**).

EXTERNAL

ROOFING & GUTTERING

239. White UPVC fascias (**stained at rear**).

FRONT GARDEN

240. Garden (**front lawn to be relaid**).

REAR GARDEN

241. Outside tap (tap fitting missing).