

**PRIVATE & CONFIDENTIAL**

**REF: PGB/**

**SCHEDULE OF DEFECTS**

**ON**

**SAMPLE 7**

**FOR**

**CLIENT 7**

**Inspected:** Date

**Weather:** Dry and Sunny

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## **1.00 THE PROPERTY**

### 1.01 Tenure

We understand that the tenure is Freehold.

### 1.02 Description

Two storey detached house.

### 1.03 Accommodation

Ground Floor: Reception Hall, Cloakroom with WC and washbasin, Drawing Room, Conservatory, Dining Room, Kitchen/Breakfast Room, Family Room, Lobby, External Toilet with WC and wash basin, Workshop, Triple Garage, Utility Room, Library.

First Floor: Master Bedroom with En-Suite Bathroom containing bath, two washbasins, WC, bidet and shower cabinet, Bedroom 2 with En-Suite Bathroom containing bath, washbasin, WC and shower cabinet, Bedroom 3 with En-Suite Bathroom containing bath, WC and washbasin, Bedroom 4 with En-Suite Shower Room containing shower cabinet, WC and washbasin, Bedroom 5 with En-Suite Shower Room containing shower cabinet, WC and washbasin, Gallery/Study, Landing and Staff Annexe/ Teenage Suite above Garage.

### 1.04 Approximate Age

The property is newly built and a small amount of finishing was incomplete at the time of inspection.

### 1.05 Orientation

The front of the property faces approximately east.

### 1.06 Location and Amenities

The property is located in an exclusive residential road approximately one and a half miles from the centre of Town.

### 1.07 Roads and Footpaths

The road is a Private Road that is finished with tarmac. There is likely to be a shared maintenance liability and your Legal Adviser should comment upon this.

## **2.00 SCOPE OF INSPECTION**

2.01 All directions are given as if facing the property from the road.

2.02 Externally the property was inspected from ground level to the front, sides and rear.

2.03 Although no long ladders were used, access was available into the roof space through the access hatch above the first floor landing.

2.04 The property was unfurnished and unoccupied at the time of our inspection.

2.05 Fitted floor coverings are provided throughout except in the principal first floor areas where only an underlay has been laid and where these were not fixed down small areas were lifted. The interiors of cupboards have been inspected.

2.06 We have not moved fixed units or appliances. We have not excavated trial holes or opened up any portion of the property by removing plaster, boarding, lining, panelling or bath panels. We have not inspected woodwork or other parts of the structure that were covered, unexposed or inaccessible. We are therefore unable to report that any such part of the property is free from rot, beetle, fungal growth or other structural or non-structural defects. For the purpose of this report we have assumed that there is no contamination from or within the ground.

2.07 Our report is mainly concerned with matters which significantly affect the condition of the building. Although the report lists defects generally room by room we have not specifically mentioned every minor blemish, but have written our report in general terms.

2.08 This report is private and confidential and is prepared for your own use. It may be shown to other professional advisers acting on your behalf in connection with the purchase of the property. Its contents may not be disclosed to, nor made use of by, any other third party without our express consent in writing.

### **3.00 ROOF COVERINGS AND FLASHINGS**

3.01 The pitched roofs are covered with plain clay tiles with rows of scalloped tiles. Ventilation tiles are incorporated within the roof coverings.

3.02 In a number of areas there is some slight unevenness to the tiles, particularly above the ventilation tiles. This however is not a significant defect and no particular repairs are needed.

3.03 The one third round ridge tiles, swept valley tiles and bonnet hip tiles are in satisfactory condition.

3.04 The roofs above the dormer windows are constructed in a similar manner and are in satisfactory condition. The sides of the dormers are clad with vertically hung clay tiles and these too are in satisfactory order.

3.05 The lead covered flat roof at the front of the property has been installed in a generally satisfactory manner. However the lead needs to be cleaned to remove paint and rust staining and then finished with patination oil.

3.06 Similarly the lead flashings below the dormer windows should be cleaned and finished with patination oil.

3.07 The lead flashings at the junction of the chimney and the main roof are in satisfactory condition.

3.08 At the junction of the chimney and left hand external wall with the small projecting roof, the leadwork is generally untidy and stained although it should be effective. Again the lead should be finished with patination oil.

- 3.09 The roof above the conservatory is glazed, supported on timber rafters and finished externally with powder coated aluminium glazing bars. The roof is in satisfactory condition.
- 3.10 The lead ridge and lead at the rear verge should be coated with patination oil.
- 3.11 The lead flashing at the junction of the rear wall and the conservatory is in reasonable condition but the pointing has opened up and one or two sections of lead appear to be loose at the left hand side of the house. The lead should be repositioned as necessary and the gaps in the pointing repaired.
- 3.12 At the right hand side of the conservatory at the junction of the house, the leadwork is untidy and this area is a potentially weak spot and could let water in to the roof. A new stepped lead flashing should be installed above the existing leadwork. Again the lead needs to be cleaned and finished with patination oil.
- 3.13 At the junction of the roof above the kitchen with the projecting section of brickwork the leadwork is again untidy and ideally should be replaced with a stepped lead flashing.
- 3.14 Above the family room at the junction of the roof and wall the leadwork is again untidy and the style of lead inconsistent. A stepped lead flashing should be installed.
- 3.15 At the front of the property there is a small balcony. This is covered with asphalt with a finish of tiles and stone chippings. A repair has been carried out at the left hand side to improve the connection between the lead and the asphalt. The repair appears to have been effective.
- 3.16 The metal railings surrounding the balcony and the lead capping at the perimeter of the balcony roof are in satisfactory condition.

#### **4.00 ROOF SPACES**

- 4.01 The extending wooden ladder giving access to the roof space is in satisfactory condition.

- 4.02 At the right hand end of the roof space the boilers and hot water cylinders are situated together with the pumps. The installation was not complete and was not switched on at the time of inspection. The installation therefore needs to be commissioned.
- 4.03 In the front eaves roof space excess ducting should be cut off and wood shavings removed.
- 4.04 Insulation should be provided on the eaves cupboard doors.
- 4.05 The roof construction is of timber with underlining felt laid below the tiles. Insulation comprises a mixture of glassfibre quilt and urethane foam board. The general levels of insulation are satisfactory.
- 4.06 The Velux roof lights are in satisfactory condition although the handles need to be cleaned and labels removed.
- 4.07 The floor within the roof space is of suspended timber construction finished with chipboard and is in satisfactory order. The timber handrails and spindles around the loft ladder are in satisfactory condition.
- 4.08 One or two of the switches and sockets are slightly out of square.

## **5.00 CHIMNEYSTACKS**

- 5.01 The chimney at the left hand side of the property is constructed of brickwork and incorporates lead damp proof courses. No particular defects were identified.

## **6.00 FASCIAS, SOFFITS AND BARGEBOARDS**

- 6.01 The bargeboards and fascias are of painted timber and are in generally satisfactory condition. There has been some minor deterioration of the paint finish but no immediate repairs are needed.

- 6.02 The soffits are boarded and are believed to be of plywood. The surface finish is poor in many places and has faded and deteriorated. The soffits should be redecorated.
- 6.03 In a small number of places the joints in the bargeboards have opened up and there is a risk of water penetration. This is particularly noticeable at the rear of the property to the left hand side of the kitchen.

## **7.00 RAINWATER GOODS**

- 7.01 The gutters and downpipes are of plastic and the quality is not really consistent with the quality of the building as a whole. It would have been better if aluminium gutters and downpipes had been installed and this is something you may wish to consider for the future.
- 7.02 In several places the joints in the gutters have sagged and the gutters do not fall consistently towards the rainwater downpipes. This is particularly noticeable above the garage doors, at the left hand side of the front elevation, at the centre of the rear elevation above the window of bedroom 4, above the kitchen window and above the family room doors.
- 7.03 The joints in the plastic guttering are prone to failure and these should be checked regularly and the gutters should be cleared regularly.
- 7.04 There are a number of labels stuck to the gutters and downpipes around the property and these should be removed.
- 7.05 At the rear right hand side of the conservatory there is a leak from the rainwater downpipe. This has resulted in staining of the brickwork. The leak needs to be mended and the brickwork cleaned.
- 7.06 The screws holding the clip on the downpipe to the left hand side of the rear kitchen doors are untidily installed.

**8.00 EXTERNAL WALLS**

- 8.01 The external walls are of cavity construction faced externally with brickwork. On the front elevation oak planks have been planted onto the brickwork.
- 8.02 The horizontal sections of timber are not particularly well protected from water penetration and the top surfaces should be redecorated. We suspect that the concealed sections of timber have not been treated before installation and this can lead to premature rot and deterioration.
- 8.03 The brickwork, pointing and oak are in generally satisfactory condition and no particular defects were found.
- 8.04 At the base of the wall airbricks are incorporated to ventilate the void below the suspended ground floor. These are in generally satisfactory condition but in a few areas they are rather close to the paving and this could allow water to run into the void below the ground floor. In particular at the left hand side of the left hand projection of the drawing room, at the rear of the kitchen and to the right hand side of the doors.
- 8.05 There is some minor salt staining on the face of the brickwork but this is not a particular defect.
- 8.06 Plastic ventilators have been installed within open joints between the brickwork. These are in generally satisfactory condition although the installation is a little untidy in places but again this is not causing any particular problems.

**9.00 DAMP PROOF COURSE**

- 9.01 The line of a plastic damp proof course can be seen within the external walls. The damp proof course is located at an adequate height above ground level.

**10.00 WINDOWS**

- 10.01 The windows are of oak and contain sealed double-glazed panels with external leaded lights. The windows have not been designed or installed in accordance with current British Standards or Building Research Establishment Digests.
- 10.02 The beads are fixed in place with steel nails and these are showing signs of corrosion and staining of the adjacent woodwork. The beads and window rebates do not appear to have been treated prior to installation of the glass. There are no drainage holes to allow any water that penetrates between the beads and glazing to discharge. This latter defect in particular can result in water becoming trapped and causing rot, which would be hidden behind the beads. In addition the moisture that is trapped can lead to premature failure of the sealed double-glazing units.
- 10.03 In several places the external leading is stained and needs to be cleaned and treated.
- 10.04 The window cills comprise clay tiles set above projecting brickwork and the cills are in satisfactory condition. There is some minor cracking of the mortar to the sides of the cills in several places but this is not a particular defect.

**11.00 EXTERNAL DOORS**

- 11.01 The front entrance doors are of oak and are in satisfactory condition. Our comments regarding glazing and glazing beads again apply to the units to either side of the doors although, being in a sheltered position, the likelihood of failure is less than for the windows.
- 11.02 The doors at the rear of the dining room, kitchen and family room are also of oak and are in generally satisfactory condition. There are some minor splits within the oak panels but this is only to be expected with this material.
- 11.03 The external leading is stained and oxidised in many places and all needs to be cleaned and treated.

- 11.04 Our comments regarding glazing beads and glazing again apply and one or two of the glazing beads are loose, particularly on the family room door.
- 11.05 There is an excessive gap between the two doors at the rear of the conservatory.
- 11.06 The mastic seals around the windows and doors are in satisfactory condition.
- 11.07 The door handles are not in our opinion of external quality and there is surface corrosion and deterioration on most of the handles, particularly the kitchen door externally.
- 11.08 The doors onto the front balcony are in reasonable condition although there are some minor splits in the doors and the weather bars. There does not appear to be mastic bedding between the weather bars and the doors and water can therefore penetrate.

## **12.00 EXTERNAL DECORATIONS**

- 12.01 The standard of external decoration is generally satisfactory with the exception of the soffits and the tops and bottoms of the doors and windows and undersides of the cills. There are a few minor runs in the paintwork and window/door staining but this is not excessive.
- 12.02 The undersides of the window cills, undersides of the doors, undersides of the windows and the tops of the windows and doors are undecorated. This can result in water penetration into the timber resulting in premature failure. We suspect that the edges of the fixed glazed and timber panels to either side of the doors have not been treated prior to installation.

## **13.00 INTERNAL WALLS AND PARTITIONS**

- 13.01 These are of solid construction with a plastered finish and are in generally satisfactory order.

#### **14.00 FIREPLACES, FLUES AND CHIMNEYBREASTS**

14.01 There is a fireplace in the main living room which is constructed of brickwork with an oak beam above. The oak has shrunk and split which is only to be expected with this material and is not a significant defect.

14.02 The fireplace will need to be checked before use and it might be necessary to provide background ventilation by way of an air brick within the wall to prevent the build up of smoke and poisonous fumes within the room.

#### **15.00 FLOORS**

15.01 The ground floor is of suspended concrete construction, probably a beam and block type floor with a screed finish. The floors were firm to the tread and no particular defects were found.

15.02 The first floor is also of suspended concrete construction, again probably beam and block with a screeded finish. No particular defects were found.

#### **16.00 DAMPNESS**

16.01 There was no evidence of any significant dampness within the property.

#### **17.00 WOODBORING BEETLE AND ROT**

17.01 In a property of this age and construction problems of woodboring beetle and rot are unlikely. However, external joinery must be kept in good condition and as reported under the heading of Windows there is a possibility of water being trapped between the timber beads and the window frame.

#### **18.00 INTERNAL FINISHES**

##### **18.01 Ceilings:**

The ceilings are of plasterboard and are in satisfactory condition.

**18.02 Covings:**

The covings are of plaster and are in satisfactory condition.

**18.03 Wall Plastering:**

The plastering onto the solid walls and the lightweight plasterboard claddings to the sides of dormers and timber-framed partitions within the second floor are in satisfactory condition.

**19.00 INTERNAL JOINERY****19.01 Stairs:**

The main staircase is constructed of oak with a boarded and plastered underside. There was some slight unevenness to the underside of the boarding and the standard of plastering is a little less than could be expected but is otherwise of an adequate standard.

**19.02 Internal Doors:**

The internal doors are of oak and are in satisfactory condition although the edges, including the tops and bottoms of the doors, should be decorated.

The painted timber panel doors are in satisfactory condition.

The finishing to the timber behind the metal keep plates is not finished. Woodwork should be cleaned and painted.

We would recommend that doorstops be provided, particularly around the ground floor to prevent damage to radiators and doorframes.

**19.03 Cupboards:**

The built-in cupboards are in good condition and are good quality fittings.

**19.04 Skirtings and Architraves:**

These are of painted timber and MDF. The condition is generally satisfactory although some slight shrinkage has occurred at the joints resulting in some minor hairline cracks. This is normal for a new property.

**19.05 Kitchen Units:**

These have not been completed but the general standard of installation is satisfactory.

**20.00 INTERNAL DECORATIONS**

20.01 These are in reasonable order throughout although no doubt you will be redecorating at least in part of the property in due course. There is some minor soiling on a number of the wall surfaces. A number of the sections of timber have not been prepared adequately and as a consequence are slightly uneven.

**21.00 SANITARYWARE**

21.01 The sanitary fittings are generally of good quality and in satisfactory condition.

21.02 A mastic sealant joint should be provided at the junction of the tiles with the baths and shower cabinets.

**22.00 SERVICES**

22.01 Specialist tests and reports can be arranged on these if you require them. The water and heating were not functioning at the time of inspection and consequently the plumbing and heating installations need to be commissioned and certificates provided by a CORGI approved installer. They should also certify that the installation has sufficient capacity to provide hot water to all the bathrooms.

**22.02 Gas Installation:**

There is a mains gas supply to the kitchen and to the boilers. Again a Certificate of Installation should be provided by a CORGI approved gas engineer.

**22.03 Electrical Installation:**

The electrical installation is modern and a certificate relating to the installation from a member of the NICEIC should be provided.

Extractor fans in the bathrooms and shower rooms should be activated by humidity sensors. Fans were not switched on at the time of inspection.

There are one or two light bulbs that are not working.

#### 22.04 **Drainage Installation:**

No major defects were found to the drainage installation although at the right hand side at the rear of the property the external waste from the kitchen should be altered so that it discharges directly into the gulley below. The bedding around the gulley is inadequate.

The drainage is of plastic and the rodding eyes/access covers are all fixed down.

### **23.00 FIRE PROTECTION AND MEANS OF ESCAPE**

23.01 The fire protection and means of escape provision within the property is generally satisfactory and a mains powered fire alarm system is installed.

### **24.00 GROUNDS AND BOUNDARIES**

27.01 The gravel drive is in generally tidy condition. There is a possibility of the centre gulley becoming blocked with stones.

27.02 The metal railings, brick piers and brick walls in satisfactory condition, as are the fences.

24.01 You need to make sure that there is a remote sensor for operating the gates from your cars rather than just from the house otherwise it is a bit like a Le Mans start to get out of the gates before they close.

### **25.00 LEGAL MATTERS**

25.01 We are not aware of any Town & Country planning or highway proposals that are likely to adversely affect the property. There is a certain amount of development in The Ridge.

25.02 We understand from the selling agents that a Zurich guarantee will be available for the property. The details of this should be confirmed.

25.03 Planning permission and building regulation consent will have been needed for construction of the new building. Certificates relating to the services installations should be provided together with any guarantees that might be available.

## **26.00 INTERNAL SNAGGING**

### **26.01 Master Bedroom:**

All decorations slightly marked. The ceiling finish is patchy, particularly around the inset light fittings.

### **26.02 En Suite Bathroom to Master Bedroom:**

The extractor fan is not working. The fan should be connected to a humidity sensor to remove moist air from the bathroom.

The shower cabinet is not complete.

Confirmation should be sought from the electrician that the light fitting is suitable for installation directly above a shower.

The cable below the towel rail should be clipped to the wall.

Tiling behind the WC to be completed.

Loose grouting around the window to be replaced and tiles polished.

Sanitary fittings and surfaces generally to be cleaned.

Gap between tiles and vanity unit top to be filled.

Slats in airing cupboard to be fixed in place and painted. We would also recommend that some form of heating be provided in the airing cupboard.

Gap between bath and surround to be filled with mastic and bath securely installed.

Washbasins to be securely installed.

**26.03 Bedroom 2:**

Loose plaster to right hand side of window to be repaired.

**26.04 En Suite Bathroom to Bedroom 2:**

Paint finish to radiator is damaged. Repair or replace.

Cable below radiator/towel rail to be clipped to wall.

Missing tile panel below bath to be reinstated.

Mastic sealant joint to be provided at junction of bath and tiles and at junction of shower tray and tiles.

Shower door not installed.

**26.05 Bedroom 4:**

Minor paint blemish to wall at right hand side and on downstand beam.

**26.06 En Suite Shower Room to Bedroom 4:**

Surface damage to towel rail.

Cable below towel rail to be clipped.

Mastic sealant to be provided around shower tray.

Shower door to be installed.

**26.07 Bedroom 5:**

Hairline cracking at rear right hand corner in plasterwork. Hairline cracking above door to en suite bathroom.

Surface marking to radiator.

**26.08 En Suite Shower Room to Bedroom 5:**

Shower cabinet not installed. Towel rail cable to be clipped to wall.

**26.09 Eaves Cupboard:**

Bitumen and hessian felt covering with eaves trays. Timber roof structure all generally satisfactory.

Sawdust to be cleared and timber support to be provided below raised chipboard deck.

Insulation to be fixed to cupboard side of door.

**26.10 Staff Annexe:**

Creaking floor joint in rear left hand corner and towards front of room.

**26.11 En Suite Shower Room:**

Shower cabinet to be installed. Mastic seal to be provided at junction of tray and wall.

Cable below towel rail to be clipped to wall.

Hairline cracking in cupboard at joints of ceiling and partitions.

**26.12 Bedroom 3:**

Hairline crack in plaster and slight distortion of plaster below window both sides.

**26.13 En Suite Bathroom to Bedroom:**

Mastic sealant joint to be provided around perimeter of bath. Recommend installation of glass shower door above bath.

Window reveals not at right angles to window or wall.

**26.14 Galleried Landing:**

Damage to radiator at left hand side. Top grille to be replaced.

Slats in airing cupboard to be painted and extra support provided at centre of slats.

Heating to be provided in cupboard.

Timber stairs to second floor roof space are electrically operated. The stairs need to be treated, ie. waxed or varnished.

There is a hole cut out of the access hatch probably for emergency release of the stairs.

Paint spots on timber beam.

**26.15 Landing at Right Hand End of Building:**

Minor hairline cracking and signs of repairs and making good to walls.

Filling to newel post, handrails and spindles incomplete and does not match the timber.

**26.16 Right Hand Stairs leading to Ground Floor:**

Unevenness of plaster on front wall adjacent to stairs.

**26.17 Outside WC:**

Condition generally satisfactory but door handle is tarnished. Comments regarding glazing and beading again apply. Door should be provided with weather bar at bottom.

Door at the bottom of the stairs is an external door and there is corrosion on the outside.

**27.18 Stairwell:**

The boxing adjacent to the rear wall and the stairs is soiled.

**26.19 Main Entrance Hall and Stairs:**

Some filling and making good particularly to the right hand side of the stairs has been carried out with filler that does not match the oak.

Horizontal surfaces of the oak have a thin layer of dust.

**26.20 Drawing Room:**

Because of the conservatory this is quite a warm room and will be warm for much of the year. The conservatory will be extremely warm when the sun is out and you might have to install air conditioning in this room.

Wall lights above timber beam not installed.

Vertical crack above centre of timber beam to be filled.

Crack below rear left hand window to be filled.

Face of rear left hand radiator to be cleaned.

**26.21 Conservatory:**

Large stain on left hand window board to be removed.

Stain on rear window board at left hand side to be removed.

Windows to be eased and adjusted so that the windows do not rest on the frame below.

**26.22 Dining Room:**

Suggest brass plate be provided around hole in oak threshold.

Suggest installation of doorstops.

**26.23 Kitchen:**

Suggest installation of doorstops.

Plinths to be fitted to either side of fridge. Fridge to be connected.

Excess building materials to be removed.

Gap between ceiling/coving and extractor duct to be filled.

Extractor to be altered to discharge to the exterior of the property to remove moist air rather than a recirculating type fan being used.

Fan not working. Installation to be completed.

26.24 **Family Room:**

Making good around radiator pipes in wall is poor quality.

26.25 **Utility Room:**

Joint between worktop and tiles to be filled.

26.26 **Workshop:**

No particular defects.

26.27 **Garage:**

Sundry vertical shrinkage cracks on all blockwork walls. Not unusual with this type of construction.

Ceiling and walls not decorated.

Floor should be given a coat of floor paint.

Excess builders' materials, debris etc to be removed.

Gas meter, electric meter and electrical consumer units are located in the garage. The wiring does not appear to be complete and a circuit diagram should be provided adjacent to the consumer units. Trunking around the cabling should be installed.

Pipework at the rear right hand corner should be clipped to wall, as should pipework at rear left hand corner.

The incoming main is of polypropylene and there is a large stopcock located in the garage.

Questions should be asked why the water main reduces in size and then increases in size again. The reduction in the diameter of the pipe will restrict the flow. As part of the commissioning process this should be commented upon.

The ducts should be sealed at the rear of the garage.

The electrically operated garage doors all work satisfactorily. There is again some further cracking within the blockwork above the doors.

There is a burglar alarm installed at the property. This was not tested.

**26.28 Library:**

Radiator to be cleaned.

**26.29 Main Entrance Hall (Reception Hall):**

No particular defects.

**26.30 Cloakroom:**

Toilet seat and lid to be fitted.

**27.00 EXTERNALLY:**

27.03 No significant defects

**28.00 CONCLUSION**

28.01 No significant structural defects were found. There are a number of items that need to be completed and details of commissioning and certificates are needed in respect of the services.

28.02 The most disappointing element of work is the windows, which are obviously of above average quality, but the installation of the glazing and beading will result in premature failure.

Peter Bingham FRICS FBEng FFPWS  
For Carter Fielding Associates Ltd

### Typical Construction Terms

