

New Build Inspection Report

Client: xxxxxx

Property address: xxxxx

Development name and plot number (if applicable): N/A

Builder/developer: Private development of 2 houses, built by xxxxx



House type: 2 storey detached, 4 bedrooms. Attached double garage.

Build warranty type (if known): Not known – **legal adviser to confirm**

Surveyor name and qualifications: John Brownlow MRICS MRPSA

Date of inspection: xxxx 2019

Weather conditions: Intermittently cloudy and sunny but dry and warm. There had been some heavy rainfall over preceding days.

Limitations to inspection: All floor areas were close covered by new carpets and ceramic tiling. No safe access into the roof void due to thick and untidy insulating material.

Plans, drawings and specifications: None available.

Handings: The terms “right, left, front & rear” apply as if the property is viewed from the access road to the front. The rear elevation faces in a roughly northerly direction.

Photographs: Numbers in brackets relate to photographs that are sent by electronic file transfer. The surveyor may not refer to all of the photographs and some may be referred to more than once.

Date of report: xxxx 2019

Instructions

Edwards Genesis are instructed by CLIENT of xxxxx and as our named client to inspect a new-build property known as **PROPERTY** and to report on the standard of construction including, where possible, compliance with Building Regulations and other standards, and to outline any items of unfinished, inadequate or defective workmanship.

The agreed Terms of Engagement are appended to this Report following the signature page.

Summary

xxxx (1 & 4) is one of a pair of similar recently built dwelling houses constructed using typical materials and methods and, in our opinion, to a generally good standard. For the most part, we identified only minor items of unfinished work and some ‘snagging’ items to be attended to by the developer but the main concern is that there is clear evidence that rainwater penetrates into the garage around which ground levels are too high relative to the damp proof course and there is inadequate provision for surface water drainage.

We have no reason to doubt that Building Regulations approvals have been obtained for construction of the property but the client’s legal adviser should obtain the Building Regulations Completion Certificate.

Description of property

xxxx comprises a two storey detached dwelling house with an attached double car garage.

Location

The property is the right hand unit of a pair of new-build dwellings constructed on a plot of land located on the north side of xxxx and within a predominantly residential part of xxxx. A slightly unusual feature is that access to these properties and to a presently vacant plot of land to the right hand side but in respect of which there is planning permission for construction of two more dwellings, is by way of a rather narrow gravelled track running off xxxx (3) and then providing access to a section of tarmac-surfaced roadway running across the frontage to the subject property (2).

Past use of the site (if known)

Note: it has to be assumed that foundations and other below ground details have been designed and constructed to suit local ground conditions.

Reference to historic Ordnance Survey maps indicates that the site on which these two properties have been built was previously largely vacant land although we believe there may have been some stables and lock up garages around the perimeter prior to development.

Summary of construction

The property is of conventional modern construction comprising elevations of cavity brick and concrete block, dry lined internally, with parts of the front and rear elevations having a silicone-based render finish. Walls to the attached garage are of single skin, rather than cavity, brick. Roof areas are framed in timber and covered in imitation slates but these are actually moulded clay tiles with a colour coating. The ground floor appears to be of suspended reinforced concrete beam and block construction (solid ground bearing concrete slab in the garage) whilst the first floor is of suspended timber.

Summary of accommodation

Ground Floor:

Entrance hall/staircase

Internal cloakroom with wc and wash basin

Rear living room

Dining kitchen

Utility room

Front dining room

First Floor:

Landing

Master bedroom with walk in wardrobe

En suite shower/wc

Three additional bedrooms

Main bathroom/wc

Outside:

The property stands on a reasonable size plot with garden areas to front and rear. The front garden provides ample parking space and there is an attached double car garage.

Services

Central Heating

There is a gas fired central heating system and the Viessman condensing boiler (38) is located in the garage. The client's legal adviser should request the Building Regulations installation documentation and the boiler manufacturer's warranty. The boiler was operating at the time of our inspection and we noted no evidence of leakage from the boiler, adjacent pipework (39) or the pipework and radiators within the dwelling.

Electrical installation

The property has a mains electricity supply with the meter located in an external cabinet and the circuit breaker consumer unit (37) within the garage. No dates have been completed on the sticker to the consumer unit. The client's legal adviser should request the Building Regulations certification. We are not qualified electricians but random testing of light fittings, extractor fan units and electrical sockets (51 & 52) revealed these to operate.

Plumbing installation

The property has a mains water supply but we did not identify the incoming water main or the stop tap and the developer and/or builder should be asked to confirm their location. However, the external stop tap is located beneath a plastic cover at the base of an access ramp outside the door to the utility room (6). Internal pipework within the dwelling is largely concealed but we noted no evidence of leakage from visible pipework (41, 49 & 50) or kitchen, utility and sanitary fittings, the latter being tested by normal operation (flushing of toilets and running of taps). We found no evidence of leakage from the plumbing and heating pipework visible in the garage where the boiler is located and where there is also a steel-cased insulated hot water cylinder (38) that provides hot water at mains pressure and which has a thermostat to avoid over-heating and also has a back up electric immersion heater.

Drainage

The client's legal adviser should confirm that the property does connect to a public sewer and whether this is by way of a private drainage system in the first instance and, if so, whether this drainage system operates by way of electric pumps. Opening of a plastic chamber close to the rear right hand corner of the house revealed a float-operated pump (11) on a surface water drain. We were unable to lift the covers to the other inspection chambers. A fixing screw is missing to the plastic cover to the inspection chamber close to the base of the downspout on the rear elevation (15) and one of the screws to the large galvanised mild steel cover (10) to a chamber close to the rear right hand corner of the house could not be freed. However, what is probably electrical equipment could be heard operating within this chamber indicating a pumped drainage system.

Grounds and boundaries

Landscaping

The front garden is mainly laid to tarmacadam (1) to allow for vehicular parking and circulation and also to provide access to the garage. A footpath runs along the left hand elevation (9) and there is a paved and gravelled area to the right hand side. The rear garden, which appears to have been raised slightly to level towards the rear of the plot, is laid to lawn and paving.

The tarmacadam paving to the front garden is laid to fall back towards the house where there are surface water drainage channels (14) across the front elevation and around the garage other than to the right hand side. There is evidence (see below) that this drainage system does not function adequately and particularly during heavy rain. We noted the following:

- ❖ Evidence that rainwater ponds adjacent to the front right hand wall to the garage (5 & 63).
- ❖ An infilled gap between paving and the right hand wall to the garage (5 & 63).

The lawn to the rear garden appears to have been laid on ground that has been built up to level, particularly towards the rear of the plot where the ground adjacent to the right hand and rear edges of the lawn falls quite steeply towards the boundaries. We noted the following:

- ❖ Himalayan Balsam (a none native invasive species) growing inside the rear boundary (7).

Boundaries

The roadside boundary is a new brick wall with gate pillars (2) in satisfactory condition. Contractors were on site finishing a timber post and slat fence along the left hand boundary (9). A new concrete post and timber panel fence has been provided along the right hand boundary but terminates around 8 metres from the rear of the plot (8) and it is not clear, in fact, whether this fence is on the 'legal' boundary line as there is a barbed wire fence running into mixed hedging to the right hand side of the new fence. The rear boundary appears to be defined by a conifer hedge.

Garage and outbuildings (if any)

The attached double car garage is built in a similar manner to the house apart from the following:

- ❖ Walls are of single skin, rather than cavity, brick with stabilising pillars at corners and to the front and right hand external walls.
- ❖ There are no internal plaster finishes.
- ❖ The floor is of solid concrete with what appears to be a power-floated sand and cement screed.

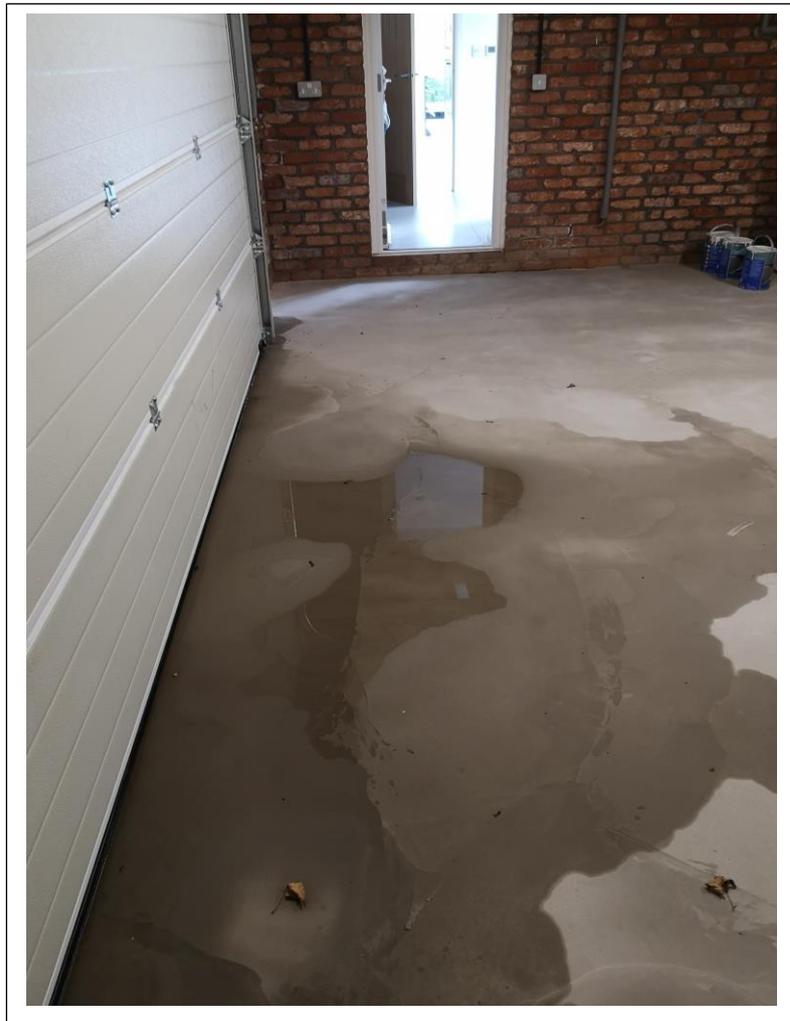
Note: We were unable to test operation of the automated sectional insulated fibreglass or similar up and over vehicular door.

We noted the following:

- ❖ We are concerned that the pedestrian door between the garage and the living accommodation may not comply with Building Regulations in terms of resistance against spread of fire. For a typical two storey dwelling Building Regulations require that any door between the main property and the garage (normally kitchen or utility) should be a FD30 fire door (30-minute fire resistant) and include smoke seals and self-closing device – it is also recommended that the garage floor be at least 100mm lower than that of the property to prevent any fuel spillage entering the main property. The door is of an external quality insulated composition panel type hung in a upvc frame but with no self-closing mechanism and without the frame having intumescent strips or smoke seals. The client's legal adviser should request confirmation of the correct

specification of the door at this location and confirmation that the supplied and fitted door and frame meet the required Building Regulations standard.

- ❖ Salt efflorescence (usually caused by drying out) was noted to brickwork behind the vehicular door **(30)**.
- ❖ Untidy expanding foam filler has been applied around the meter cabinets **(34)**.
- ❖ Longitudinal and diagonal bracing to the roof trusses has only been single nailed (double nailing is usually specified) and has not been tightly butted against the inside face of the front gable **(35)**.
- ❖ Variable colouring of the floor screed **(27-29)** was noted and whilst this could have been attributable to the screed drying out, there was evidence at the time of our inspection of rainwater ingress around the bases of the walls **(31 & 32)** where the plastic strip damp proof course is only just above finished external ground levels. The client had cause to re-visit the property the day following our inspection after which there had been heavy rainfall overnight and reported, with photographic evidence (see folder of photographs sent by file transfer), water ingress and ponding on the garage floor. The photographs show that not of all this water ingress was under the vehicular door.



The house – reported by building element

Exterior

Chimneys and flues

There are no chimney stacks or vertical flues.

Roof areas

High Level

This is pitched from front to rear and the front slope has lead lined valley gutters at its intersection with two double pitched roofs on gabled areas. No significant defects noted but:

- ❖ Minor gaps in the verge pointing to the front gabled areas **(12)**.

Single Storey

This roof is pitched from side to side over the garage and the left hand slope has a lead valley gutter **(13)** at its intersection with a lean to canopy running over the front entrance door to the house with its left hand end supported on a timber gallows brackets.

- ❖ No weep vents (open vertical joints with perforated plastic inserts) were noted above the lead flashings where the roof meets the main body of the house to indicate that a cavity tray has been installed. The construction drawings should be checked to determine whether such detailing was specified and, if so, the developer/builder to confirm the detailing and fit weep vents as necessary.
- ❖ Projecting leadwork to the rear of the garage roof **(18)** requires turning up to divert rainwater onto the roof slope.

Rainwater disposal and wastewater goods

All fittings are of plastic and the following were noted:

- ❖ A broken clip to the base of the downspout adjacent to the garage door **(14)**.
- ❖ The rear rainwater gully is set off level and has a poorly finished surround **(15)**.
- ❖ A branch pipe to the right hand soil stack slightly obstructs a louvre vent to the kitchen extractor unit **(16)**.

Walls

These are of cavity brick and concrete blockwork with coloured sand and cement pointing and with the left hand gable area to the front elevation and all of the rear elevation having a silicone-based render finish from around 600 mm above ground level. There are cut stone surrounds to windows on the front elevation. Galvanised mild steel lintels support loads over door and window openings where the ends of plastic cavity trays are visible in parts. The following were noted:

- ❖ Some poorly finished mortar to joints to brick on end soldier courses over some of the window openings **(19 & 20)**.
- ❖ No weep vents over openings where there should be cavity trays or at damp proof course (dpc) level. As with the cavity tray detail to the single storey roof (see above) the construction drawings and specifications should be checked and weep vents inserted if they were specified and/or if required by the Building Control Officer.
- ❖ Surface erosion to the flush bottom edges of the rendering where no drip moulds or edge trims have been provided **(25 & 26)**. Construction drawings and specifications to be checked and detailing improved if necessary.
- ❖ One damaged brick (drilled hole) at ground level to the right hand side of the garage **(17)**.
- ❖ Finished ground levels around the garage are almost at dpc level (see previous comments regarding rainwater ingress).

Doors

The front entrance door is of a double glazed insulated composition panel type hung in a upvc frame with a double glazed side panel. The side entrance door is of a double glazed alloy type. There are four sets of sliding double glazed alloy doors and side screen on the rear elevation with the doors at first floor level having bolt-fixed external security panels that were found to be firmly fixed.

All doors and frames were found to be secure in their wall openings and glazing is visibly marked as being of appropriate toughened glass. We did not have keys to test operation of the door to the utility or the sliding doors to the first floor bedrooms. The following were noted:

- ❖ The right hand sliding door to the rear of the living room would not operate and appears to be stuck on displaced rubber seals **(53)**.
- ❖ Missing internal and external covers to trickle vents to the heads of all four frames on the rear elevation **(21 & 44)**.
- ❖ Unfinished sealant between the frames and brickwork to the lower parts of the ground floor doors on the rear elevation **(22-24)**.

Windows

These are of a double glazed alloy type and no particular defects were noted, opening lights operating satisfactorily where tested.

Roof perimeters

Upvc boarding. No particular defects noted.

Other

None

Interior – element by element

Roof voids

Only a limited ‘head and shoulders’ inspection was possible from the access hatch and drop down ladder as any walking boards across the joists have been concealed by thick and untidy fibreglass insulation (**56 & 57**). The roof is of typical prefabricated timber truss construction with trusses spaced at 600mm centres. The following were noted:

- ❖ Untidy cross bracing (**58, 59 & 62**) that has been screw-fixed but with only single fixing points where visible and with some of the overlaps between bracing sections being across single rather than double trusses. The developer and/or contractor should be asked to confirm that the bracing has been specified and fitted in accordance with the truss manufacturer’s specifications.
- ❖ Only single screw fixings to galvanised mild steel straps connecting the outer trusses to the main gable apexes and no packing pieces have been provided between the trusses at the strap positions (**61**).
- ❖ Some minor mould spotting has already developed on the ‘breathable’ underlay at the ridge (**60**).
- ❖ Minor surface damage to the hatch beneath the drop down folding timber ladder (**55**).

Ceilings

These are of plasterboard and no particular defects were noted.

Walls

Plasterboard finishes to concrete blockwork or timber framed partitioning. No significant defects noted.

Floors

Ground

This is believed to be of suspended reinforced concrete Bison beam and block construction. All areas close covered but no defects noted or suspected.

First

Suspended timber joists and boarding. All areas close covered but floors to the individual rooms were noted to be generally level and firm underfoot.

Joinery items

Gloss painted timber skirting boards, door frames and window sills and grooved oak doors with chrome-plated fittings. Minor defects noted as follows:

- ❖ The door has not been hung in the frame between the hall and the rear living room (**43**).

- ❖ A minor scuff to paintwork on the head of the frame to the doors between the kitchen and the living room (48).
- ❖ Doors to the front right hand bedroom and the main bathroom do not catch shut properly in their frames.
- ❖ The handle and privacy lock to the door to the en suite require adjustment, the lock not operating satisfactorily.

Kitchen and utility fittings

The kitchen (47) has a composition sink unit with a chrome-plated mixer tap to a cut out in imitation granite worktops and there is a good range of laminate faced units. The utility has a sink and mixer tap to a laminate surfaced worktop over a base unit matching the kitchen fittings. No particular defects were noted with cupboard doors and drawer units operating satisfactorily. There are various integrated appliances, operation of which could not be tested.

Sanitary fittings

White sanitary fittings to all areas. All fittings secure and showing no evidence of leakage on testing by normal operation.

Other fixtures and fittings

None

Other observations

None



This report relates to

PROPERTY

and, having been prepared by the signatory below, is hereby certified as the original or a true copy.

SIGNATURE:

**SURVEYOR'S NAME &
PROFESSIONAL QUALIFICATIONS:**

**John Brownlow MRICS MRPSA
(RICS REGISTERED VALUER)**

**NAME & ADDRESS OF
SURVEYOR'S ORGANISATION:**

**Edwards Genesis
Suite 5
1 Derby Street
Leigh WN7 4PF**

DATE OF REPORT:

xxxx 2019

REFERENCE:

JB/LF 19/xxxx

Edwards Genesis is the trading name of Miller Edwards Ltd. and also incorporates Brownlow Associates (Consultant Surveyors and Valuers) and the Valuation Department of Millers (Chartered Surveyors).

Company Registration no: 6702718

Directors: John Brownlow MRICS MRPSA, Simon Miller FRICS MRPSA

In accordance with the requirements of the RICS, Edwards Genesis have a formal Complaints Handling Procedure. A copy is available on request.

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TERMS OF ENGAGEMENT FOR NEW-BUILD INSPECTION REPORT

PURPOSE OF INSPECTION AND REPORT

Edwards Genesis are commissioned by **CLIENT** to inspect the new-build property at **PROPERTY** and to report on the condition of the property with particular reference to the build-quality, standard of workmanship, unfinished items of work and ‘snagging’ items.

The property will be judged against what the inspecting surveyor considers to be normal tolerances for a new-build property taking into account the relevant standards (see below) and what the surveyor believes a buyer should reasonably be able to expect of a new-build property of the type being inspected (i.e. a different level of specification, fittings and finish is to be expected in relation to an individual, high-specification new-build property as against a house constructed by a volume builder on a multi-unit housing estate).

The report will not be a guarantee against future maintenance liabilities, including such items as may arise once the property has been exposed to the elements over a period of time, and will not guarantee against settlement, shrinkage and other normal thermal and moisture movements in building materials that will occur on drying out and once the property is occupied, heated and ventilated.

EXTENT OF INSPECTION

The inspection will be of a visual and non-invasive nature and will be undertaken from internal floor levels, with the exception that a surveyor’s telescopic ladder will be used to access roof voids where it is safe to do so, and from ground levels within the building’s curtilage or from accessible adjacent land and vantage points. A telescopic ladder will also be used to access low-level flat roofs and similar areas where it is safe to do so. If the surveyor considers it appropriate a camera on a telescopic pole may be used to inspect areas that are not reasonably visible from ground level. The inspection will not cover any areas that are inaccessible, covered or otherwise unexposed and cannot, for example, cover foundations and other below ground parts of the building including ground-bearing floor slabs and inaccessible sub-floor voids. Fitted carpets and other floor coverings will not be disturbed in any way.

BUILDING REGULATIONS AND TECHNICAL STANDARDS

Building Regulations approved plans and similar documents are not generally publicly available. It is for the client’s legal adviser to confirm that any new-build property has been covered by Building Regulations approvals and that a final Completion Certificate has been issued and lodged with the relevant Building Control Body (usually the Local Authority) prior to exchange of contracts and that if an external building inspector has been engaged that the inspector’s liability is covered by appropriate professional indemnity insurance. The property will be assessed against Building Regulations and appropriate technical standards wherever



possible and the surveyor will consider plans, drawings and specifications if these are available at the time of inspection (see below).

BUILD-WARRANTY

The client's legal adviser should obtain any available new-build warranty whether issued through the National House Building Registration Council (NHBC) "Buildmark" or any similar scheme, or if such is not available to confirm that the build has been supervised and certificated by an architect or similar professional with appropriate professional indemnity insurance cover. The legal adviser should also confirm that any warranty or other certification will meet the requirements of a mortgage lender whether or not the purchase is to be funded by way of a mortgage or similar secured loan.

PLANNING PERMISSION

The report is a condition survey and is not concerned with whether the building has been constructed in accordance with Local Authority planning and other approvals, which are matters for the client's legal adviser to confirm.

LEGAL ISSUES

As above, the report is a condition survey and is not concerned with legal title, boundaries, highways, rights of access, third party rights and easements; or underground mining, flooding risks and other environmental issues.

VALUE AND SALEABILITY

The report will not comment on the value and/or saleability of the property, or its likely acceptability or otherwise as a security for a mortgage or other secured loan; although the client may commission a valuation report to be prepared contemporaneously or subsequently and for which an additional fee will be agreed.

PLANS AND CONSTRUCTION DRAWINGS

These will be considered if they are available at the time of inspection and, if so, a selection of the building elements will be compared with what is shown on plans, drawings and other documents.

SERVICES AND OTHER INSTALLATIONS

The design, adequacy, efficiency, compliance with relevant Regulations and standards, and the operational safety of service installations - but with particular reference to electricity, gas and heating - can only be assessed by way of testing conducted by appropriately qualified services engineers. The report will comment on the services and other installations at the property but no specialist testing will be undertaken. Services will only be tested by normal operation and, subject to the water supply being turned on at the time of inspection, this will include operation of taps and toilets, shower units where possible, visible plumbing and heating pipework including connections, a selection of electric lights and sockets, and extractor fan units.



Drainage inspection chambers will be opened where it is reasonably possible and safe to do so and water will be run through drainage systems where possible but without any specialist drainage tests being applied. Central heating boilers will **NOT** be turned on other than if they operate automatically to provide direct hot water by way of a combination system.

The client's legal adviser should obtain all Building Regulations certification and associated installation and commissioning documentation relating to services and appliances.

Integrated cooking and other appliances will not be tested. The client's legal adviser should obtain any available manufacturer's warranties in this regard.

Inspection and testing by way of normal operation of service installations excludes security and fire alarm systems and any communications and media equipment.

BUILDING ELEMENTS

Items such as external and internal doors, windows, skylights etc will be tested by normal operation if they are unlocked and/or keys are available and if they are accessible from internal floor level.

*John Brownlow MRICS MRPSA
Director*

August 2019

Version 1.1