



Professional Snagging Inspection Report

Post-completion inspection

ANONYMISED SAMPLE REPORT

Customer: Details removed

Property: Details removed for privacy

Inspection date: 18 July 2026

Inspector details removed

Executive summary

South Wales Snagging Co was instructed to undertake a visual, non-destructive post-completion snagging inspection of an anonymised new-build property in South Wales. This report records visible defects, incomplete items and areas requiring developer or aftercare attention based on the condition observed on 18 July 2026.



Professional opinion

Although the property had been handed over for occupation, its condition at the time of inspection was not consistent with a properly completed, safely prepared and customer-ready new home. The number and nature of the defects demonstrate inadequate final quality control, poor handover preparation and insufficient close-out of safety-critical matters.

SIGNIFICANT SAFETY AND HANDOVER FAILINGS

The customer advised that concerns regarding inadequate guarding to falls were raised with the site manager and were initially dismissed. Following further challenge, guard rails were installed. The guarding observed remained inadequate and did not provide compliant or effective protection against the identified fall risk. This sequence raises serious concerns regarding the adequacy of the safety assessment, technical understanding and site management oversight.

The affected areas should be made safe immediately and remain restricted until compliant permanent works are complete.

UNACCEPTABLE CLEANLINESS AND HANDOVER CONDITION

The property was presented with extensive construction dust, debris, residue, staining and incomplete cleaning across multiple areas. In the inspector's opinion, it had not received an acceptable final builders' clean. Poor housekeeping contributed to the unsafe condition and was not compatible with a properly completed home being released to a customer.

WINDOW SILL SYSTEMIC ISSUE The frame sill drips do not project beyond the stone sill upstands at the recorded windows. Oversills are required, and the separate movement gaps beneath the first-floor frames also require site-team review.	IMMEDIATE PRIORITY Fall risks, electrical safety, firestopping, leaks, sanitary stability, access and roof-space defects should be addressed before general cosmetic close-out.	MISSING HANDOVER DOCUMENTS Boiler Benchmark book, electrical certification, Robust Details information and appliance warranty details were reported missing.
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Homeowner close-out guidance

This page explains how the homeowner should use the report when issuing it to the developer or aftercare team.

1. ISSUE THE REPORT FORMALLY

Send the complete report to the developer or aftercare team as a formal record of the condition observed at the time of inspection.

2. REQUEST A WRITTEN RESPONSE

Request a written response confirming responsibility, the proposed remedial method and the date by which each item will be completed.

3. PRIORITISE SAFETY AND TECHNICAL ITEMS

Critical and high-urgency matters should be dealt with before general cosmetic items. Unsafe areas should remain restricted until properly made safe.

4. KEEP DEFECTS OPEN UNTIL SATISFIED

Do not agree that an item is closed until the homeowner is satisfied that the remedial work is complete and has not caused secondary damage.

5. RETAIN EVIDENCE

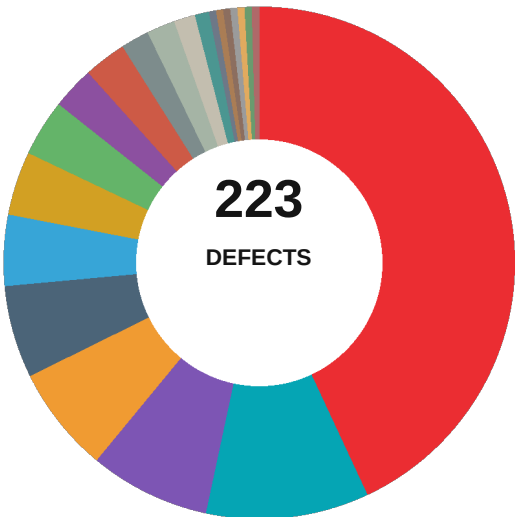
Keep photographs, correspondence, certification, commissioning records and competent contractor confirmation for all relevant remedial works.

6. ARRANGE A RE-INSPECTION

A re-inspection is recommended once the developer confirms that the remedial programme is complete.

Defects by trade

This summary groups each defect by the primary trade or responsible team likely to be involved in rectification. Some items require coordination between several parties.



TRADE / RESPONSIBLE TEAM	DEFECTS	SHARE
Decorator	96	43%
Plasterer / dryliner	23	10%
Plumber	17	8%
Carpenter	15	7%
Bricklayer	13	6%
Mastic applicator	10	4%
Renderer	9	4%
Window fitter	8	4%
Electrician	6	3%
Groundworker	6	3%
Kitchen fitter	4	2%
Site team / structural engineer	4	2%
Cleaner	3	1%
Carpenter / fencer	2	1%
Site team	1	0%
Developer / aftercare team	1	0%
Insulation contractor	1	0%
Plastic surgeon	1	0%
Bricklayer / renderer	1	0%
Firestopping contractor	1	0%
Roofer	1	0%

HOW TO USE THIS SUMMARY

This page is a management summary only. The individual defect records, photographs, observations and recommended actions remain the authoritative detail.

How to read this report

CRITICAL

Immediate safety, fire, electrical or significant functional issue requiring urgent developer action.

HIGH URGENCY

An item that should be prioritised because it may affect safety, durability, services, access, drainage or weather protection.

MEDIUM URGENCY

A valid defect requiring remedial work but not normally requiring immediate escalation.

LOW URGENCY

A minor finishing, cleaning or cosmetic item that should still be completed properly.

INSPECTION APPROACH

This was a visual, non-destructive post-completion inspection. No destructive opening-up, dismantling of fixed construction or specialist testing was undertaken.

DEFECT CLOSE-OUT

Defects should remain open until the homeowner is satisfied that the work is complete. The developer should provide photographs, certification or competent contractor confirmation where appropriate.

REFERENCE BASIS

The report is warranty-aware but warranty-neutral. LABC Warranty is understood to be the provider. The developer should confirm the applicable approved design, warranty requirements, Building Control position and manufacturer guidance.

GENERAL SAFETY NOTE

Safety defects should be made safe immediately. This instruction applies once at report level and is not repeated on every individual defect page.

Defect 1

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Handover documentation	Developer / aftercare team	Documentation / certification



OBSERVATION
Essential completion documentation was not handed to the customer at completion, including the Boiler Benchmark book, electrical certification, Robust Details information and appliance warranty details.

WHY THIS MATTERS
The completion pack should provide clear evidence that services, appliances, warranty items and key construction details have been properly completed and commissioned. Missing documents can affect servicing, warranty registration and future maintenance.

RECOMMENDED ACTION
The developer should provide the Boiler Benchmark book, electrical certification, Robust Details information, appliance warranty details and all other relevant completion documentation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 2

LOW URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Cleaner	Finish / operation



OBSERVATION
The threshold is full of construction debris.

WHY THIS MATTERS
The property should be handed over clean and free from construction debris, residue, staining and trade contamination.

RECOMMENDED ACTION
Remove the debris or contamination using a suitable non-damaging cleaning method and leave the area clean and ready for normal use.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 3

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Carpenter	Finish / operation



OBSERVATION
The threshold extension is not securely fixed.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 4

HIGH URGENCY

LOCATION
External

RECOMMENDED TRADE
Carpenter

RISK CATEGORY
Finish / operation



OBSERVATION
The front door threshold is damaged on both sides.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 5

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Mastic applicator	Weather tightness / durability



OBSERVATION
The front door threshold has not been sealed.

WHY THIS MATTERS
External and wet-area junctions should be continuously sealed to reduce the risk of water ingress, staining and deterioration. Open or poorly finished joints can allow moisture to enter concealed interfaces.

RECOMMENDED ACTION
Remove unsuitable or incomplete material, clean and prepare the joint, then apply a compatible sealant to form a neat, continuous and durable weather seal.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 6

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Front door	Carpenter	Finish / operation



OBSERVATION
Rust is present on the front door keeps.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

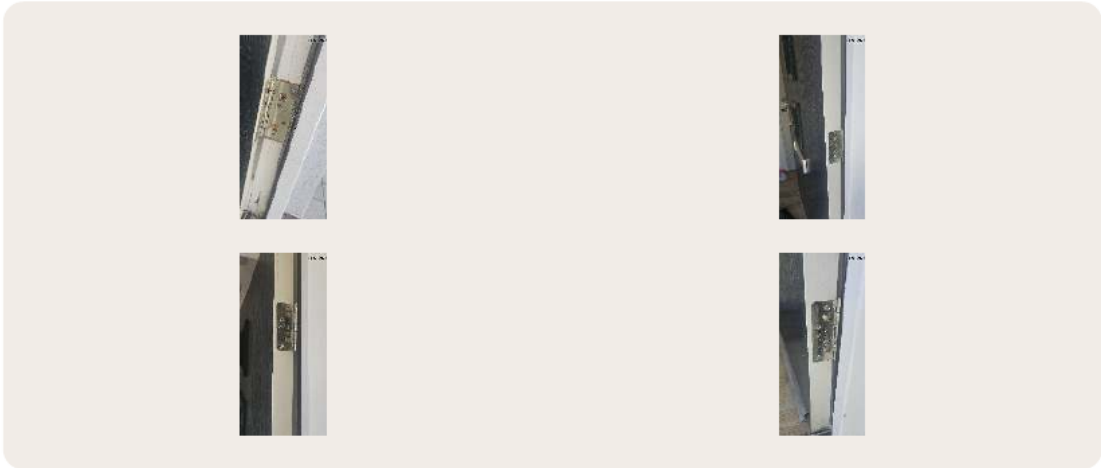
Defect 7

MEDIUM URGENCY

LOCATION
Front door

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION
Bare timber is exposed behind the front door hinge and has not been sealed or decorated.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

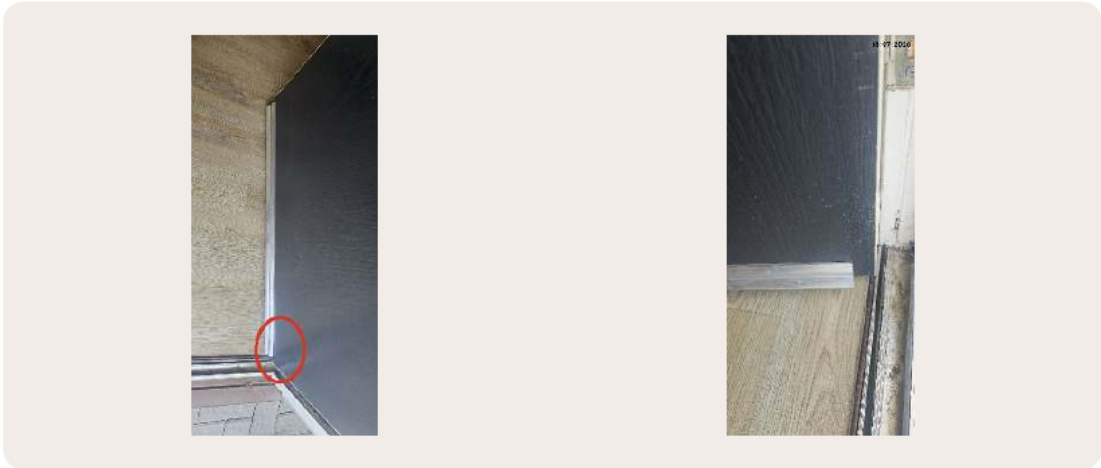
Defect 8

HIGH URGENCY

LOCATION
Front door

RECOMMENDED TRADE
Carpenter

RISK CATEGORY
Finish / operation



OBSERVATION

The weather bar cover is missing.

WHY THIS MATTERS

Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION

Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 9

MEDIUM URGENCY

LOCATION
Front door

RECOMMENDED TRADE
Carpenter

RISK CATEGORY
Finish / operation



OBSERVATION
The front door has an uneven margin and requires adjustment.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 10

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Plasterer / dryliner	Finish / operation



OBSERVATION
The left-hand side of the front door reveal is 7mm out of square.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
The plasterer / dryliner should investigate the affected area, remove loose or failed material, correct the alignment or substrate as required, re-tape and apply suitable finishing coats before decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 11

MEDIUM URGENCY

LOCATION
Hallway

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION

A visible shrinkage gap has opened in the caulked junction around the front door.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 12

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Decorator	Finish / workmanship



OBSERVATION
The hallway skirting board has not been fully decorated, leaving an incomplete and visually inconsistent finish.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

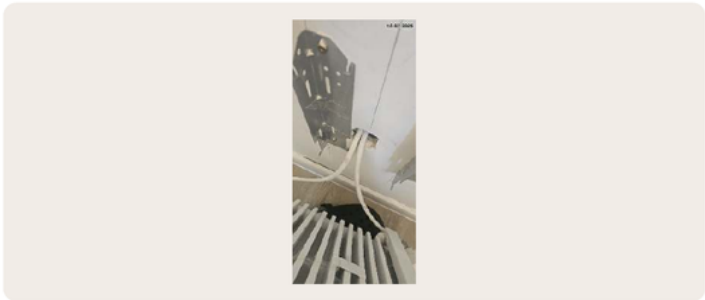
Defect 13

MEDIUM URGENCY

LOCATION
Hallway

RECOMMENDED TRADE
Plumber

RISK CATEGORY
Water tightness / services



Required fitting: radiator pipe guide and seal

OBSERVATION

The radiator pipe guide and seal is missing, leaving an unfinished opening behind the radiator.

WHY THIS MATTERS

Openings around radiator pipework should be properly sealed and finished. The missing radiator pipe guide and seal leaves an unfinished penetration and may allow draughts around the service route.

RECOMMENDED ACTION

Fit a suitable Manthorpe radiator pipe guide and seal, or an equivalent approved product of the correct size, behind the radiator. Seal and make good the surrounding finish neatly without restricting or damaging the pipework.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer installation guidance, Building Regulations relating to air leakage where applicable and LABC Warranty requirements where confirmed by the developer.

Defect 14

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Plasterer / dryliner	Finish / operation



OBSERVATION
Scrim tape remains visible above the cloakroom door, indicating that the plasterboard joint has not received a complete finishing coat.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
The plasterer / dryliner should investigate the affected area, remove loose or failed material, correct the alignment or substrate as required, re-tape and apply suitable finishing coats before decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 15

MEDIUM URGENCY

LOCATION

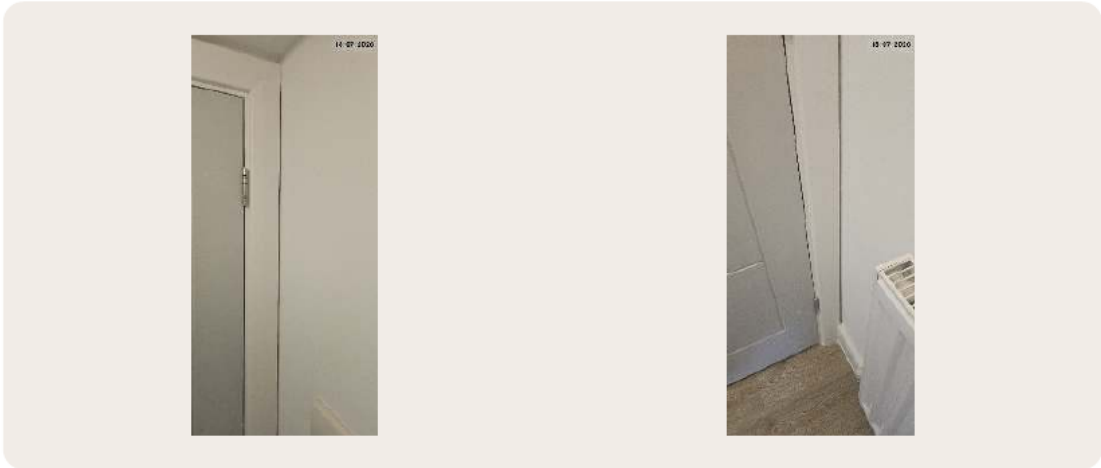
Hallway

RECOMMENDED TRADE

Decorator

RISK CATEGORY

Finish / operation



OBSERVATION
The junction beside the right-hand cloakroom door architrave is uneven and contains a visible shadow gap.

WHY THIS MATTERS
The junction should be neatly closed and decorated so that the completed finish is continuous and visually acceptable.

RECOMMENDED ACTION
Prepare the junction, fill the shadow gap or open decorative joint with suitable decorator's caulk, smooth the caulk neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 16

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Decorator	Finish / workmanship



OBSERVATION

The architrave head has not been fully decorated, leaving an incomplete and visually inconsistent finish.

WHY THIS MATTERS

The junction should be neatly closed and decorated so that the completed finish is continuous and visually acceptable.

RECOMMENDED ACTION

Prepare the junction, fill the shadow gap or open decorative joint with suitable decorator's caulk, smooth the caulk neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 17

MEDIUM URGENCY

LOCATION

Hallway

RECOMMENDED TRADE

Electrician

RISK CATEGORY

Electrical safety / services



OBSERVATION
The finish around the switches and sockets is incomplete.

WHY THIS MATTERS
Electrical items should be securely installed and protected against damage. Visible damage, unsuitable fixings or incomplete external protection may present a safety risk.

RECOMMENDED ACTION
Arrange inspection and remedial work by a competent electrician. Isolate the item where necessary, repair or replace affected parts and provide updated electrical confirmation where required.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

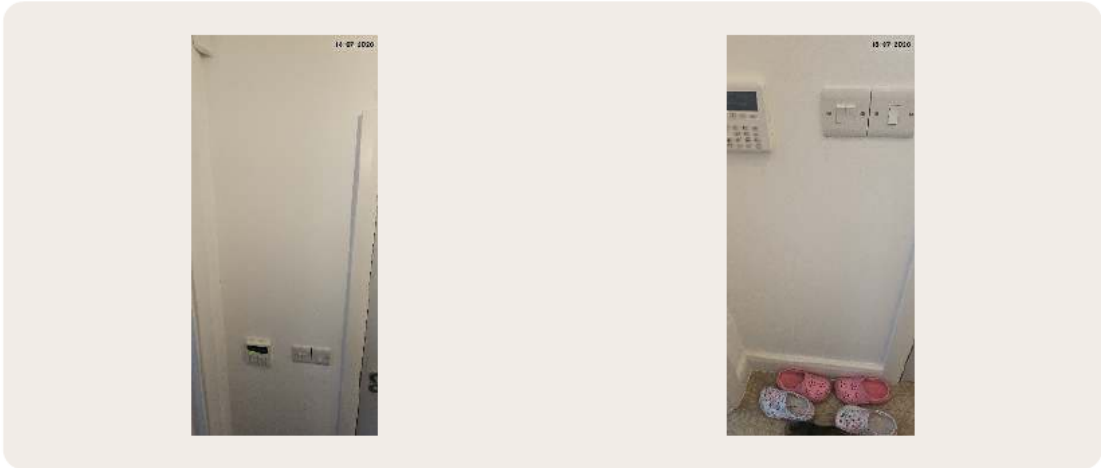
Defect 18

MEDIUM URGENCY

LOCATION
Hallway

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Paint coverage is insufficient and the underlying surface is grinning through.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 19

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Plasterer / dryliner	Finish / workmanship



OBSERVATION
Joint tape remains visible at the internal corner above the skirting board, indicating incomplete plasterboard finishing.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
The plasterer / dryliner should investigate the affected area, remove loose or failed material, correct the alignment or substrate as required, re-tape and apply suitable finishing coats before decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 20

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened at the skirting-board junction at recorded location 1 of 4.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

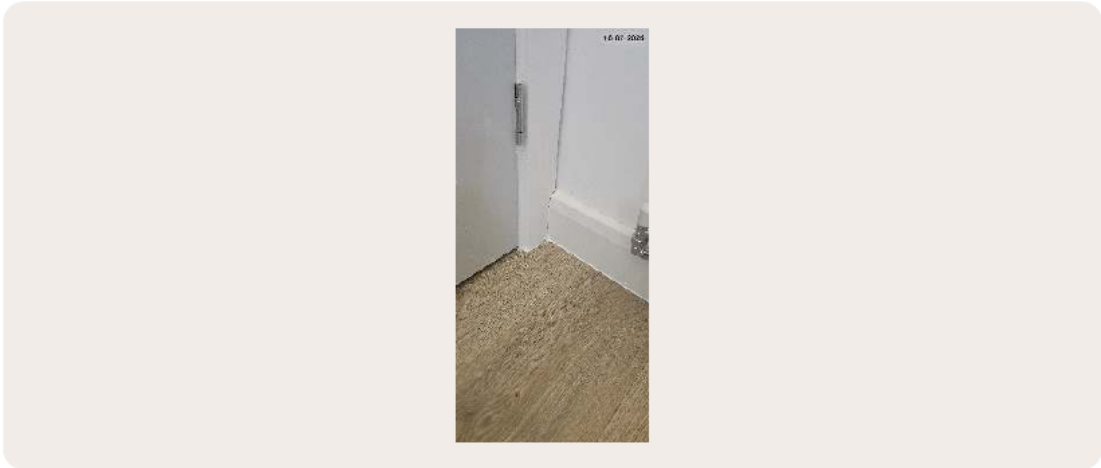
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 21

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened at the skirting-board junction at recorded location 2 of 4.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 22

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened at the skirting-board junction at recorded location 3 of 4.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

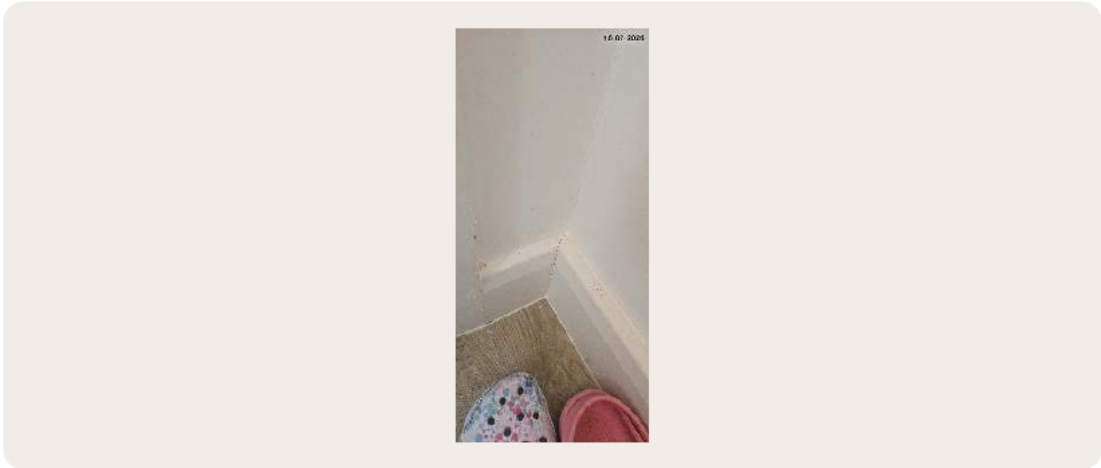
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 23

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened at the skirting-board junction at recorded location 4 of 4.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 24

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Decorator	Finish / operation



OBSERVATION

A visible shrinkage gap has opened around the lounge door-frame junction.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 25

MEDIUM URGENCY

LOCATION
Hallway

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
A localised indentation is visible in the architrave finish.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 26

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Electrician	Electrical safety / services



OBSERVATION
The consumer unit is out of level.

WHY THIS MATTERS
Electrical items should be securely installed and protected against damage. Visible damage, unsuitable fixings or incomplete external protection may present a safety risk.

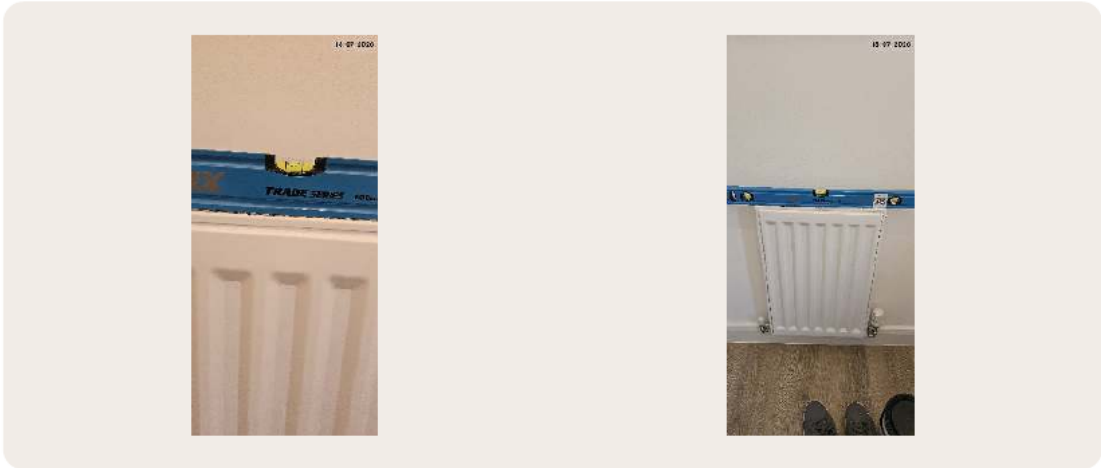
RECOMMENDED ACTION
Arrange inspection and remedial work by a competent electrician. Isolate the item where necessary, repair or replace affected parts and provide updated electrical confirmation where required.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 27

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Plumber	Water tightness / services



OBSERVATION
The radiator is out of level.

WHY THIS MATTERS
Radiators and associated pipework should be securely installed, level and neatly finished to support safe and effective use.

RECOMMENDED ACTION
Correct the radiator installation, fit the missing radiator pipe guide and seal where applicable, check the connections and make good disturbed finishes.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 28

LOW URGENCY

LOCATION
Cloakroom

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Pencil marks remain on the wall above the wash-hand basin.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 29

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Cloakroom	Decorator	Finish / workmanship



OBSERVATION

The skirting board finish is uneven and does not provide a neat, consistent appearance.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 30

LOW URGENCY

LOCATION

Cloakroom

RECOMMENDED TRADE

Plumber

RISK CATEGORY

Water tightness / services



OBSERVATION

Adhesive residue remains on the wash-hand basin.

WHY THIS MATTERS

Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

RECOMMENDED ACTION

Secure, connect, repair or replace the affected item, then test for stability, correct operation and leaks.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 31

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Cloakroom	Decorator	Finish / workmanship



OBSERVATION
Widespread shrinkage gaps are present at decorative junctions throughout the cloakroom.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 32

LOW URGENCY

LOCATION

Cloakroom

RECOMMENDED TRADE

Decorator

RISK CATEGORY

Finish / workmanship



OBSERVATION
Pencil lines and screw holes remain from previous fixings.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 33

MEDIUM URGENCY

LOCATION

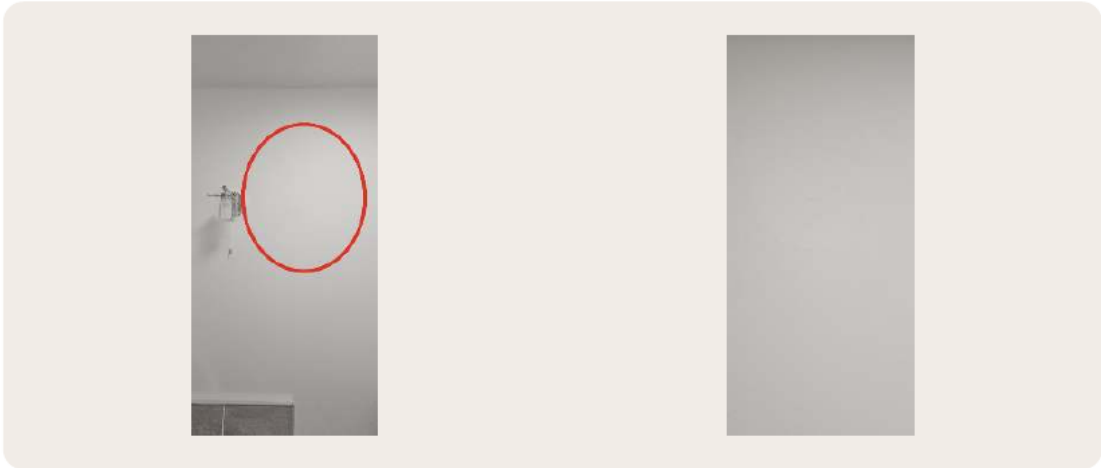
Cloakroom

RECOMMENDED TRADE

Plasterer / dryliner

RISK CATEGORY

Finish / workmanship



OBSERVATION

Circular jointing or sanding marks remain visible on the wall to the right-hand side of the wall light.

WHY THIS MATTERS

Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION

The plasterer / dryliner should inspect the affected joint, sand back or apply further jointing compound as required, then finish the surface smooth and arrange redecoration.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

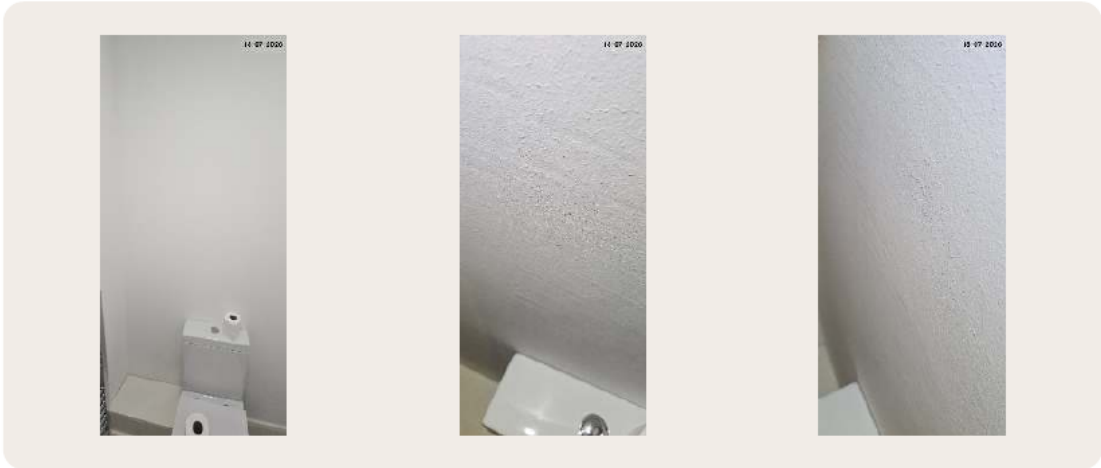
Defect 34

MEDIUM URGENCY

LOCATION
Cloakroom

RECOMMENDED TRADE
Plasterer / dryliner

RISK CATEGORY
Finish / workmanship



OBSERVATION
Circular jointing or sanding marks remain visible on the wall behind the WC.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
The plasterer / dryliner should inspect the affected joint, sand back or apply further jointing compound as required, then finish the surface smooth and arrange redecoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 35

MEDIUM URGENCY

LOCATION
Cloakroom

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The wall finish to the right-hand side of the WC is poor.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

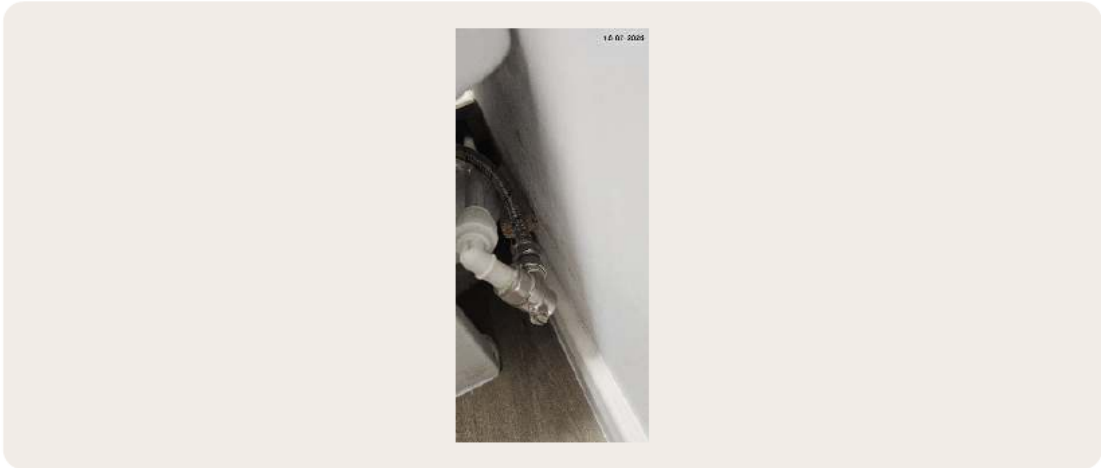
RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 36

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Cloakroom	Plumber	Water tightness / services



OBSERVATION
The wall finish behind the WC is incomplete, and a timber wedge appears to have been used to support the pan connector.

WHY THIS MATTERS
Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

RECOMMENDED ACTION
Secure, connect, repair or replace the affected item, then test for stability, correct operation and leaks.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 37

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Cloakroom	Plumber	Water tightness / services



OBSERVATION
The toilet seat is loose.

WHY THIS MATTERS
Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

RECOMMENDED ACTION
Secure, connect, repair or replace the affected item, then test for stability, correct operation and leaks.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 38

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Hallway	Plasterer / dryliner	Finish / operation



OBSERVATION
The right-hand side of the front door reveal is 10mm out of square.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
The plasterer / dryliner should investigate the affected area, remove loose or failed material, correct the alignment or substrate as required, re-tape and apply suitable finishing coats before decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 39

MEDIUM URGENCY

LOCATION

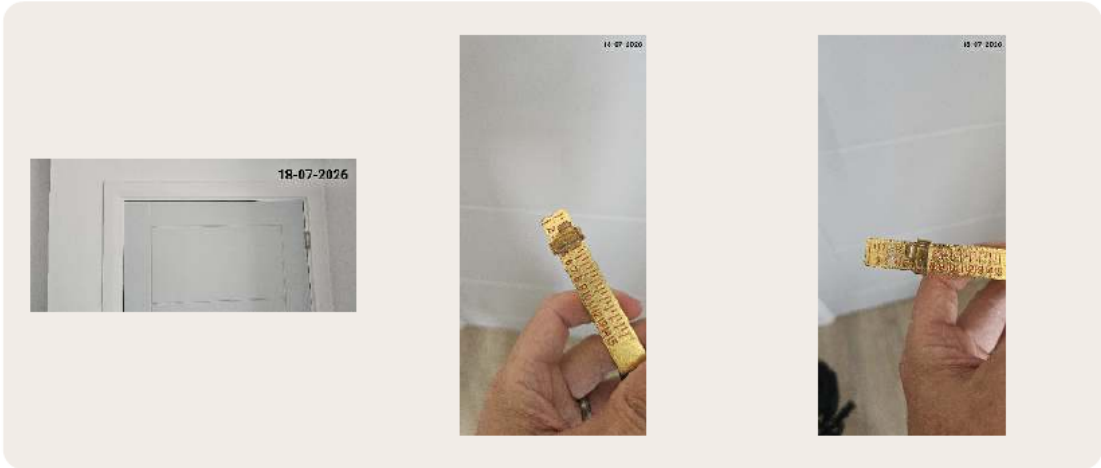
Lounge

RECOMMENDED TRADE

Carpenter

RISK CATEGORY

Finish / operation



OBSERVATION
The lounge door has an uneven margin.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 40

MEDIUM URGENCY

LOCATION

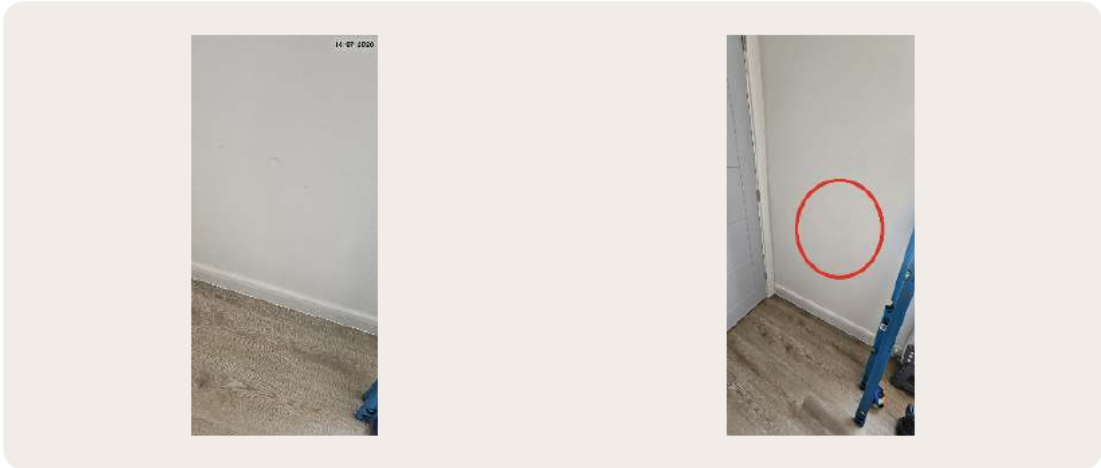
Lounge

RECOMMENDED TRADE

Decorator

RISK CATEGORY

Finish / operation



OBSERVATION
Localised indentations are visible in the wall finish behind the door.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 41

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Plasterer / dryliner

RISK CATEGORY
Finish / workmanship



OBSERVATION
The right-hand window reveal is out of plumb and requires correction.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
Correct the right-hand window reveal to a true plumb line, make good the plasterboard jointing and finishing coats, then redecorate the disturbed area.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 42

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION

The wall behind the radiator has not been decorated.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 43

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Localised indentations are visible in the wall finish above the sofa.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 44

MEDIUM URGENCY

LOCATION

Lounge

RECOMMENDED TRADE

Plasterer / dryliner

RISK CATEGORY

Finish / workmanship



OBSERVATION
Filler above the sofa remains unsanded and is visible through the finished surface.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
The plasterer / dryliner should investigate the affected area, remove loose or failed material, correct the alignment or substrate as required, re-tape and apply suitable finishing coats before decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

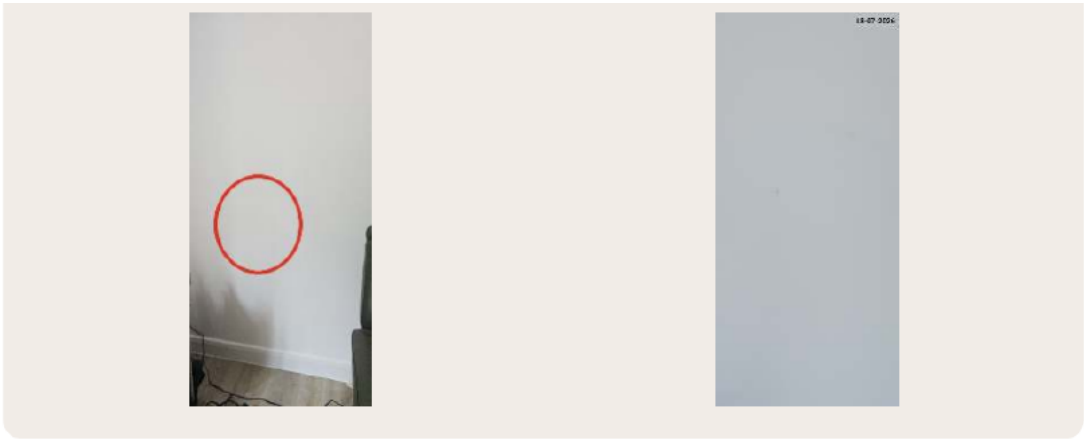
Defect 45

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Plasterer / dryliner

RISK CATEGORY
Finish / workmanship



OBSERVATION
A localised indentation is visible in the wall finish to the left-hand side of the sofa.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
The plasterer / dryliner should investigate the affected area, remove loose or failed material, correct the alignment or substrate as required, re-tape and apply suitable finishing coats before decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 46

MEDIUM URGENCY

LOCATION

Lounge

RECOMMENDED TRADE

Decorator

RISK CATEGORY

Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened around the gable-end window junction.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 47

MEDIUM URGENCY

LOCATION

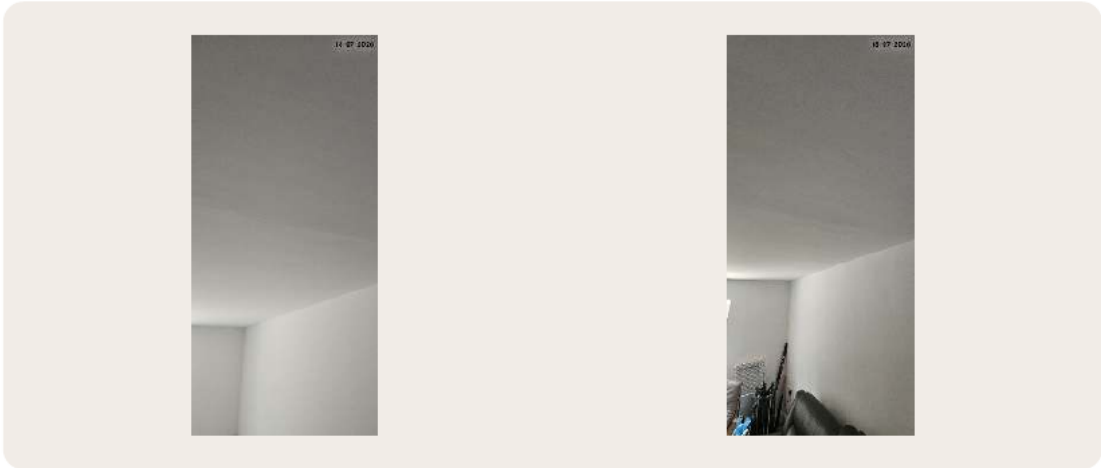
Lounge

RECOMMENDED TRADE

Plasterer / dryliner

RISK CATEGORY

Finish / workmanship



OBSERVATION
The plasterboard joint in the lounge ceiling remains visible through the finished surface.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
Prepare and refinish the affected ceiling joint so it is flush and no longer visible through the completed decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 48

MEDIUM URGENCY

LOCATION

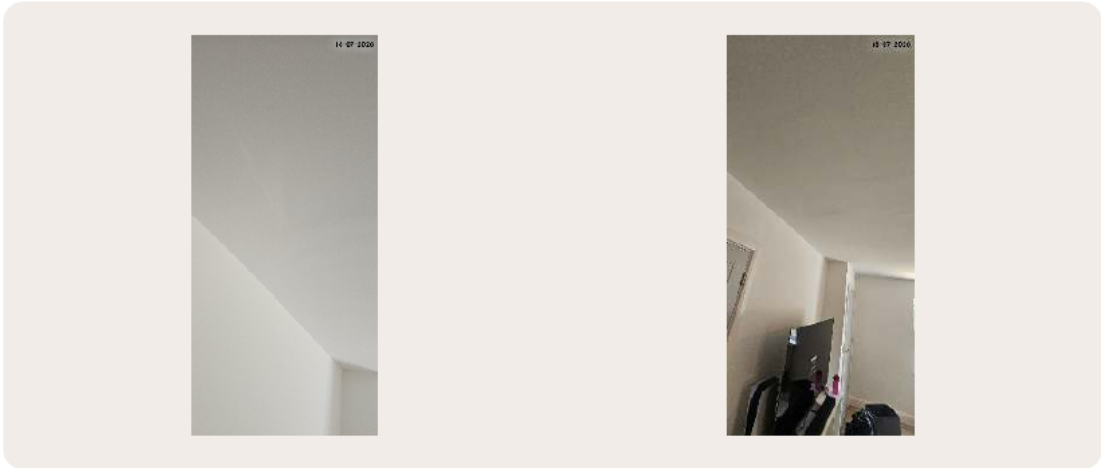
Lounge

RECOMMENDED TRADE

Plasterer / dryliner

RISK CATEGORY

Finish / workmanship



OBSERVATION
The lounge ceiling board joints remain visible and have not been finished to a smooth, consistent standard.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
Prepare and refinish the affected ceiling board joints so they are flush and no longer visible through the completed decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 49

MEDIUM URGENCY

LOCATION

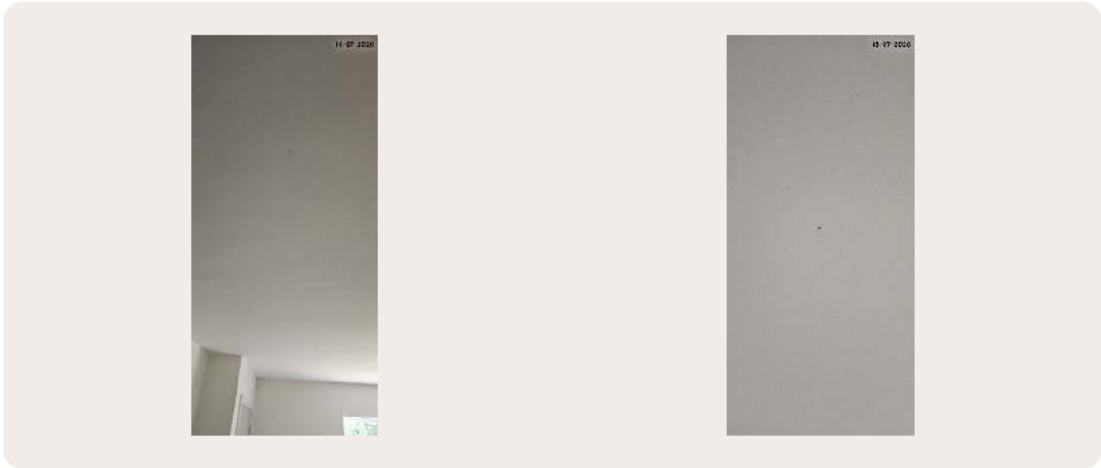
Lounge

RECOMMENDED TRADE

Plasterer / dryliner

RISK CATEGORY

Finish / workmanship



OBSERVATION

A plasterboard fixing head remains visible through the lounge ceiling finish.

WHY THIS MATTERS

Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION

Set the fixing correctly below the board surface, apply suitable finishing compound, sand smooth and redecorate the affected ceiling area.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 50

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Visible sanding marks remain on the lounge ceiling surface.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 51

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Window fitter

RISK CATEGORY
Finish / operation



OBSERVATION
A visible knife or tool mark has damaged the surface of the uPVC window frame.

WHY THIS MATTERS
Windows and associated components should be correctly installed, undamaged and capable of operating smoothly while maintaining effective weather protection.

RECOMMENDED ACTION
The window fitter should adjust, repair or replace the affected item and confirm correct operation, alignment and weather sealing in accordance with the manufacturer instructions.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 52

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Lounge	Decorator	Finish / workmanship



OBSERVATION

Extensive sanding marks remain visible across the lounge ceiling surface.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 53

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Lounge	Plasterer / dryliner	Finish / workmanship



OBSERVATION
The external corner tape at the gable-end window is uneven and remains visible through the finished surface.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
Remove or secure the failed corner tape, reform the corner with suitable jointing materials, apply finishing coats and redecorate after drying.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 54

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The architrave head has not been fully decorated, leaving an incomplete finish at recorded location 1 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 55

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The architrave head has not been fully decorated, leaving an incomplete finish at recorded location 2 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 56

MEDIUM URGENCY

LOCATION
Lounge

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The architrave head has not been fully decorated, leaving an incomplete finish at recorded location 3 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 57

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen cupboard	Kitchen fitter	Finish / operation



OBSERVATION
The kitchen drawer fronts are misaligned.

WHY THIS MATTERS
Kitchen units, panels, doors, drawers and integrated appliances should be securely installed, aligned and suitable for normal use without damaging adjacent finishes.

RECOMMENDED ACTION
Adjust, secure, repair or replace the affected item in accordance with the kitchen manufacturer requirements, then confirm correct alignment and operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

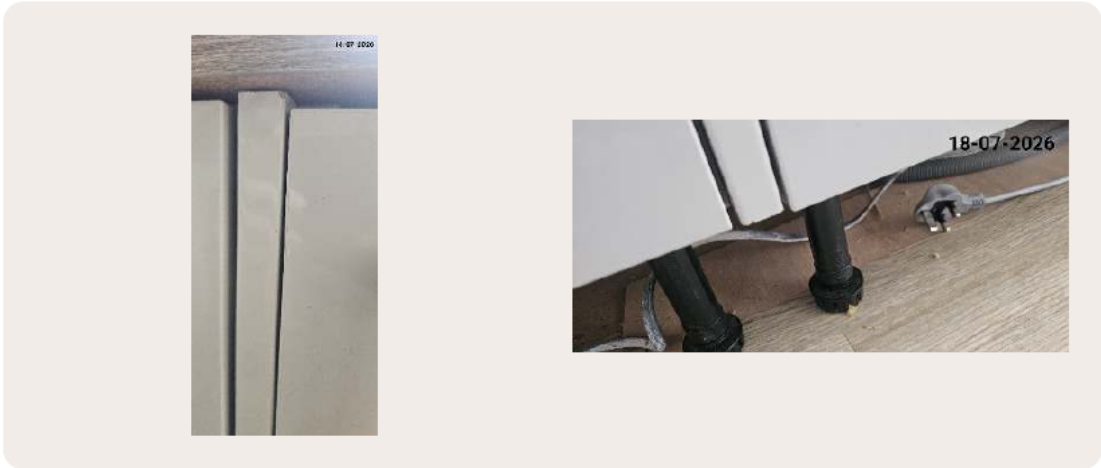
Defect 58

MEDIUM URGENCY

LOCATION
Kitchen cupboard

RECOMMENDED TRADE
Kitchen fitter

RISK CATEGORY
Finish / operation



OBSERVATION
The filler panel adjacent to the sink unit is damaged at the top and bottom.

WHY THIS MATTERS
Kitchen units, panels, doors, drawers and integrated appliances should be securely installed, aligned and suitable for normal use without damaging adjacent finishes.

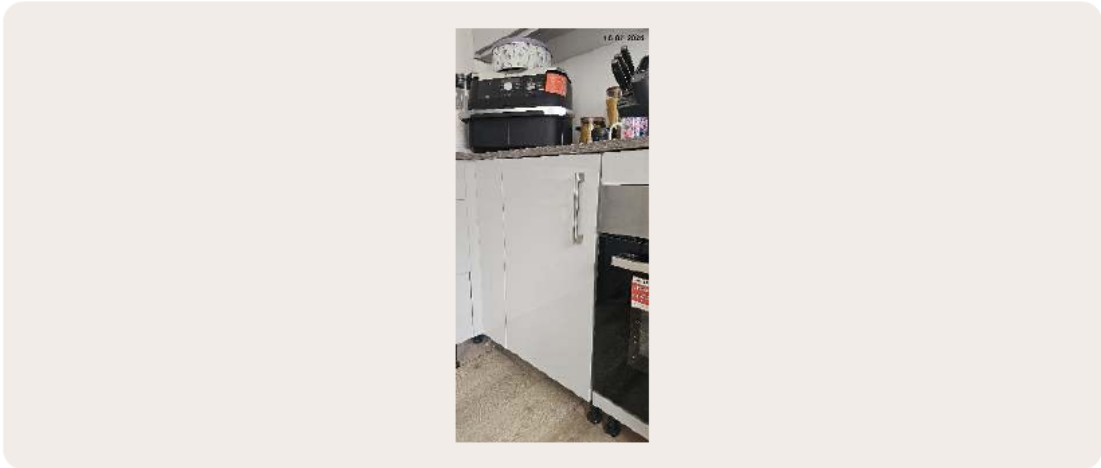
RECOMMENDED ACTION
Adjust, secure, repair or replace the affected item in accordance with the kitchen manufacturer requirements, then confirm correct alignment and operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 59

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen units	Kitchen fitter	Finish / operation



OBSERVATION
A kitchen unit door is misaligned.

WHY THIS MATTERS
Kitchen units, panels, doors, drawers and integrated appliances should be securely installed, aligned and suitable for normal use without damaging adjacent finishes.

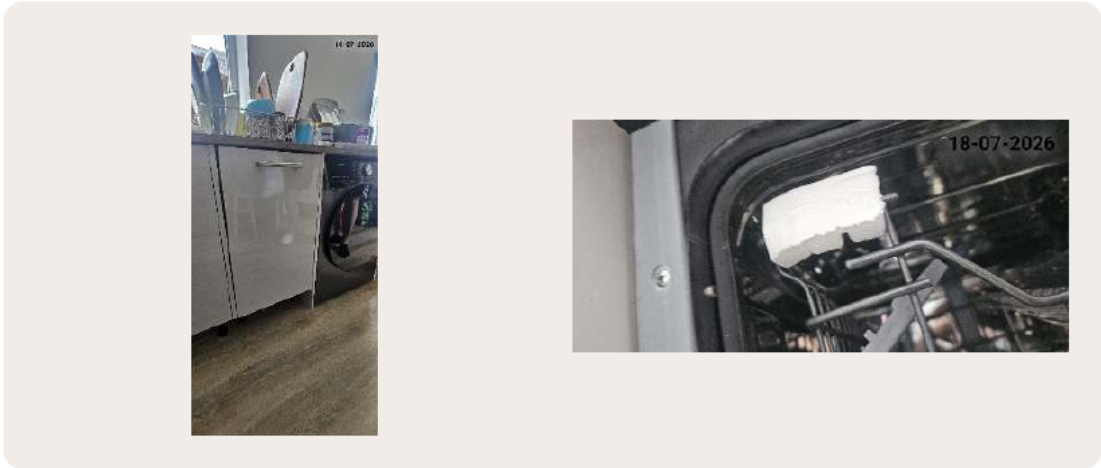
RECOMMENDED ACTION
Adjust, secure, repair or replace the affected item in accordance with the kitchen manufacturer requirements, then confirm correct alignment and operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 60

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Kitchen fitter	Finish / operation



OBSERVATION

The dishwasher is not securely fixed.

WHY THIS MATTERS

Kitchen units, panels, doors, drawers and integrated appliances should be securely installed, aligned and suitable for normal use without damaging adjacent finishes.

RECOMMENDED ACTION

Adjust, secure, repair or replace the affected item in accordance with the kitchen manufacturer requirements, then confirm correct alignment and operation.

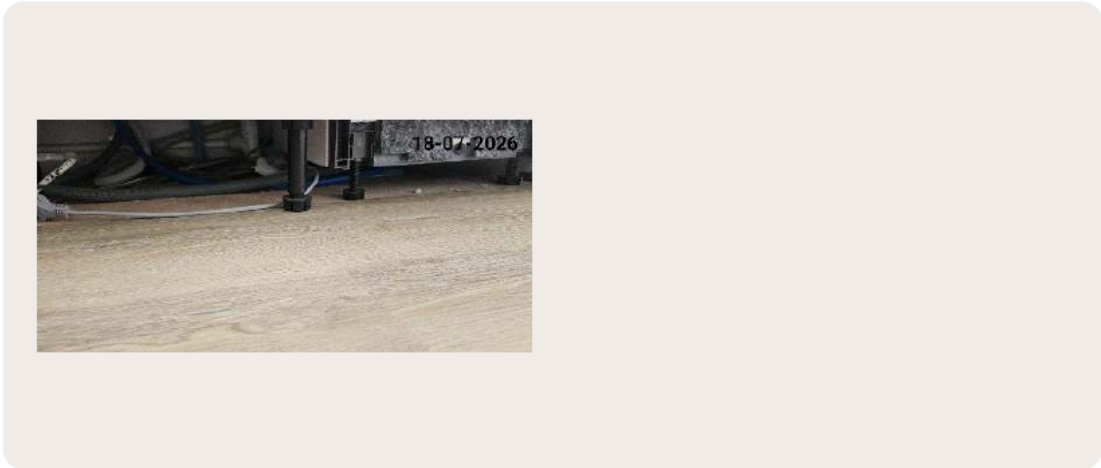
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 61

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Plumber	Water tightness / services



OBSERVATION
The dishwasher has not been connected to the plumbing.

WHY THIS MATTERS
Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

RECOMMENDED ACTION
Secure, connect, repair or replace the affected item, then test for stability, correct operation and leaks.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 62

HIGH URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Plumber

RISK CATEGORY
Water tightness / services



OBSERVATION
The sink waste connection is leaking.

WHY THIS MATTERS
Leaks can damage units, finishes and concealed construction if left unresolved.

RECOMMENDED ACTION
Repair the leaking connection, test the installation under normal use and make good any affected finishes or units.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 63

MEDIUM URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Decoration is incomplete to the boxing beneath the boiler housing.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 64

LOW URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Decorator	Finish / workmanship



OBSERVATION
Pencil marks remain on the wall within the boiler housing.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 65

MEDIUM URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Filler beside the cooker hood chimney has not been sanded or decorated.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 66

LOW URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
A pencil line remains on the wall beneath the cooker hood.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 67

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Decorator	Finish / workmanship



OBSERVATION
A visible paint run remains on the wall beneath the cooker hood.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 68

MEDIUM URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Visible trade marks remain on the ceiling around the cooker hood chimney.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 69

MEDIUM URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION

The ceiling finish above the boiler housing is uneven and visually inconsistent.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

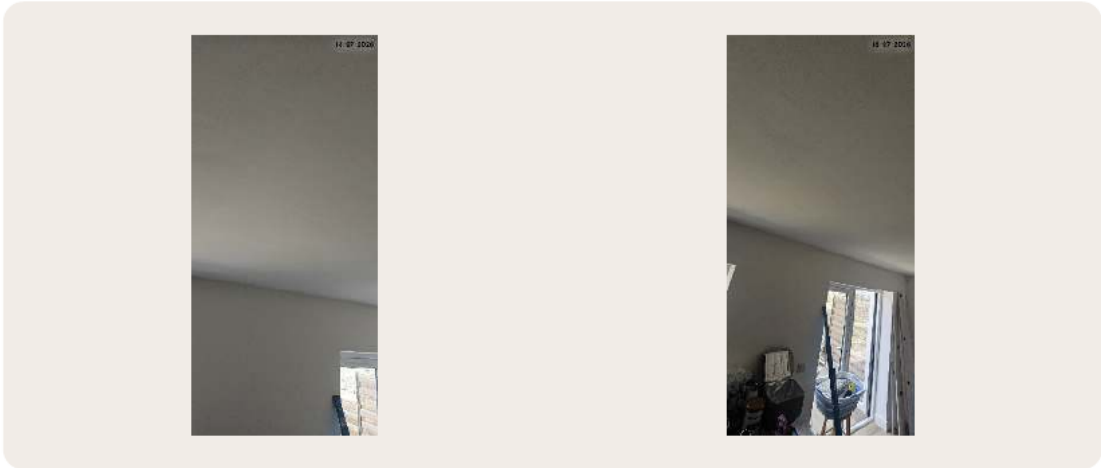
Defect 70

MEDIUM URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Plasterer / dryliner

RISK CATEGORY
Finish / workmanship



OBSERVATION
The kitchen ceiling board joints remain visible through the finished surface.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
Prepare and refinish the kitchen ceiling board joints so they are flush and no longer visible through the completed decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 71

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Plasterer / dryliner	Finish / workmanship



OBSERVATION
The corner tape to the left-hand kitchen window reveal is uneven and remains visible through the finish.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

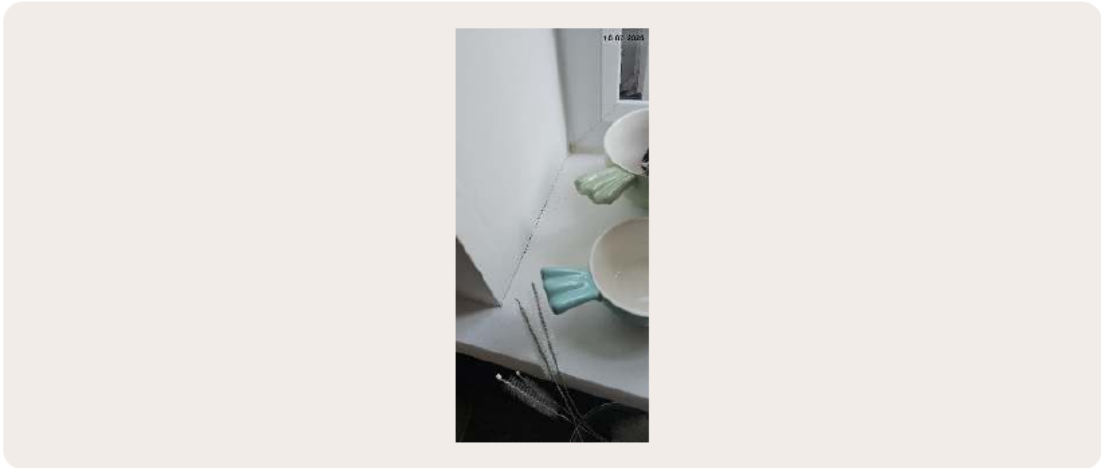
RECOMMENDED ACTION
Remove or secure the defective corner tape, reform the reveal corner with suitable jointing materials, apply finishing coats and redecorate after drying.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 72

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the kitchen window junction at recorded location 1 of 2.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

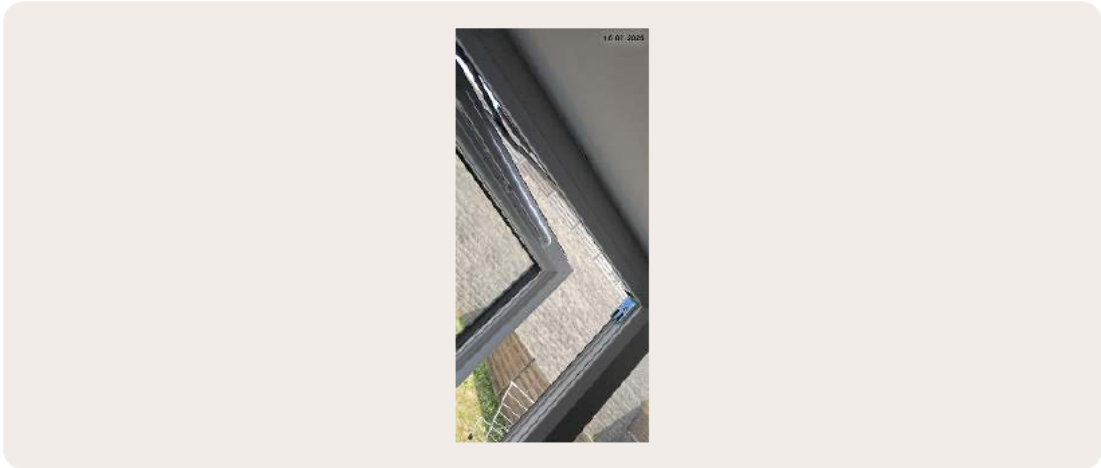
RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 73

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the kitchen window junction at recorded location 2 of 2.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

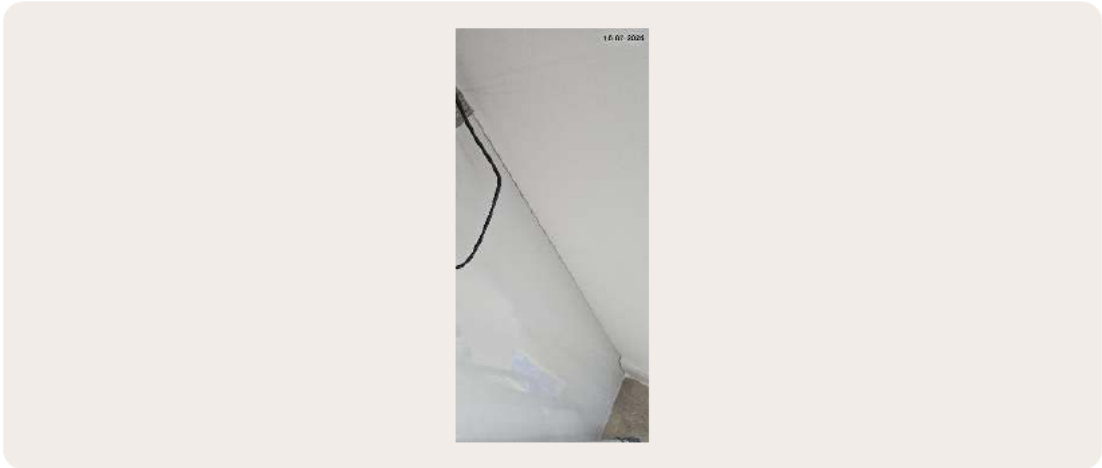
RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 74

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Mastic applicator	Weather tightness / durability



OBSERVATION

The kitchen end panel has not been sealed to the wall.

WHY THIS MATTERS

External and wet-area junctions should be continuously sealed to reduce the risk of water ingress, staining and deterioration. Open or poorly finished joints can allow moisture to enter concealed interfaces.

RECOMMENDED ACTION

Remove unsuitable or incomplete material, clean and prepare the joint, then apply a compatible sealant to form a neat, continuous and durable weather seal.

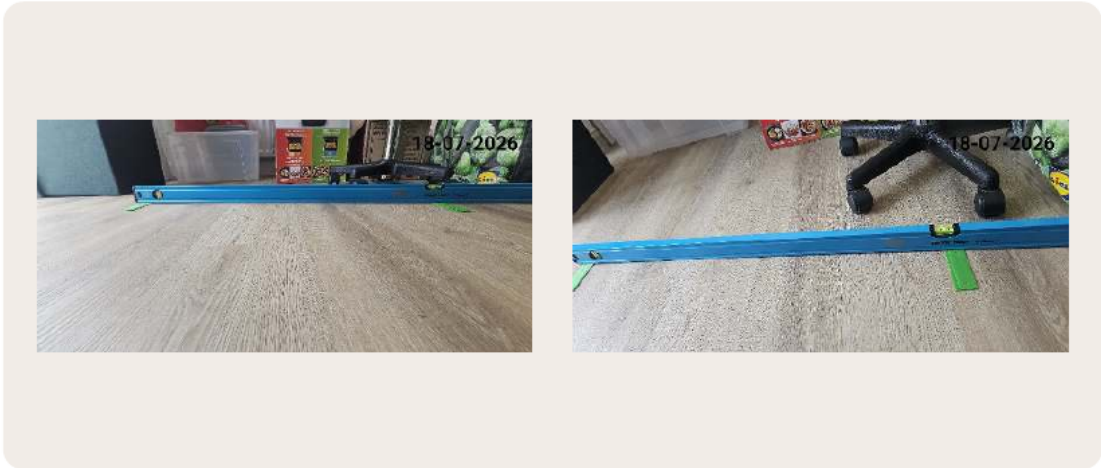
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 75

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Lounge	Groundworker	Finish / workmanship



OBSERVATION
There is excessive deviation in the lounge floor levels.

WHY THIS MATTERS
Floors, paving, drainage features and access routes should be stable, reasonably level and suitable for normal use.

RECOMMENDED ACTION
Measure and review the affected area, confirm the cause and carry out suitable remedial work to achieve a stable, safe and acceptable finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 76

HIGH URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Groundworker

RISK CATEGORY
Finish / workmanship



OBSERVATION
The kitchen floor is out of level.

WHY THIS MATTERS
Floors, paving, drainage features and access routes should be stable, reasonably level and suitable for normal use.

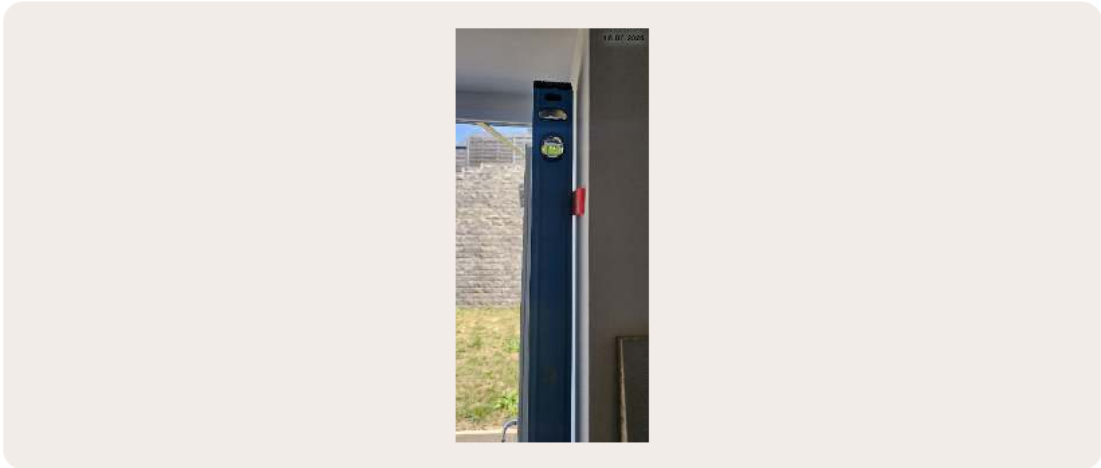
RECOMMENDED ACTION
Measure and review the affected area, confirm the cause and carry out suitable remedial work to achieve a stable, safe and acceptable finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 77

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Plasterer / dryliner	Finish / operation



OBSERVATION
The right-hand door reveal is 6mm out of plumb.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
The plasterer / dryliner should investigate the affected area, remove loose or failed material, correct the alignment or substrate as required, re-tape and apply suitable finishing coats before decoration.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 78

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Kitchen	Window fitter	Finish / operation



OBSERVATION
The French doors have dropped and require adjustment. The issue does not appear to be solely heat related.

WHY THIS MATTERS
External doors should be correctly installed, aligned and capable of operating smoothly while maintaining effective weather sealing and security.

RECOMMENDED ACTION
The window fitter should inspect the frame, hinges, keeps and glazing alignment, adjust or repair the installation as required, and confirm smooth operation, consistent margins and effective weather sealing.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer installation guidance, approved design details and LABC Warranty requirements where confirmed by the developer.

Defect 79

HIGH URGENCY

LOCATION

Stairs

RECOMMENDED TRADE

Plasterer / dryliner

RISK CATEGORY

Finish / workmanship



OBSERVATION

There is excessive deviation to the stairwell wall.

WHY THIS MATTERS

Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION

The plasterer / dryliner should investigate the affected area, remove loose or failed material, correct the alignment or substrate as required, re-tape and apply suitable finishing coats before decoration.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 80

MEDIUM URGENCY

LOCATION
Stairs

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
An excessive shrinkage gap has opened at the junction between the stair string and newel post.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

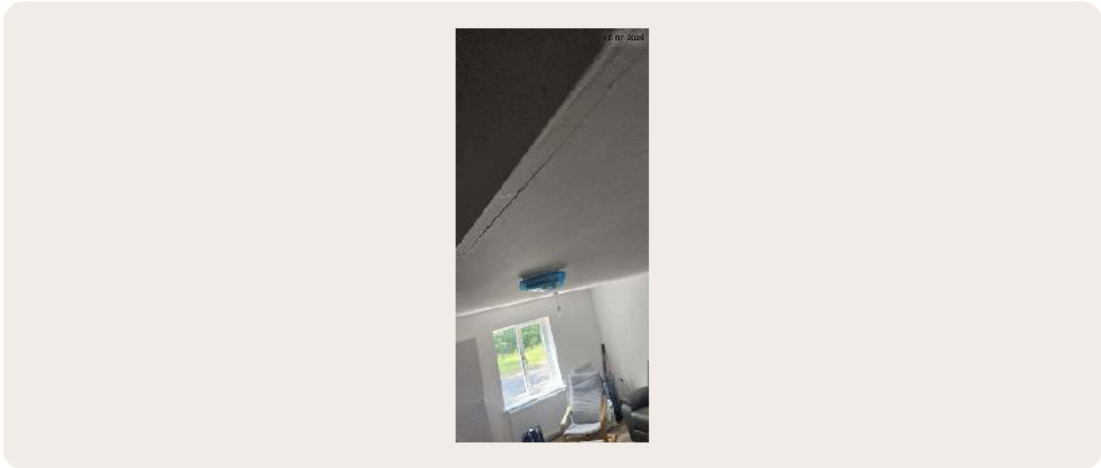
RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 81

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Stairs	Plasterer / dryliner	Finish / workmanship



OBSERVATION
The external corner tape has debonded and is visibly raised from the finished surface.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
Remove the failed corner tape, reform the corner with suitable jointing materials, apply finishing coats and redecorate after drying.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 82

MEDIUM URGENCY

LOCATION
Kitchen

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The kitchen architrave head has not been fully decorated, leaving an incomplete finish.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

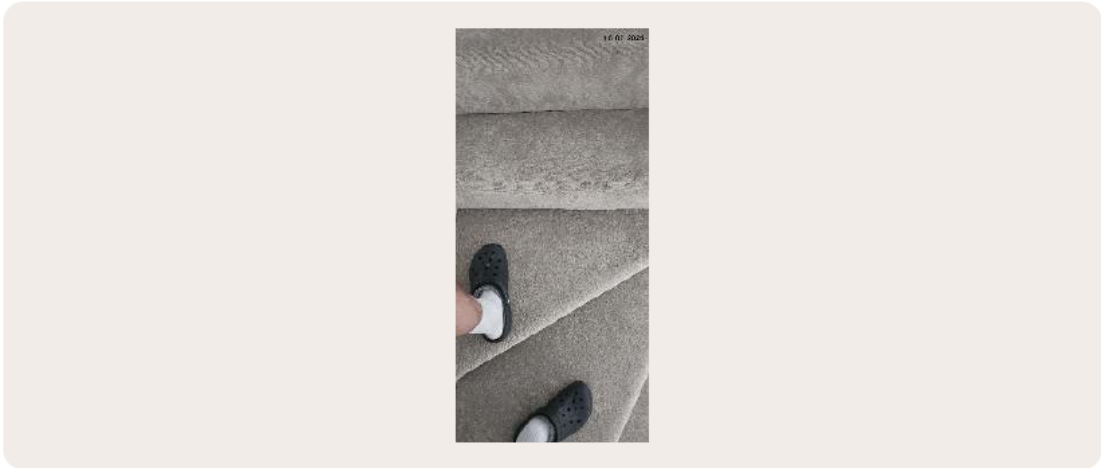
Defect 83

MEDIUM URGENCY

LOCATION
Stairs

RECOMMENDED TRADE
Carpenter

RISK CATEGORY
Finish / operation



OBSERVATION
A stair winder creaks under normal use.

WHY THIS MATTERS
The plot was left incomplete for an extended period. The stair construction may have been adversely affected during that period and its structural integrity cannot be confirmed through a visual, non-destructive inspection alone.

RECOMMENDED ACTION
A carpenter should undertake controlled opening-up works to inspect the stair strings, treads, risers, wedges, glue blocks, fixings and supporting structure. Identify and rectify any movement, deterioration or defective connections, then reinstate disturbed finishes and confirm that the stair is structurally sound and free from abnormal movement or noise.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, the approved stair design, manufacturer guidance and competent contractor opening-up and assessment.

Defect 84

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Landing	Plumber	Water tightness / services



Required fitting: radiator pipe guide and seal

OBSERVATION

The radiator pipe guide and seal is missing, leaving an unfinished opening behind the radiator.

WHY THIS MATTERS

Openings around radiator pipework should be properly sealed and finished. The missing radiator pipe guide and seal leaves an unfinished penetration and may allow draughts around the service route.

RECOMMENDED ACTION

Fit a suitable Manthorpe radiator pipe guide and seal, or an equivalent approved product of the correct size, behind the radiator. Seal and make good the surrounding finish neatly without restricting or damaging the pipework.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer installation guidance, Building Regulations relating to air leakage where applicable and LABC Warranty requirements where confirmed by the developer.

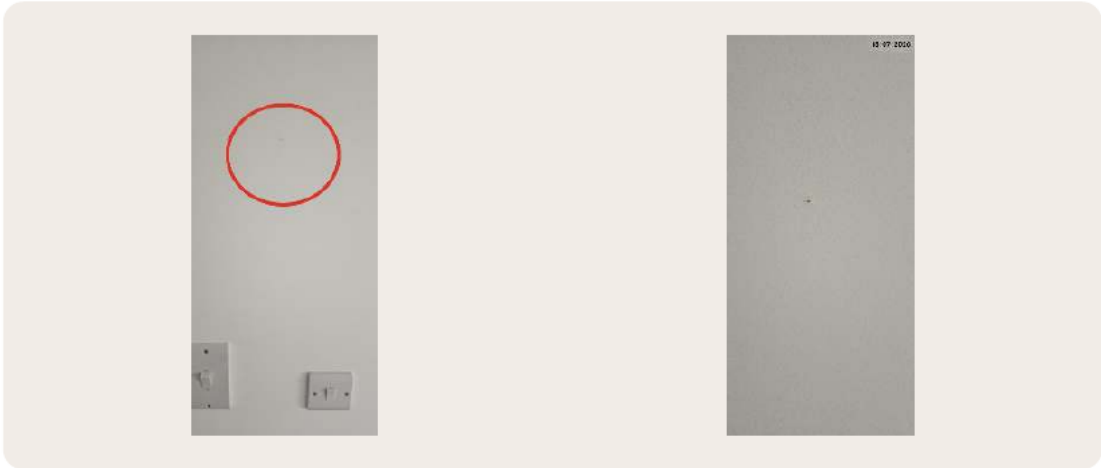
Defect 85

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Plasterer / dryliner

RISK CATEGORY
Finish / workmanship



OBSERVATION

A plasterboard fixing head remains visible through the finished surface.

WHY THIS MATTERS

Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION

Set the fixing correctly below the board surface, apply suitable finishing compound, sand smooth and redecorate the affected area.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 86

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION

A visible shrinkage gap has opened around a landing door-frame junction at recorded location 1 of 7.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 87

MEDIUM URGENCY

LOCATION

Landing

RECOMMENDED TRADE

Decorator

RISK CATEGORY

Finish / operation



OBSERVATION

A visible shrinkage gap has opened around a landing door-frame junction at recorded location 2 of 7.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 88

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Landing	Decorator	Finish / operation



OBSERVATION

A visible shrinkage gap has opened around a landing door-frame junction at recorded location 3 of 7.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 89

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION
A visible shrinkage gap has opened around a landing door-frame junction at recorded location 4 of 7.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 90

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION
A visible shrinkage gap has opened around a landing door-frame junction at recorded location 5 of 7.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 91

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION

A visible shrinkage gap has opened around a landing door-frame junction at recorded location 6 of 7.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 92

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION
A visible shrinkage gap has opened around a landing door-frame junction at recorded location 7 of 7.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 93

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The landing architrave head has not been fully decorated, leaving an incomplete finish at recorded location 1 of 6.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 94

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The landing architrave head has not been fully decorated, leaving an incomplete finish at recorded location 2 of 6.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 95

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The landing architrave head has not been fully decorated, leaving an incomplete finish at recorded location 3 of 6.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 96

MEDIUM URGENCY

LOCATION

Landing

RECOMMENDED TRADE

Decorator

RISK CATEGORY

Finish / workmanship



OBSERVATION

The landing architrave head has not been fully decorated, leaving an incomplete finish at recorded location 4 of 6.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 97

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The landing architrave head has not been fully decorated, leaving an incomplete finish at recorded location 5 of 6.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 98

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The landing architrave head has not been fully decorated, leaving an incomplete finish at recorded location 6 of 6.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

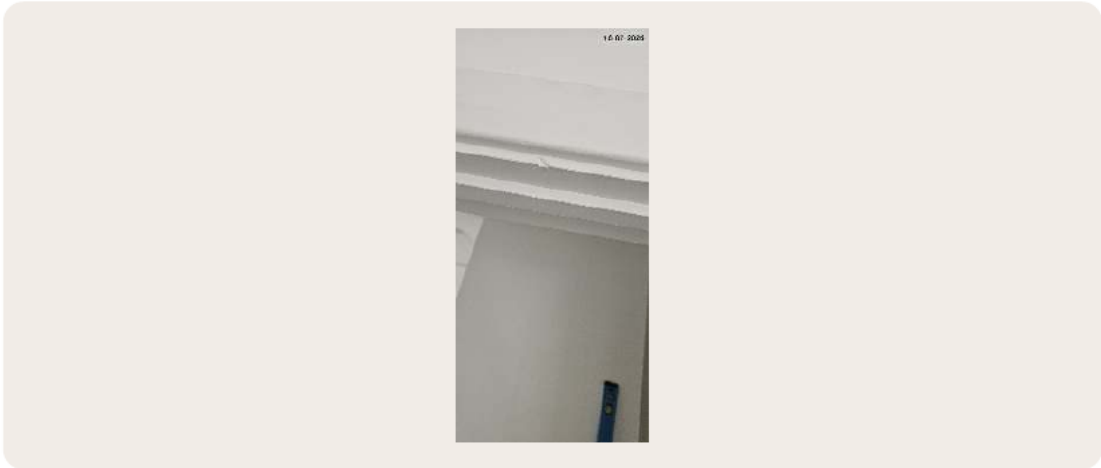
Defect 99

MEDIUM URGENCY

LOCATION
Bedroom 3

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
A localised indentation is visible in the bedroom 3 architrave head.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 100

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Landing	Plasterer / dryliner	Finish / operation



OBSERVATION

Scrim tape above the bedroom 3 door has debonded and is visibly raised from the finished surface.

WHY THIS MATTERS

Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION

Remove the failed scrim tape, re-tape the joint, apply suitable finishing coats, sand smooth and redecorate after drying.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

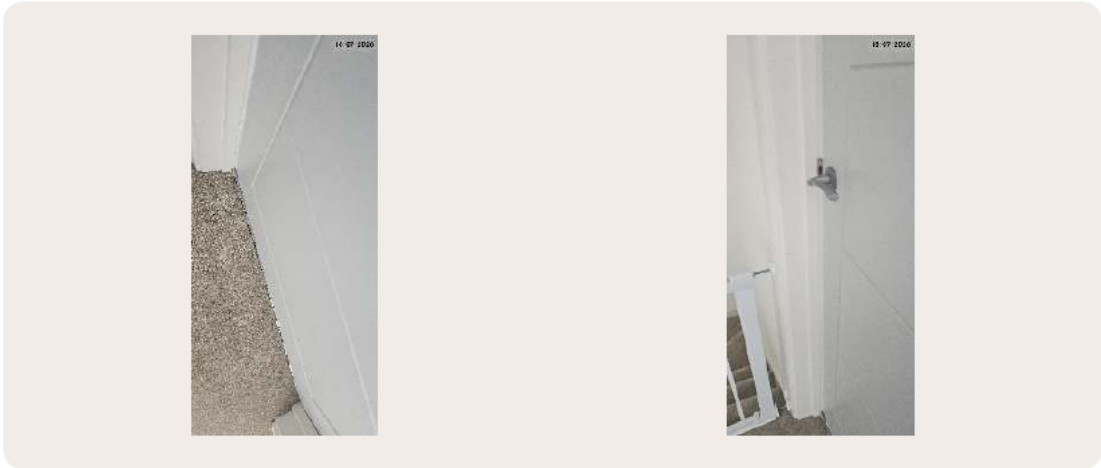
Defect 101

HIGH URGENCY

LOCATION
Bedroom 3

RECOMMENDED TRADE
Carpenter

RISK CATEGORY
Finish / operation



OBSERVATION
The bedroom door catches on the door bar and requires adjustment following the flooring installation.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 102

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Decorator	Finish / workmanship



OBSERVATION

An excessive shrinkage gap has opened at a bedroom 3 skirting or architrave junction at recorded location 1 of 5.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 103

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Decorator	Finish / workmanship



OBSERVATION
An excessive shrinkage gap has opened at a bedroom 3 skirting or architrave junction at recorded location 2 of 5.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 104

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Decorator	Finish / workmanship



OBSERVATION
An excessive shrinkage gap has opened at a bedroom 3 skirting or architrave junction at recorded location 3 of 5.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 105

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Decorator	Finish / workmanship



OBSERVATION
An excessive shrinkage gap has opened at a bedroom 3 skirting or architrave junction at recorded location 4 of 5.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 106

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Decorator	Finish / workmanship



OBSERVATION
An excessive shrinkage gap has opened at a bedroom 3 skirting or architrave junction at recorded location 5 of 5.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

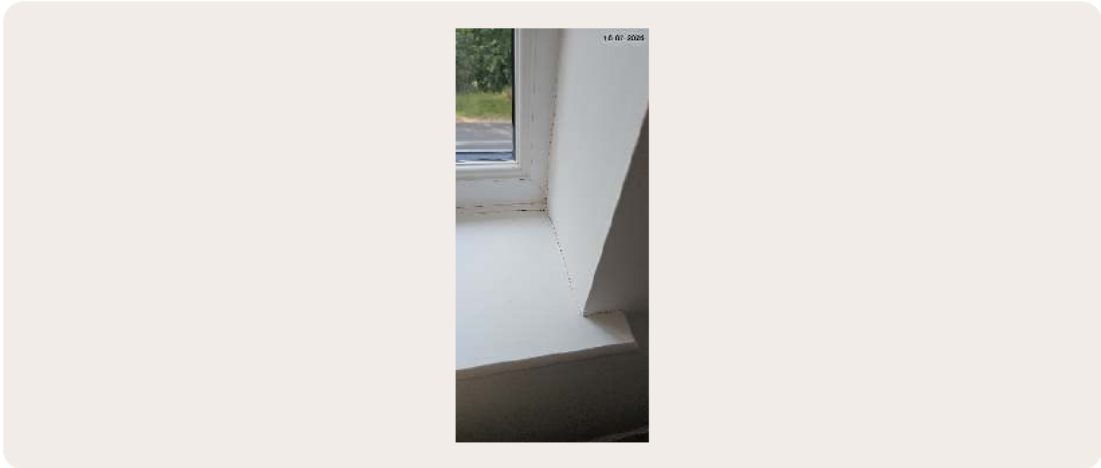
RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 107

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the bedroom 3 window junction at recorded location 1 of 2.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 108

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the bedroom 3 window junction at recorded location 2 of 2.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 109

MEDIUM URGENCY

LOCATION

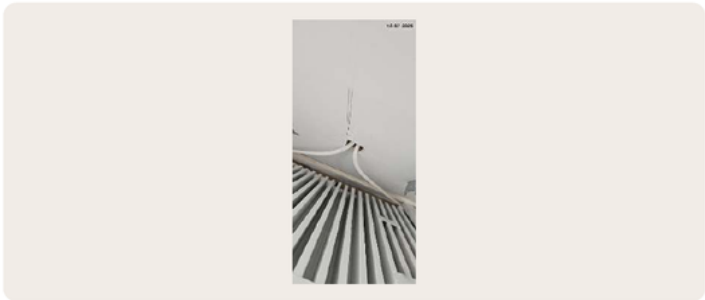
Bedroom 3

RECOMMENDED TRADE

Plumber

RISK CATEGORY

Water tightness / services



Required fitting: radiator pipe guide and seal

OBSERVATION

The radiator pipe guide and seal is missing, leaving an unfinished opening behind the radiator.

WHY THIS MATTERS

Openings around radiator pipework should be properly sealed and finished. The missing radiator pipe guide and seal leaves an unfinished penetration and may allow draughts around the service route.

RECOMMENDED ACTION

Fit a suitable Manthorpe radiator pipe guide and seal, or an equivalent approved product of the correct size, behind the radiator. Seal and make good the surrounding finish neatly without restricting or damaging the pipework.

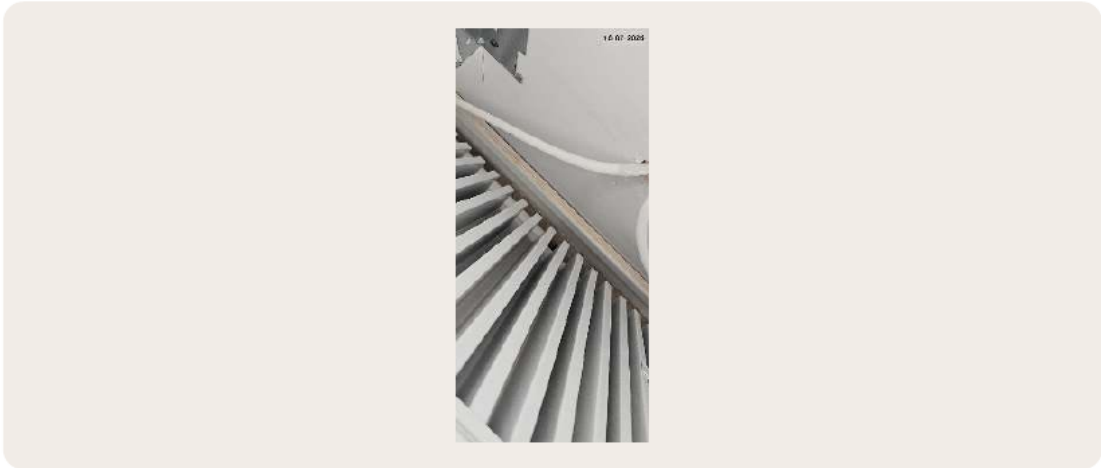
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer installation guidance, Building Regulations relating to air leakage where applicable and LABC Warranty requirements where confirmed by the developer.

Defect 110

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Decorator	Finish / workmanship



OBSERVATION
The skirting board has not been decorated.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

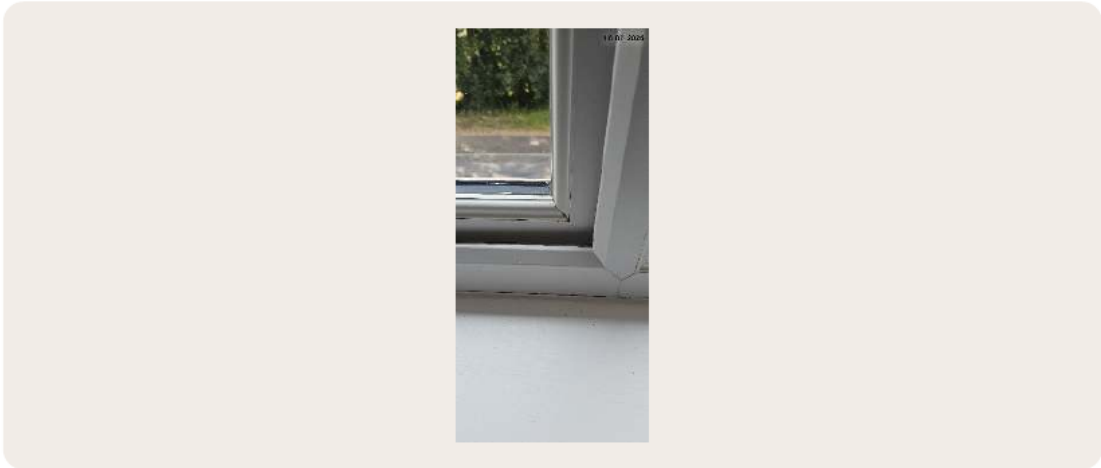
RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 111

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Window fitter	Finish / operation



OBSERVATION
The window catches on the receiver and requires adjustment.

WHY THIS MATTERS
Windows and associated components should be correctly installed, undamaged and capable of operating smoothly while maintaining effective weather protection.

RECOMMENDED ACTION
The window fitter should adjust, repair or replace the affected item and confirm correct operation, alignment and weather sealing in accordance with the manufacturer instructions.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 112

LOW URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 3	Cleaner	Finish / workmanship



OBSERVATION
Dirty marks remain at the window bead mitres.

WHY THIS MATTERS
The property should be handed over clean and free from construction debris, residue, staining and trade contamination.

RECOMMENDED ACTION
Remove the debris or contamination using a suitable non-damaging cleaning method and leave the area clean and ready for normal use.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

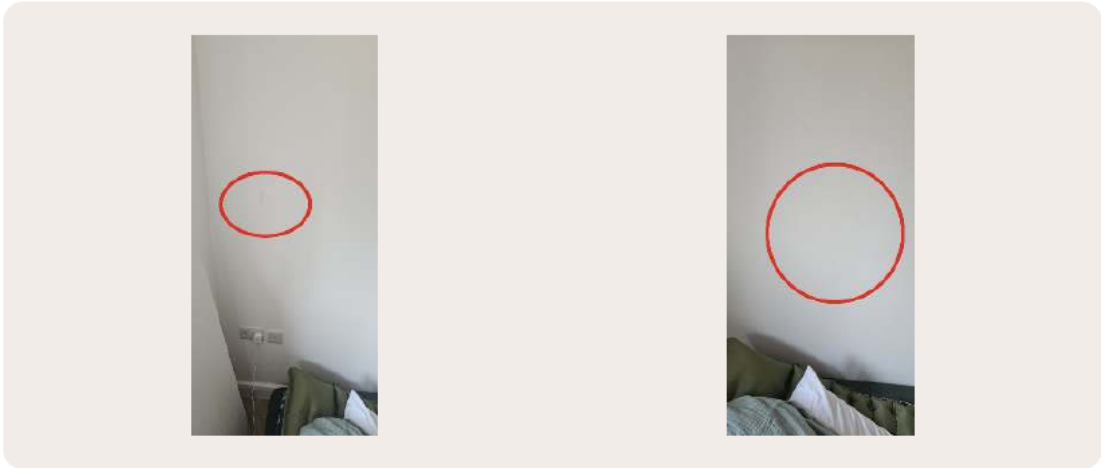
Defect 113

MEDIUM URGENCY

LOCATION
Bedroom 3

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Visible marks remain on the wall above the electrical sockets.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

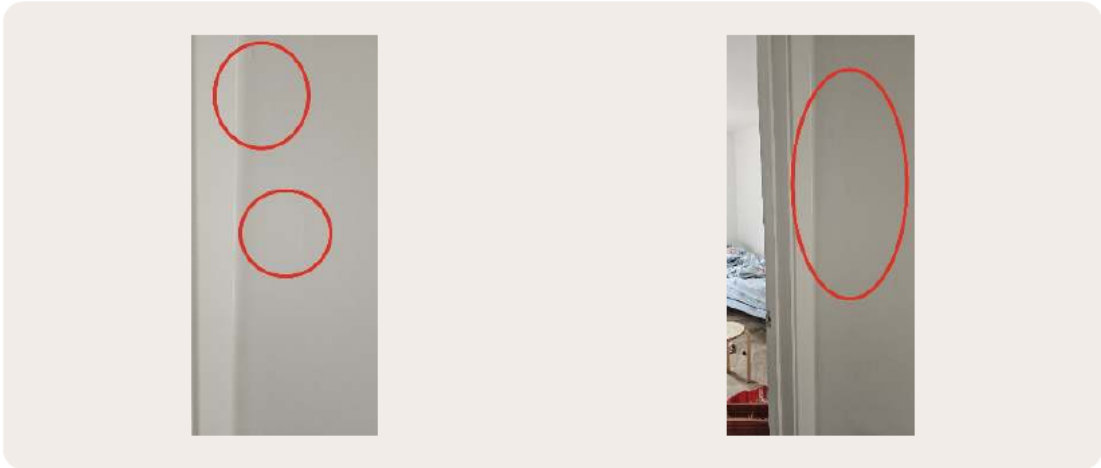
Defect 114

MEDIUM URGENCY

LOCATION
Landing

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Localised indentations are visible in the wall finish beside the architrave.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 115

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 2	Carpenter	Finish / operation



OBSERVATION
The decorative finish to the bedroom 2 door is uneven and does not provide a neat, consistent appearance.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 116

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 2	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened at the bedroom 2 skirting-board junction.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

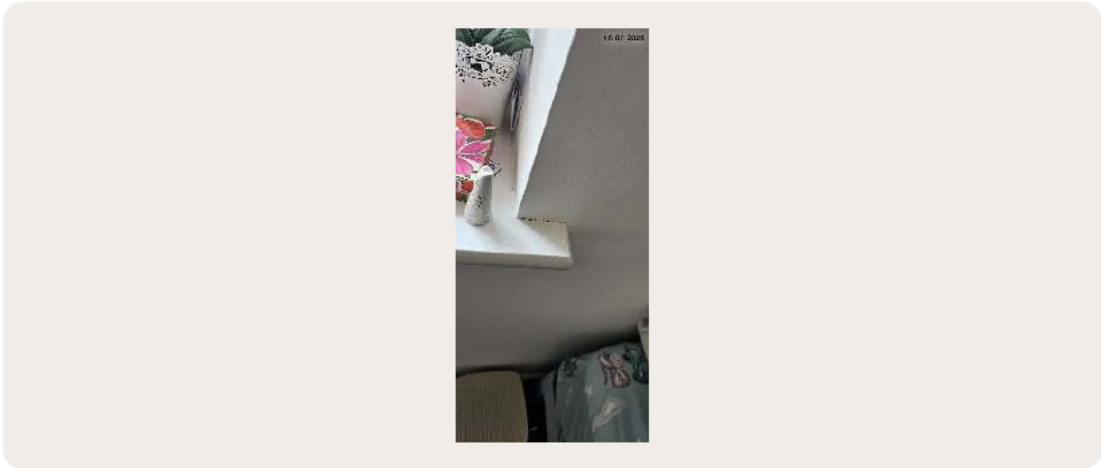
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 117

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 2	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened around the bedroom 2 window junction at recorded location 1 of 3.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

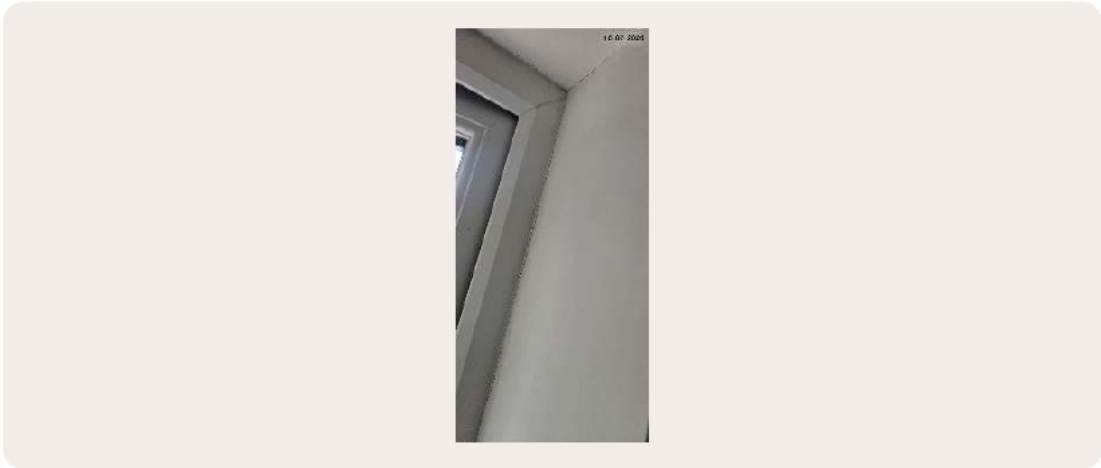
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 118

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 2	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened around the bedroom 2 window junction at recorded location 2 of 3.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

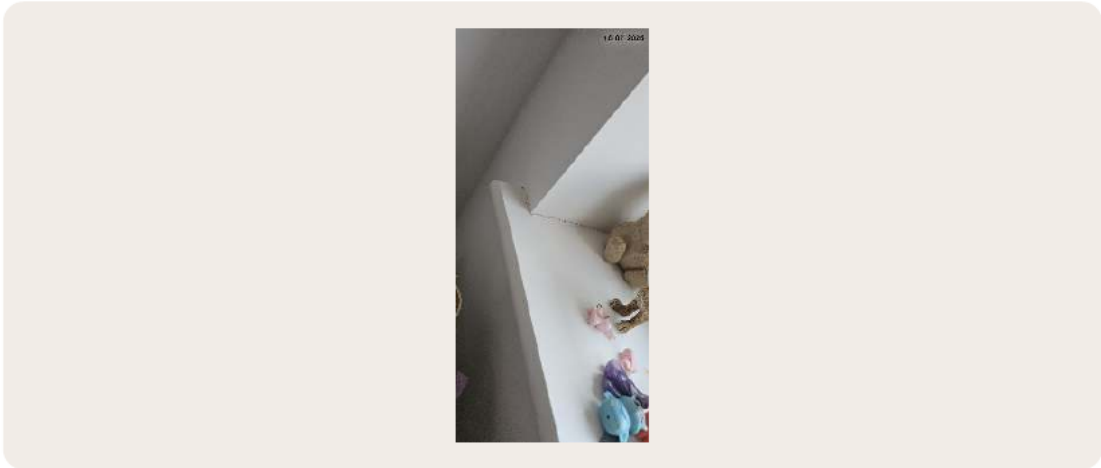
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 119

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 2	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the bedroom 2 window junction at recorded location 3 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 120

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 2	Plumber	Water tightness / services



Required fitting: radiator pipe guide and seal

OBSERVATION

The radiator pipe guide and seal is missing, leaving an unfinished opening behind the radiator.

WHY THIS MATTERS

Openings around radiator pipework should be properly sealed and finished. The missing radiator pipe guide and seal leaves an unfinished penetration and may allow draughts around the service route.

RECOMMENDED ACTION

Fit a suitable Manthorpe radiator pipe guide and seal, or an equivalent approved product of the correct size, behind the radiator. Seal and make good the surrounding finish neatly without restricting or damaging the pipework.

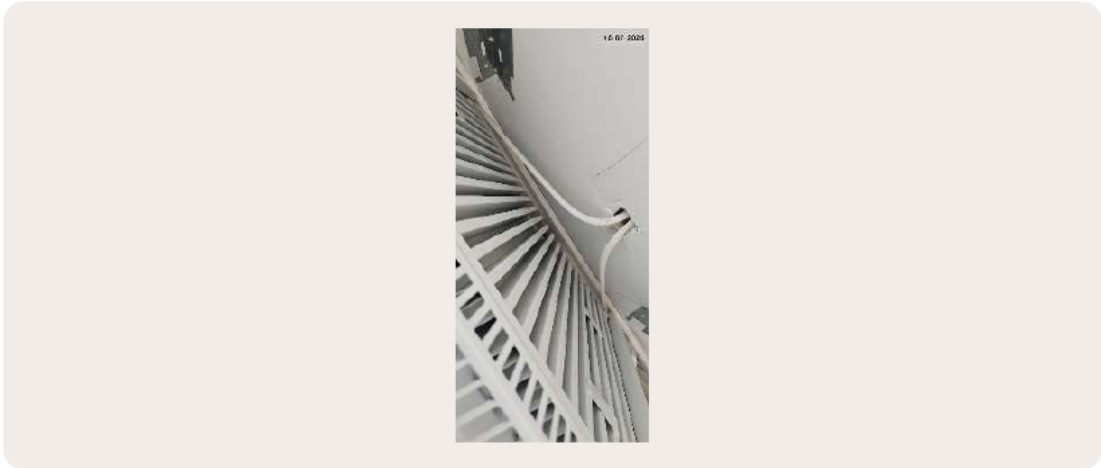
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer installation guidance, Building Regulations relating to air leakage where applicable and LABC Warranty requirements where confirmed by the developer.

Defect 121

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 2	Decorator	Finish / workmanship



OBSERVATION

The skirting board behind the radiator has not been decorated.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 122

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 2	Plasterer / dryliner	Finish / workmanship



OBSERVATION
Joint tape above the architrave has debonded and is visibly raised from the finished surface.

WHY THIS MATTERS
Plasterboard linings, joints, tapes and reveals should be securely formed, straight and finished without visible distortion or failed jointing materials.

RECOMMENDED ACTION
Remove the failed tape, re-tape the joint, apply suitable finishing coats, sand smooth and redecorate after drying.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 123

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Plumber	Water tightness / services



OBSERVATION
The shower door seal is missing.

WHY THIS MATTERS
Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

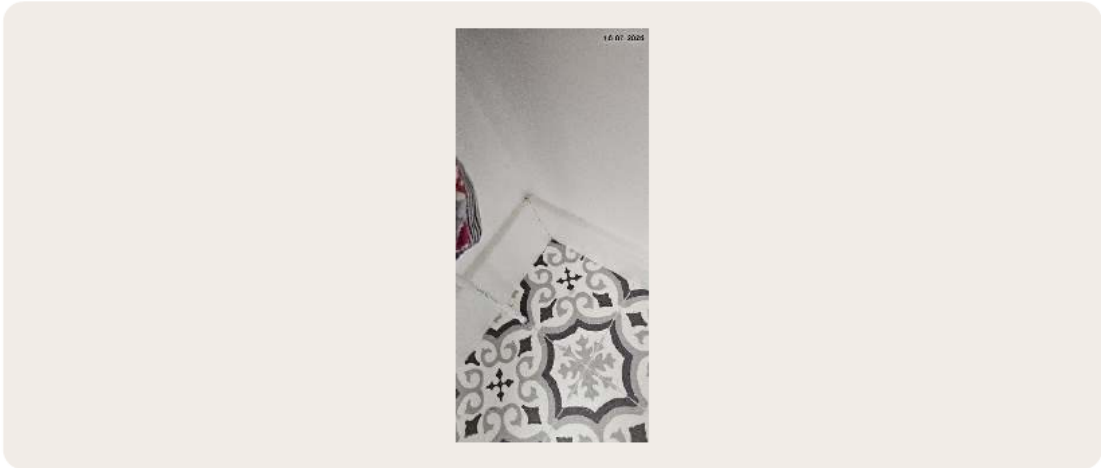
RECOMMENDED ACTION
Secure, connect, repair or replace the affected item, then test for stability, correct operation and leaks.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 124

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened at a bathroom skirting-board junction at recorded location 1 of 3.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 125

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened at a bathroom skirting-board junction at recorded location 2 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

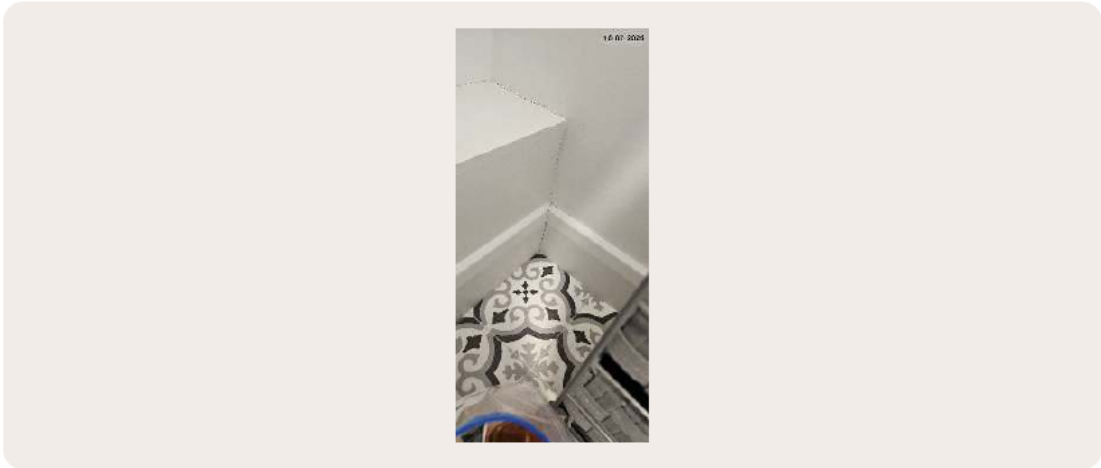
RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 126

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened at a bathroom skirting-board junction at recorded location 3 of 3.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

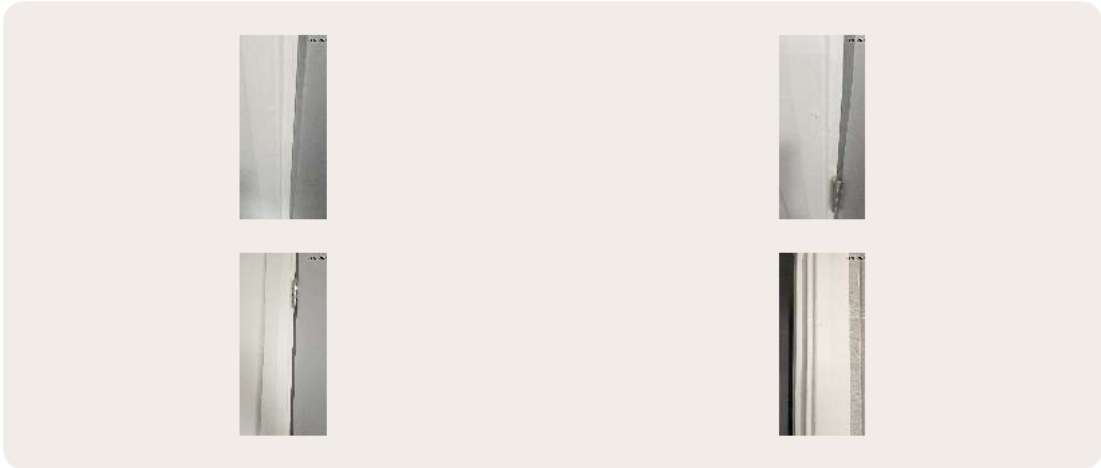
Defect 127

MEDIUM URGENCY

LOCATION
Bathroom

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Pin heads to the architrave have not been filled and sanded flush.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 128

MEDIUM URGENCY

LOCATION
Bathroom

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The skirting board beside the bath has not been decorated.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

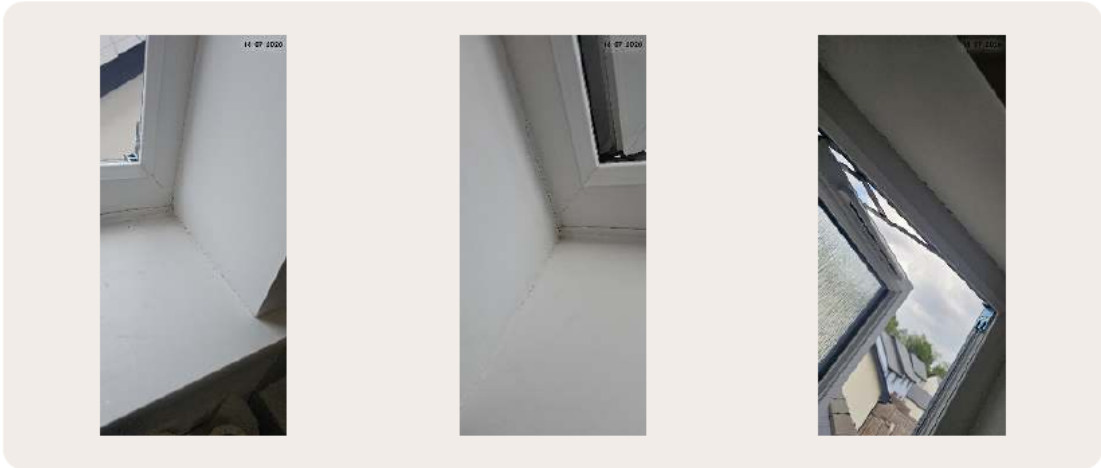
Defect 129

MEDIUM URGENCY

LOCATION
Bathroom

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the bathroom window-frame junction.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 130

LOW URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Finish / workmanship



OBSERVATION

Pencil marks remain on the wall above the WC.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

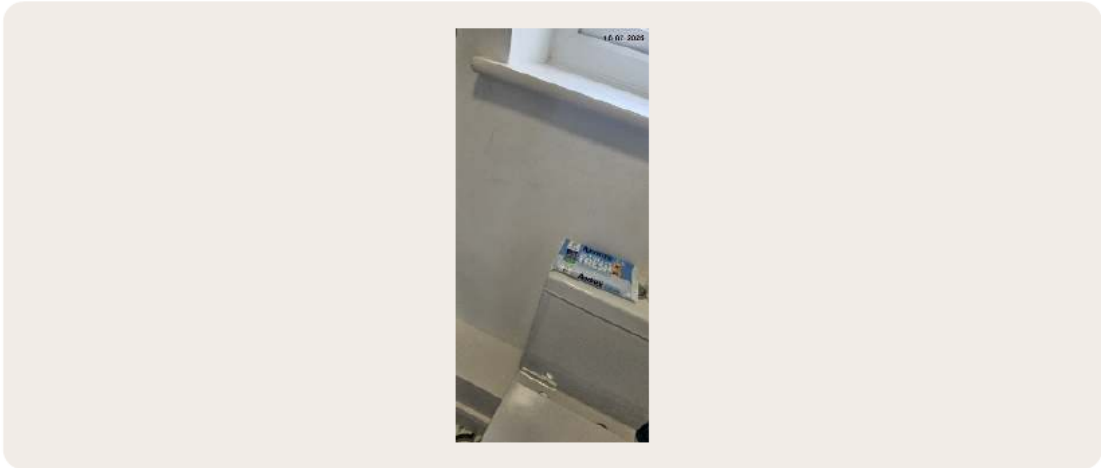
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 131

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Finish / workmanship



OBSERVATION

The wall finish behind the WC is poor.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 132

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	External envelope / durability



OBSERVATION
The bathroom window sill has an uneven and incomplete surface finish.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent. Uneven preparation or incomplete coating reduces the quality and durability of the finished surface.

RECOMMENDED ACTION
Prepare the sill, fill and sand defects as required, then redecorate to provide a smooth, uniform and durable finish without contaminating the window frame or sealant joints.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, coating manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 133

MEDIUM URGENCY

LOCATION
Bathroom

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION

A paint run is visible above the skirting board.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

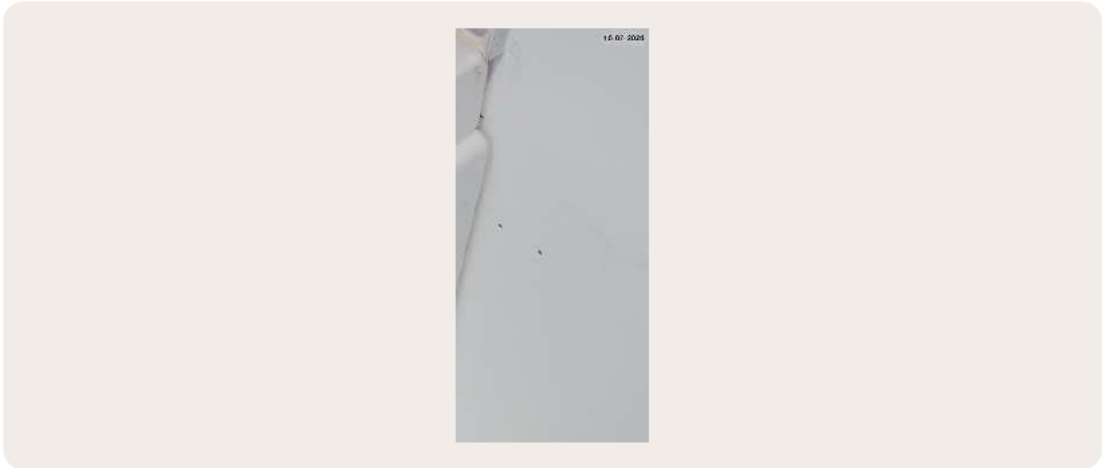
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 134

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Water tightness / services



OBSERVATION
Holes remain in the wall beside the bath panel.

WHY THIS MATTERS
The wall finish should be complete and free from redundant fixing holes at handover. Open holes leave an unfinished appearance and may allow moisture or dirt to collect near the bathing area.

RECOMMENDED ACTION
Fill the holes using a suitable material, sand the repair flush and redecorate to match the surrounding finish. Protect adjacent sanitary fittings and sealant joints during the work.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, decoration manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 135

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Water tightness / services



OBSERVATION
The boxing behind the WC has an uneven and incomplete finish.

WHY THIS MATTERS
Boxing and associated decorative surfaces should be properly prepared and finished to a smooth, consistent standard. Incomplete finishing detracts from the quality of the bathroom and can make future cleaning more difficult.

RECOMMENDED ACTION
Prepare the boxing, fill and sand uneven areas as required, then redecorate to achieve a neat and uniform finish. Protect the WC, pipework and sealant joints while the work is completed.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, decoration manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 136

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Plumber	Water tightness / services



OBSERVATION
The WC cistern is not secured to the wall.

WHY THIS MATTERS
Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

RECOMMENDED ACTION
Secure, connect, repair or replace the affected item, then test for stability, correct operation and leaks.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 137

MEDIUM URGENCY

LOCATION
Bathroom

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The bathroom architrave head has not been fully decorated, leaving an incomplete finish.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 138

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Finish / operation



OBSERVATION
Resin staining from timber knots is visible through the decorative finish to the door stops.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 139

MEDIUM URGENCY

LOCATION
Bedroom 1

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
The bedroom 1 architrave head has not been fully decorated, leaving an incomplete finish.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 140

MEDIUM URGENCY

LOCATION
Bedroom 1

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION

The paint finish to the bedroom door is poor.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 141

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Carpenter	Finish / operation



OBSERVATION
The bedroom door has an uneven margin.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 142

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened at a bedroom 1 skirting-board junction at recorded location 1 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 143

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened at a bedroom 1 skirting-board junction at recorded location 2 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 144

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened at a bedroom 1 skirting-board junction at recorded location 3 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 145

MEDIUM URGENCY

LOCATION

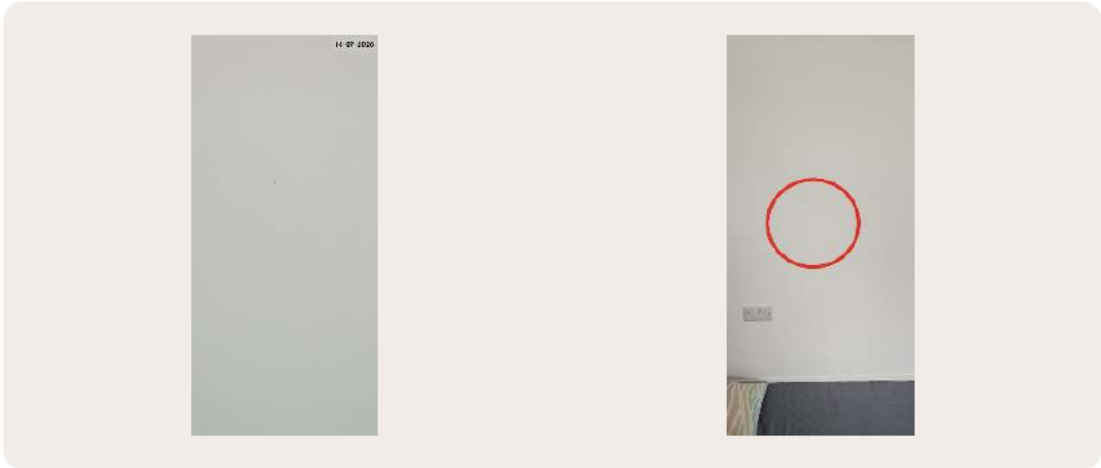
Bedroom 1

RECOMMENDED TRADE

Decorator

RISK CATEGORY

Finish / workmanship



OBSERVATION
A visible pinhole remains in the wall finish.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

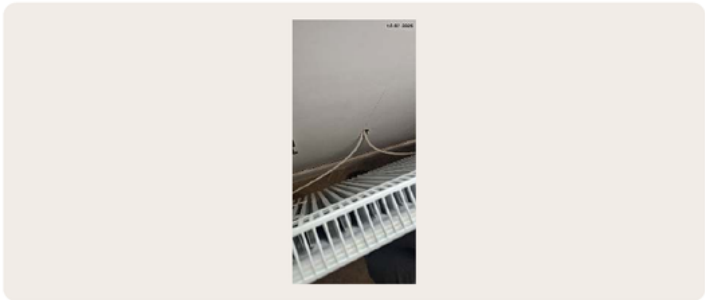
RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 146

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Plumber	Water tightness / services



Required fitting: radiator pipe guide and seal

OBSERVATION

The radiator pipe guide and seal is missing, leaving an unfinished opening behind the radiator.

WHY THIS MATTERS

Openings around radiator pipework should be properly sealed and finished. The missing radiator pipe guide and seal leaves an unfinished penetration and may allow draughts around the service route.

RECOMMENDED ACTION

Fit a suitable Manthorpe radiator pipe guide and seal, or an equivalent approved product of the correct size, behind the radiator. Seal and make good the surrounding finish neatly without restricting or damaging the pipework.

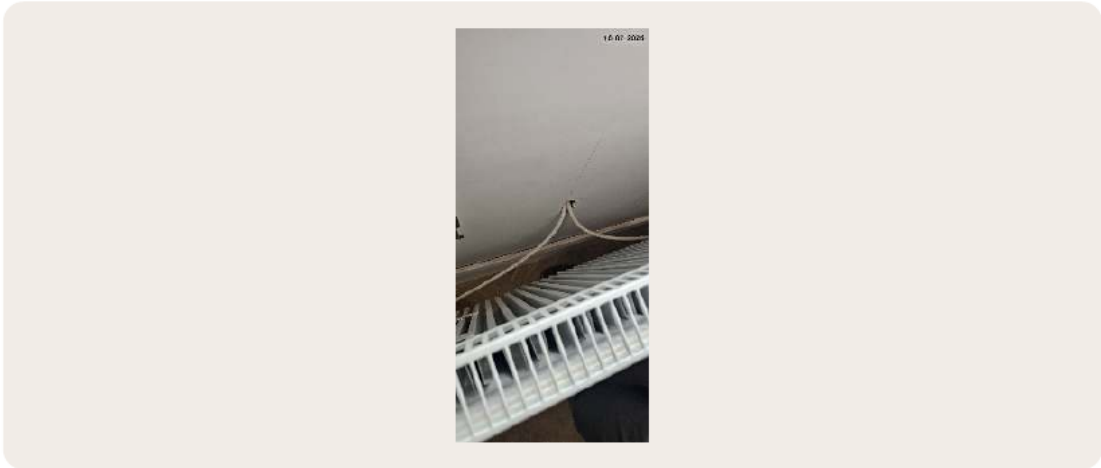
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer installation guidance, Building Regulations relating to air leakage where applicable and LABC Warranty requirements where confirmed by the developer.

Defect 147

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Decorator	Finish / workmanship



OBSERVATION
The skirting board behind the radiator has not been decorated.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

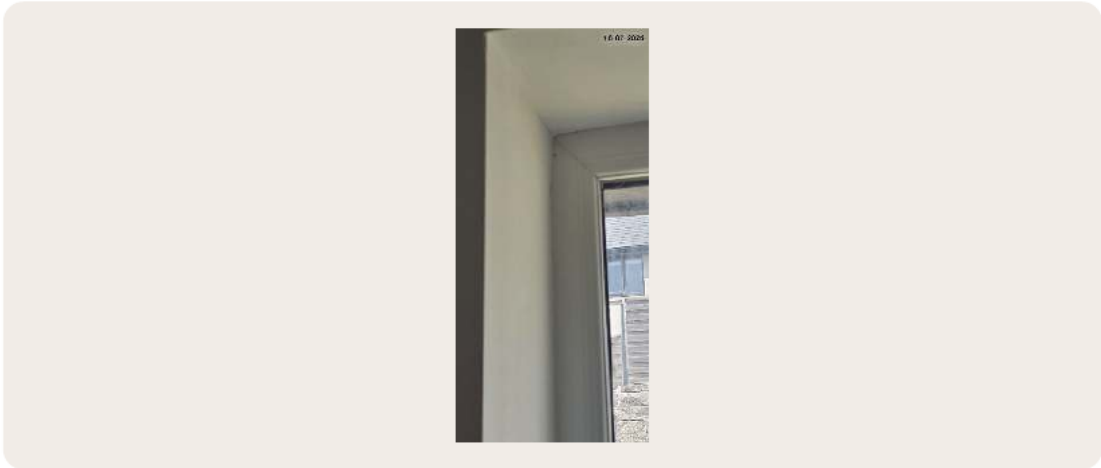
RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 148

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Decorator	Finish / workmanship



OBSERVATION

A visible shrinkage gap has opened around the bedroom 1 window junction at recorded location 1 of 3.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

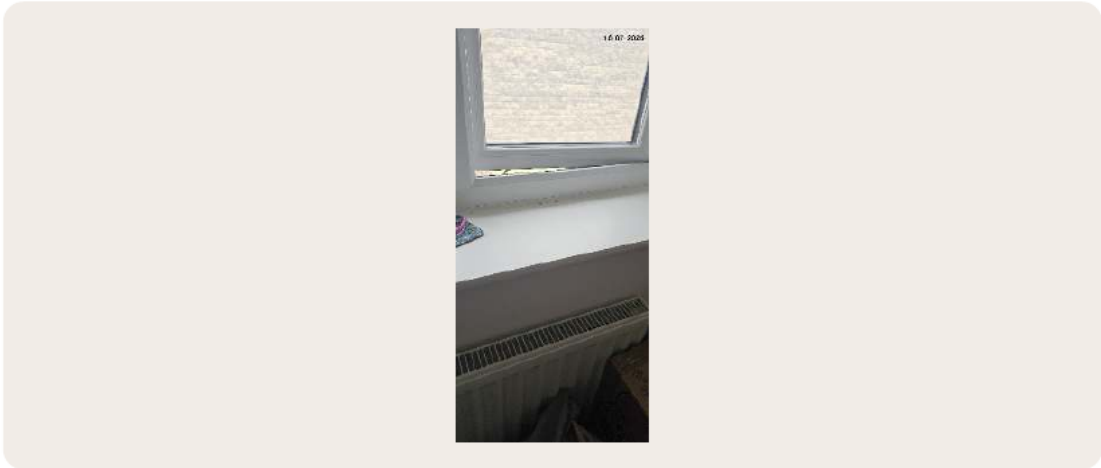
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 149

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the bedroom 1 window junction at recorded location 2 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

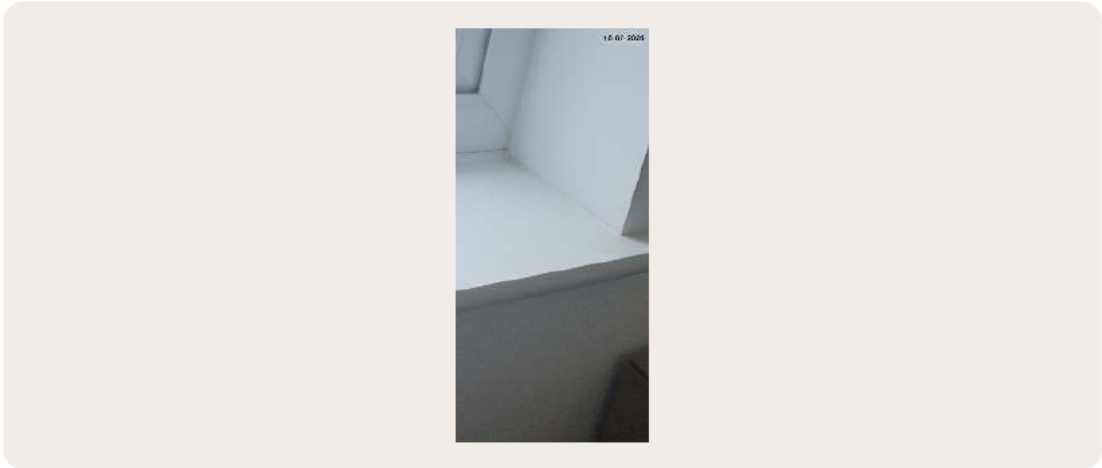
RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 150

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the bedroom 1 window junction at recorded location 3 of 3.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 151

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
En suite	Plumber	Water tightness / services



OBSERVATION
The en suite cistern is not secured to the wall.

WHY THIS MATTERS
Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

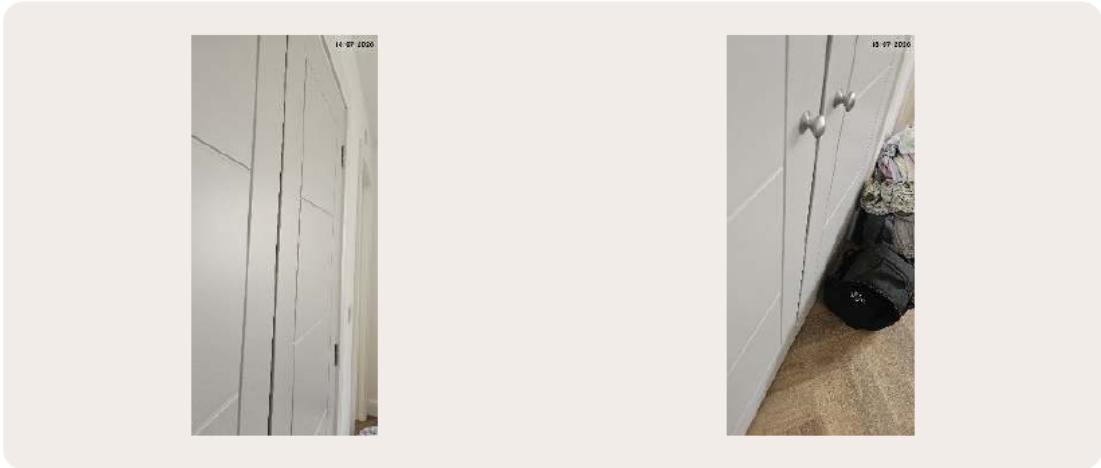
RECOMMENDED ACTION
Secure, connect, repair or replace the affected item, then test for stability, correct operation and leaks.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 152

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Carpenter	Finish / operation



OBSERVATION
The wardrobe doors are warped.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

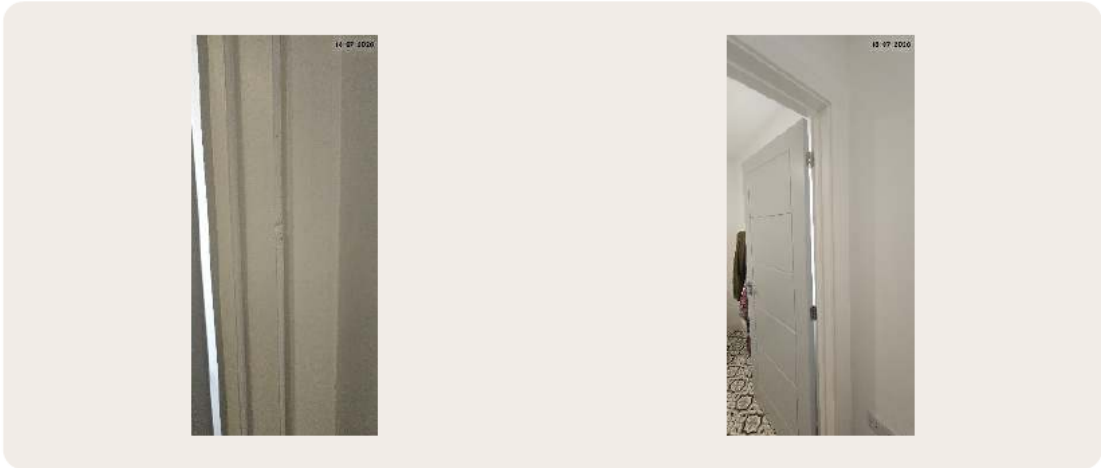
Defect 153

MEDIUM URGENCY

LOCATION
Bedroom 1

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / operation



OBSERVATION
A localised indentation is visible in the en suite door-frame finish.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION
Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 154

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Carpenter	Finish / operation



OBSERVATION

The receiver is not recessed flush with the door frame.

WHY THIS MATTERS

Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION

Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

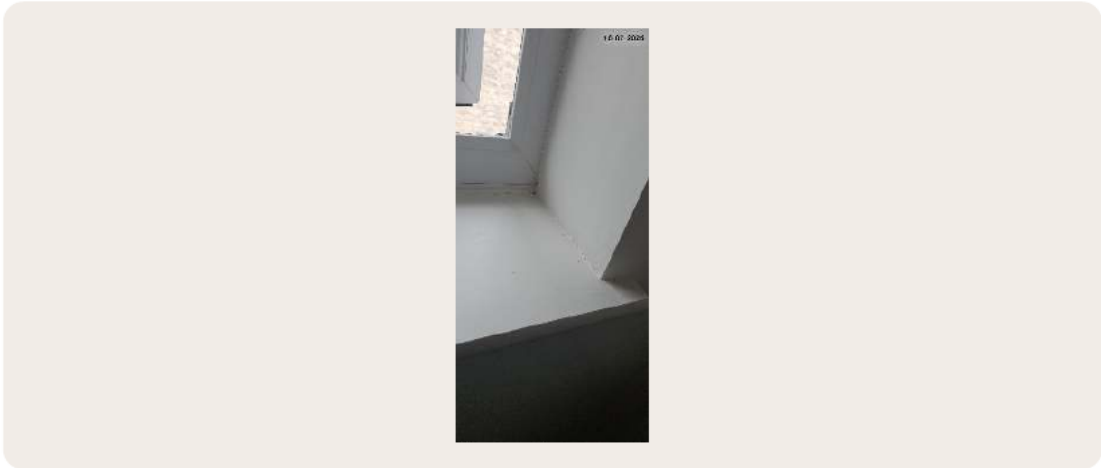
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 155

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the en suite window junction at recorded location 1 of 2.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

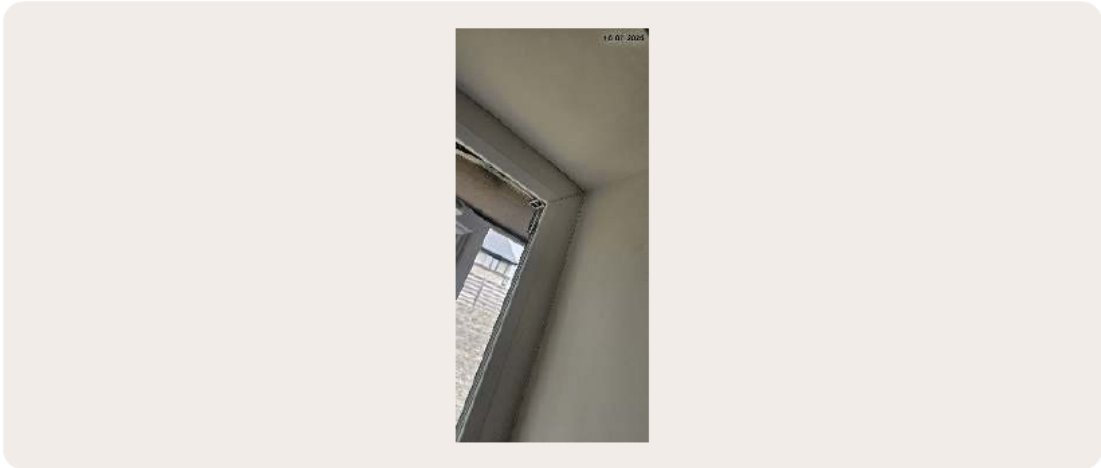
RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 156

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bathroom	Decorator	Finish / workmanship



OBSERVATION
A visible shrinkage gap has opened around the en suite window junction at recorded location 2 of 2.

WHY THIS MATTERS
Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

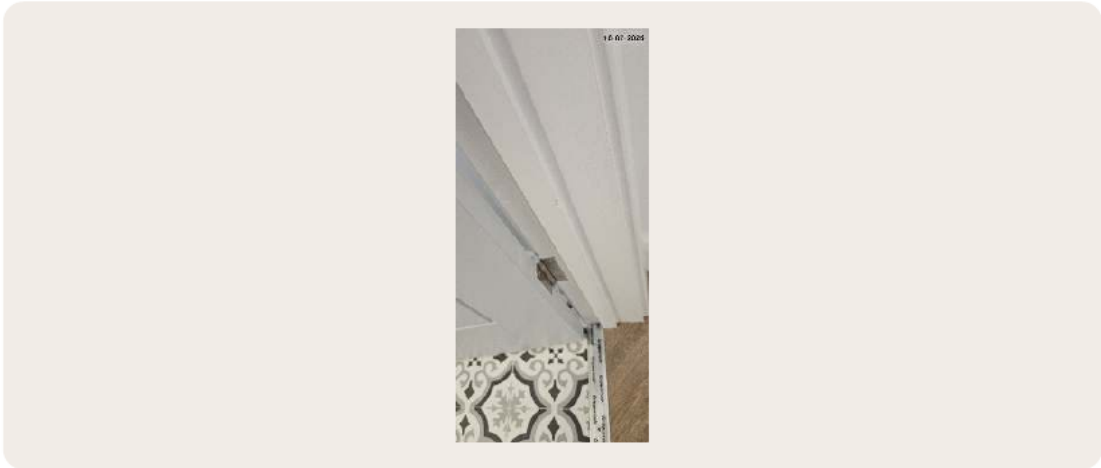
RECOMMENDED ACTION
Prepare the affected junction, remove loose caulk, apply suitable decorator's caulk, smooth it neatly and redecorate to match the surrounding finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 157

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Bedroom 1	Decorator	Finish / operation



OBSERVATION

A localised indentation is visible in the en suite door-stop finish.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 158

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
En suite	Decorator	Finish / workmanship



OBSERVATION

The en suite architrave head has not been fully decorated, leaving an incomplete finish.

WHY THIS MATTERS

Visible decorative finishes should be complete, smooth and consistent at handover. Shrinkage, exposed fixings, marks, insufficient paint coverage and incomplete preparation reduce the quality of finish.

RECOMMENDED ACTION

Prepare the affected area, fill and sand as required, then redecorate to achieve a neat and uniform finish.

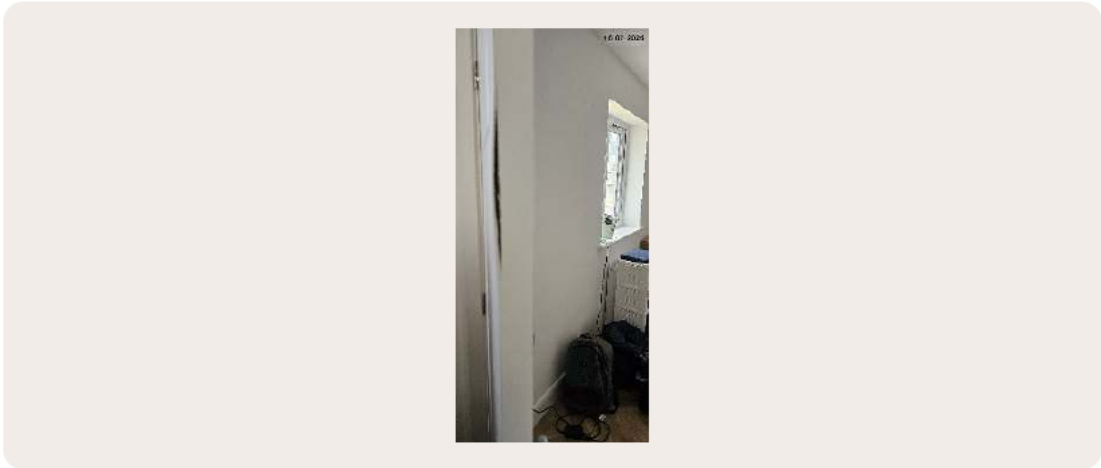
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 159

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
En suite	Carpenter	Finish / operation



OBSERVATION

The en suite door leaf has blown.

WHY THIS MATTERS

Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION

Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

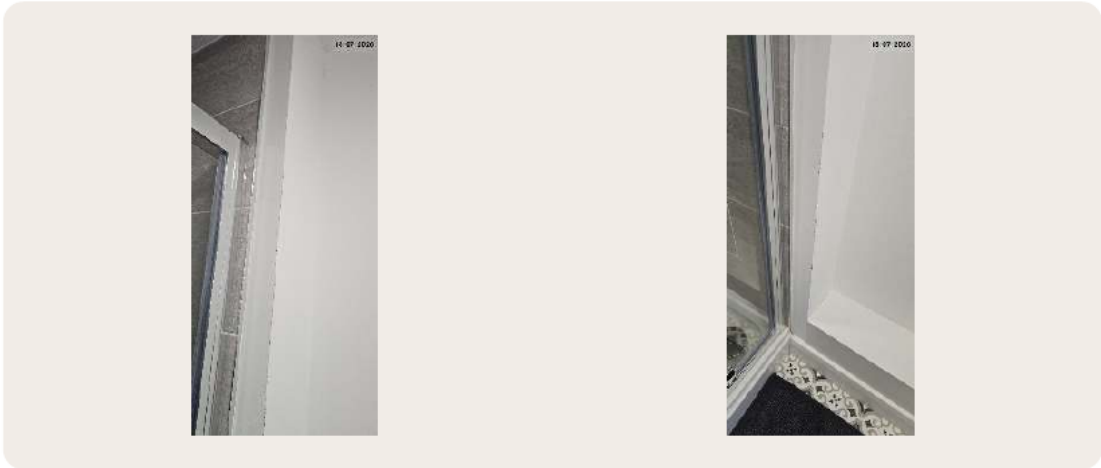
Defect 160

HIGH URGENCY

LOCATION
En suite

RECOMMENDED TRADE
Plasterer / dryliner

RISK CATEGORY
Finish / operation



OBSERVATION
The corner bead beside the shower door is corroding and staining the surrounding finish.

WHY THIS MATTERS
Rusted corner beads can continue to stain the surrounding finish and may indicate that an unsuitable or damaged bead has been used in a moisture-prone location.

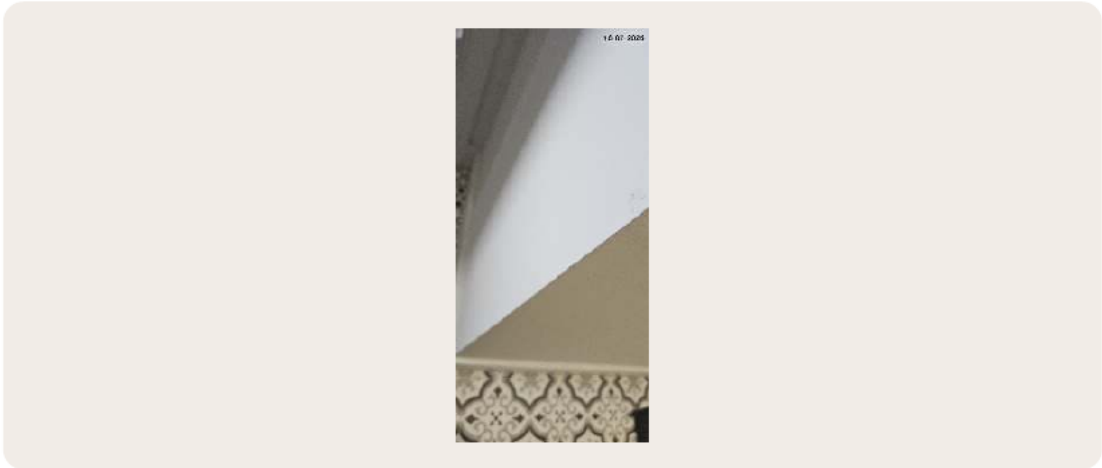
RECOMMENDED ACTION
The plasterer / dryliner should remove the rusted corner bead, install a suitable corrosion-resistant replacement, make good the surrounding plaster finish and arrange redecoration after the repair has dried.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 161

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
En suite	Plasterer / dryliner	Finish / workmanship



OBSERVATION
The external corner bead is corroding and staining the surrounding finish.

WHY THIS MATTERS
Rusted corner beads can continue to stain the surrounding finish and may indicate that an unsuitable or damaged bead has been used in a moisture-prone location.

RECOMMENDED ACTION
The plasterer / dryliner should remove the rusted corner bead, install a suitable corrosion-resistant replacement, make good the surrounding plaster finish and arrange redecoration after the repair has dried.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 162

MEDIUM URGENCY

LOCATION
En suite

RECOMMENDED TRADE
Mastic applicator

RISK CATEGORY
Weather tightness / durability



OBSERVATION
The left-hand cover at the plastic trim beneath the shower is poorly aligned and does not form a neat, continuous junction.

WHY THIS MATTERS
The open or poorly finished trim junction can retain moisture and leaves the shower installation incomplete.

RECOMMENDED ACTION
Clean and prepare the junction, then apply a compatible sanitary-grade mastic seal to form a neat, continuous and watertight finish.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 163

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
En suite	Mastic applicator	Water tightness / services



OBSERVATION
The plastic trim beneath the shower tray is unevenly finished and does not form a neat, continuous junction.

WHY THIS MATTERS
Wet-area junctions should be neat, continuous and suitably sealed. An uneven or incomplete junction may retain moisture and reduce the quality and durability of the finish.

RECOMMENDED ACTION
Remove unsuitable or poorly finished material, clean and prepare the junction, then install a compatible trim and sealant system to form a neat, continuous and watertight finish in accordance with the product manufacturer guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, sealant and trim manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 164

MEDIUM URGENCY

LOCATION
Loft

RECOMMENDED TRADE
Carpenter

RISK CATEGORY
Finish / operation



OBSERVATION
The loft hatch is damaged, incorrectly fitted and does not open downwards on a suitable hinged arrangement.

WHY THIS MATTERS
Joinery, doors, frames, thresholds, gates and associated ironmongery should be securely fitted, aligned and capable of operating correctly. Damaged or incomplete items reduce function and finish quality.

RECOMMENDED ACTION
Adjust, secure, ease, repair or replace the affected item as required, then make good disturbed finishes and confirm correct operation.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 165

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Loft	Plumber	Water tightness / services



OBSERVATION

The soil and vent pipe has been installed with an unsuitable or incomplete fixing arrangement.

WHY THIS MATTERS

Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

RECOMMENDED ACTION

Remove the unsuitable fixing arrangement and mechanically secure the soil and vent pipe using appropriate manufacturer-compatible brackets or connectors. Confirm that the pipework is stable and correctly aligned.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 166

HIGH URGENCY

LOCATION
Loft

RECOMMENDED TRADE
Plumber

RISK CATEGORY
Water tightness / services



OBSERVATION
The soil and vent pipe is not mechanically secured to the roof tile vent connection.

WHY THIS MATTERS
Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

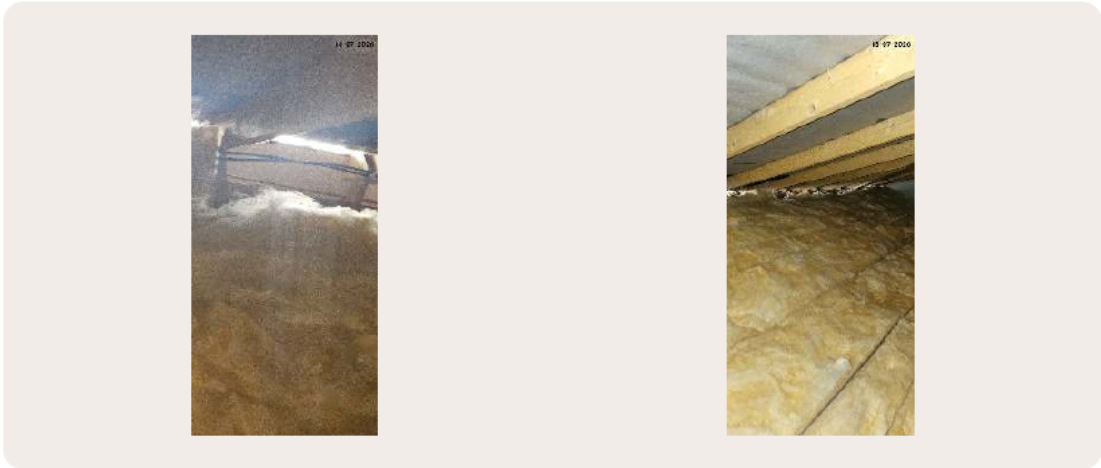
RECOMMENDED ACTION
Provide a secure manufacturer-compatible mechanical connection between the soil and vent pipe and the roof tile vent. Confirm that the connection is stable, correctly aligned and weather-tight.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 167

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Loft	Insulation contractor	Roof space / thermal performance



OBSERVATION

Loft insulation terminates short of the eaves and is not continuous with the external wall insulation. The eaves ventilation route must remain unobstructed.

WHY THIS MATTERS

Discontinuity at the wall-to-eaves junction can create thermal bridging, localised heat loss and an increased risk of surface condensation. Any remedial insulation must maintain the designed eaves ventilation route.

RECOMMENDED ACTION

Extend the loft insulation into the eaves to provide continuity with the external wall insulation, maintaining the designed insulation thickness wherever practicable. Keep the ventilation trays and airflow route completely unobstructed.

REFERENCE BASIS

Welsh Approved Document L, Volume 1, Appendix G: roof insulation should be continuous with wall insulation. The applicable edition and transitional provisions should be confirmed by the developer and Building Control.

Defect 168

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Loft	Roofer	Roof space / thermal performance



OBSERVATION
The roof ridge does not appear to provide the required ventilation gap.

WHY THIS MATTERS
The roof-space ventilation strategy should provide the designed airflow while maintaining weather protection. Inadequate high-level ventilation can increase the risk of condensation, moisture accumulation and deterioration of roof components.

RECOMMENDED ACTION
The roofer should verify the approved roof ventilation design and manufacturer requirements, then form or reinstate the required ridge ventilation path without compromising weather tightness. Provide confirmation of the completed detail before closing the defect.

REFERENCE BASIS
Welsh Approved Document C where applicable, the approved roof design, roofing system manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 169

HIGH URGENCY

LOCATION

Cloakroom

RECOMMENDED TRADE

Plumber

RISK CATEGORY

Water tightness / services



OBSERVATION
The cloakroom WC cistern is not secured to the wall.

WHY THIS MATTERS
Sanitary fittings, waste connections and plumbing items should be securely fixed and correctly connected for safe, reliable and watertight use.

RECOMMENDED ACTION
Secure, connect, repair or replace the affected item, then test for stability, correct operation and leaks.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 170

CRITICAL

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Cloakroom	Electrician	Electrical safety / services



OBSERVATION

A plasterboard fixing screw has been driven into the cloakroom light fitting, potentially damaging the fitting or associated electrical components.

WHY THIS MATTERS

A fixing driven into an electrical fitting may damage the fitting, cable insulation or internal electrical components and may present a risk of electric shock, overheating or premature failure.

RECOMMENDED ACTION

Isolate the circuit where necessary and arrange inspection by a competent electrician. Remove the unsuitable fixing, replace any damaged fitting or wiring, test the circuit and provide written electrical confirmation before the item is closed.

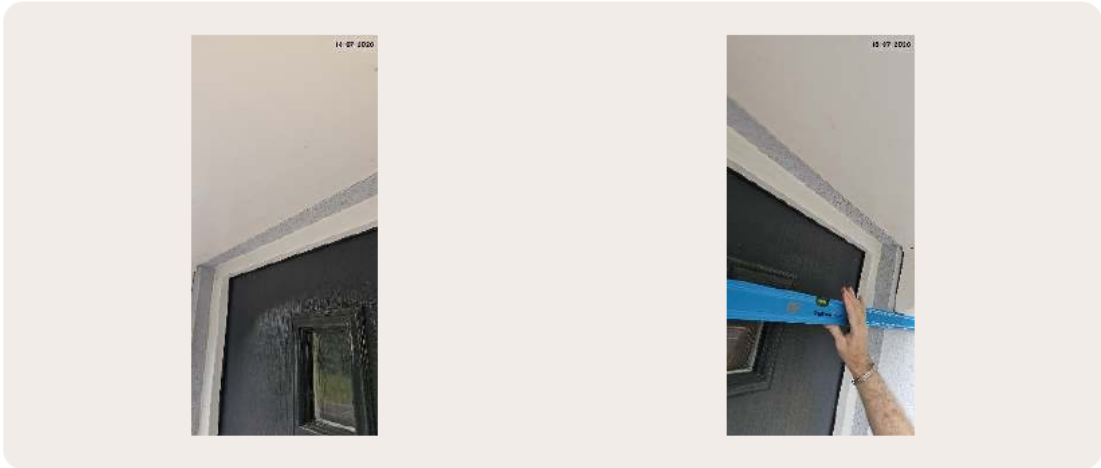
REFERENCE BASIS

Visual inspection, Welsh Approved Document P where applicable, BS 7671 requirements as confirmed by the competent electrician, manufacturer guidance and electrical certification.

Defect 171

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Carpenter	Finish / operation



OBSERVATION
The entrance canopy is misaligned with the adjoining render bead, resulting in an uneven and poorly coordinated junction.

WHY THIS MATTERS
The canopy and adjoining render detail should be aligned, securely fixed and coordinated to provide a neat, durable and weather-resistant junction.

RECOMMENDED ACTION
The carpenter should realign and securely refix the canopy so it interfaces neatly with the render bead. Coordinate with the renderer and mastic applicator where the adjoining finish or weather seal is disturbed.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 172

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Groundworker	Safety / access



OBSERVATION
The approach to the principal entrance does not provide a suitable level, ramped or compliant stepped access arrangement.

WHY THIS MATTERS
The principal approach should provide reasonable access for occupants and visitors, including people with restricted mobility. Unsuitable gradients, cross-falls, abrupt level changes or deficient landings may prevent safe and convenient access.

RECOMMENDED ACTION
The groundworker should reconstruct the principal approach in accordance with the approved access design. Confirm the finished gradient, cross-fall, clear width, surface, landing dimensions and entrance threshold arrangement, and obtain Building Control acceptance before the defect is closed.

REFERENCE BASIS
Welsh Building Regulations, Approved Document M: Access to and use of buildings, Requirement M1, Section 6, paragraphs 6.11 and 6.13 to 6.15. These provisions address suitable approaches, cross-fall, level and ramped gradients, minimum clear widths and landing requirements.

Welsh Approved Document M reference

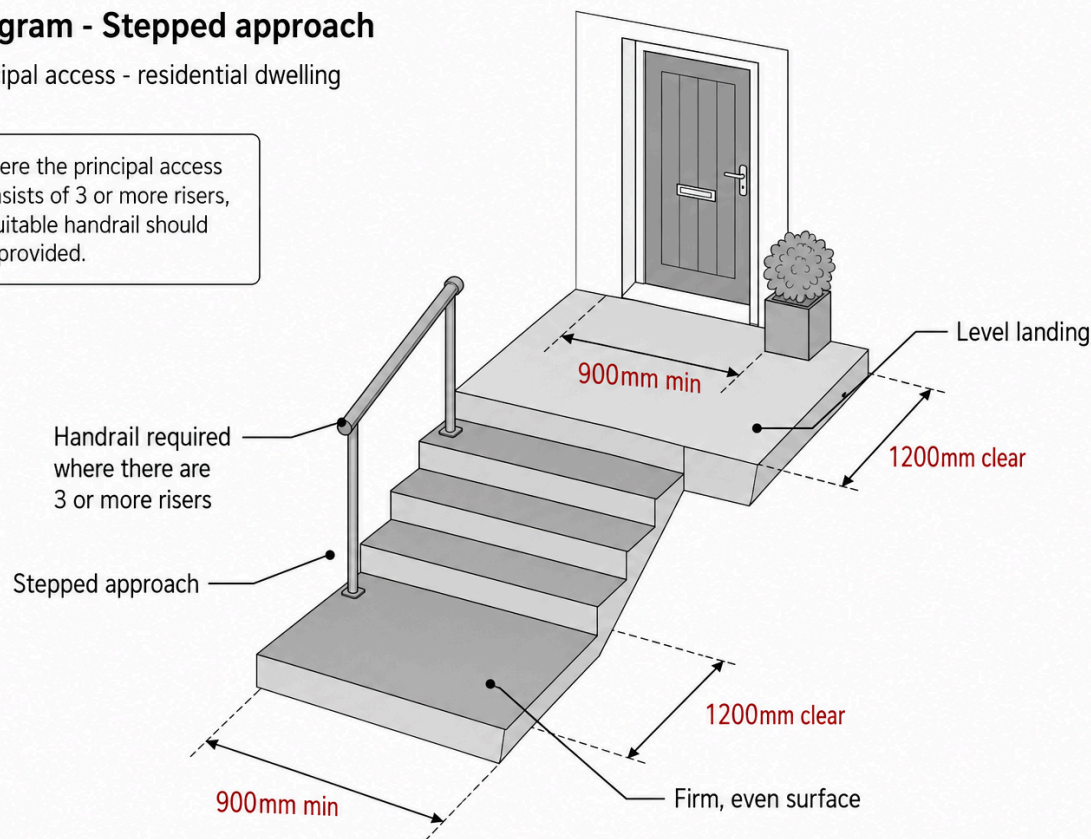
REQUIREMENT M1, SECTION 6, PARAGRAPHS 6.11 AND 6.13 TO 6.15

APPLICATION TO DEFECT 172

Diagram - Stepped approach

Principal access - residential dwelling

Where the principal access consists of 3 or more risers, a suitable handrail should be provided.



Illustrative guidance diagram supplied for homeowner guidance. Final compliance should be assessed against the approved design, measured site conditions and the cited Welsh Approved Document.

REGULATORY APPLICATION

Paragraph 6.11 requires a suitable approach from the point of access to the entrance and limits cross-fall to 1:40. Paragraph 6.13 covers level approaches, including a gradient no steeper than 1:20, a firm and even surface and a minimum width of 900mm. Paragraphs 6.14 and 6.15 address ramped approaches, including minimum clear widths and landings at least 1.2m long, clear of door or gate swings.

REFERENCE

Welsh Government, Approved Document M: Access to and use of buildings, Requirement M1, Section 6, paragraphs 6.11 and 6.13 to 6.15.

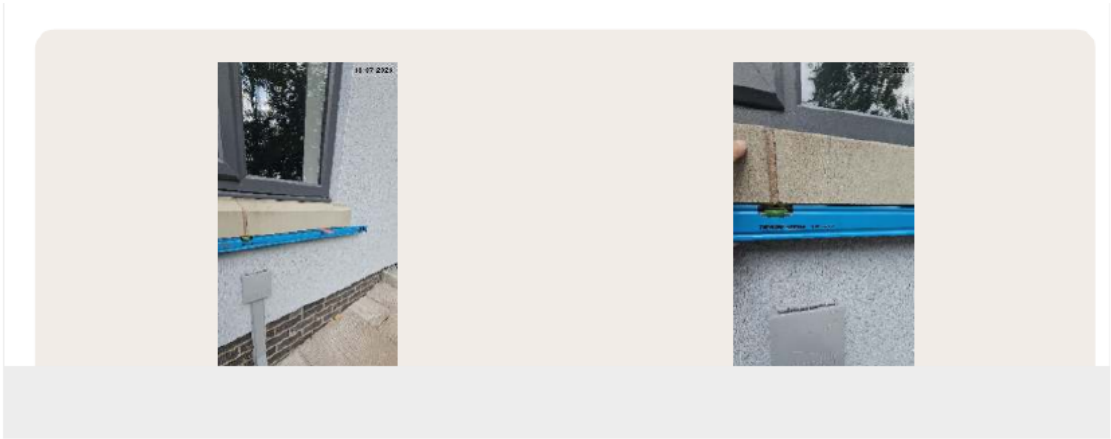
Defect 173

MEDIUM URGENCY

LOCATION
External envelope

RECOMMENDED TRADE
Bricklayer

RISK CATEGORY
External envelope / durability



OBSERVATION
The stone sill beneath the lounge window is visibly out of level and does not provide a true, consistent installation.

WHY THIS MATTERS
A stone sill should be level, securely bedded and formed to provide effective weathering. An out-of-level sill affects appearance and may compromise the adjoining window and drainage junctions.

RECOMMENDED ACTION
The bricklayer should carefully remove and relay or replace the stone sill so it is level, securely and fully bedded, correctly weathered and neatly pointed. Protect the window frame and make good disturbed sealant and finishes.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 174

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Site team / structural engineer	External envelope / durability



OBSERVATION

The recorded compressible movement allowance beneath the first-floor window frame has not been provided at recorded location 1 of 4. The dwelling is understood to have been constructed in 2022.

WHY THIS MATTERS

A compressible movement allowance is normally required at the window-to-masonry junction to accommodate differential movement. The dwelling is understood to have been constructed in 2022 and may already have undergone a substantial proportion of its initial settlement, but this cannot be assumed from visual inspection alone.

RECOMMENDED ACTION

The site team should obtain a written report from a suitably qualified structural engineer confirming whether settlement is complete and whether further differential movement is reasonably anticipated. If movement remains possible, reinstate the approved compressible movement detail. If the engineer confirms that settlement is complete, provide the engineer-approved permanent weathering and finishing detail.

REFERENCE BASIS

Visual inspection, approved structural and window details, structural engineer assessment, manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 175

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Site team / structural engineer	External envelope / durability



OBSERVATION

The recorded compressible movement allowance beneath the first-floor window frame has not been provided at recorded location 2 of 4. The dwelling is understood to have been constructed in 2022.

WHY THIS MATTERS

A compressible movement allowance is normally required at the window-to-masonry junction to accommodate differential movement. The dwelling is understood to have been constructed in 2022 and may already have undergone a substantial proportion of its initial settlement, but this cannot be assumed from visual inspection alone.

RECOMMENDED ACTION

The site team should obtain a written report from a suitably qualified structural engineer confirming whether settlement is complete and whether further differential movement is reasonably anticipated. If movement remains possible, reinstate the approved compressible movement detail. If the engineer confirms that settlement is complete, provide the engineer-approved permanent weathering and finishing detail.

REFERENCE BASIS

Visual inspection, approved structural and window details, structural engineer assessment, manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 176

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Site team / structural engineer	External envelope / durability



OBSERVATION

The recorded compressible movement allowance beneath the first-floor window frame has not been provided at recorded location 3 of 4. The dwelling is understood to have been constructed in 2022.

WHY THIS MATTERS

A compressible movement allowance is normally required at the window-to-masonry junction to accommodate differential movement. The dwelling is understood to have been constructed in 2022 and may already have undergone a substantial proportion of its initial settlement, but this cannot be assumed from visual inspection alone.

RECOMMENDED ACTION

The site team should obtain a written report from a suitably qualified structural engineer confirming whether settlement is complete and whether further differential movement is reasonably anticipated. If movement remains possible, reinstate the approved compressible movement detail. If the engineer confirms that settlement is complete, provide the engineer-approved permanent weathering and finishing detail.

REFERENCE BASIS

Visual inspection, approved structural and window details, structural engineer assessment, manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 177

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Site team / structural engineer	External envelope / durability



OBSERVATION

The recorded compressible movement allowance beneath the first-floor window frame has not been provided at recorded location 4 of 4. The dwelling is understood to have been constructed in 2022.

WHY THIS MATTERS

A compressible movement allowance is normally required at the window-to-masonry junction to accommodate differential movement. The dwelling is understood to have been constructed in 2022 and may already have undergone a substantial proportion of its initial settlement, but this cannot be assumed from visual inspection alone.

RECOMMENDED ACTION

The site team should obtain a written report from a suitably qualified structural engineer confirming whether settlement is complete and whether further differential movement is reasonably anticipated. If movement remains possible, reinstate the approved compressible movement detail. If the engineer confirms that settlement is complete, provide the engineer-approved permanent weathering and finishing detail.

REFERENCE BASIS

Visual inspection, approved structural and window details, structural engineer assessment, manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 178

HIGH URGENCY

LOCATION

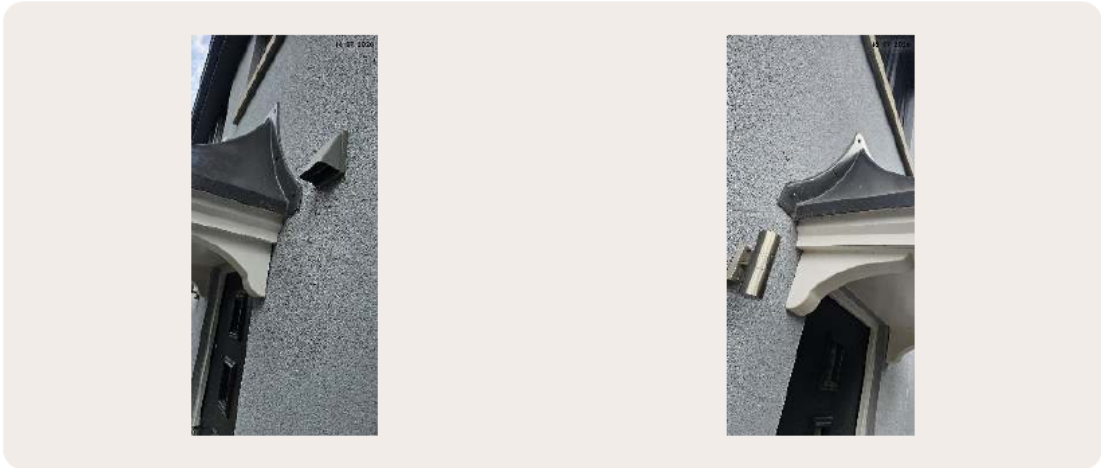
External

RECOMMENDED TRADE

Mastic applicator

RISK CATEGORY

Weather tightness / durability



OBSERVATION

The entrance canopy has not been sealed at the adjoining junction.

WHY THIS MATTERS

External and wet-area junctions should be continuously sealed to reduce the risk of water ingress, staining and deterioration. Open or poorly finished joints can allow moisture to enter concealed interfaces.

RECOMMENDED ACTION

Remove unsuitable or incomplete material, clean and prepare the joint, then apply a compatible sealant to form a neat, continuous and durable weather seal.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 179

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Electrician	Electrical safety / services



OBSERVATION
The external wall light is damaged.

WHY THIS MATTERS
Electrical items should be securely installed and protected against damage. Visible damage, unsuitable fixings or incomplete external protection may present a safety risk.

RECOMMENDED ACTION
Arrange inspection and remedial work by a competent electrician. Isolate the item where necessary, repair or replace affected parts and provide updated electrical confirmation where required.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

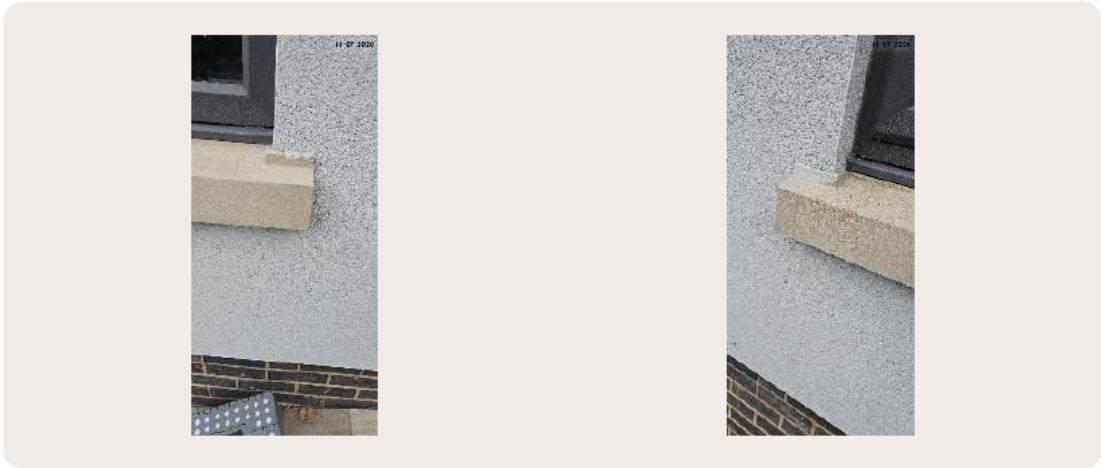
Defect 180

LOW URGENCY

LOCATION
External envelope

RECOMMENDED TRADE
Decorator

RISK CATEGORY
Finish / workmanship



OBSERVATION
Render paint contamination is present on the window sill surface.

WHY THIS MATTERS
Render paint contamination detracts from the completed appearance and may become difficult to remove without damaging the stone surface if left untreated.

RECOMMENDED ACTION
The decorator should carefully remove the render paint using a suitable non-damaging method, protect adjoining finishes and leave the sill clean and uniform.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 181

HIGH URGENCY

LOCATION

External envelope

RECOMMENDED TRADE

Bricklayer

RISK CATEGORY

External envelope / durability



OBSERVATION

Open perpend joints, or perps, and incomplete bed joints are present around the brick vent.

WHY THIS MATTERS

Open perps and incomplete bed joints reduce the quality and weather resistance of the masonry around the vent and can allow water to enter the jointing.

RECOMMENDED ACTION

The bricklayer should rake out loose material as necessary and fully point the perpend and bed joints around the vent using compatible mortar. Protect the vent opening and leave the masonry clean.

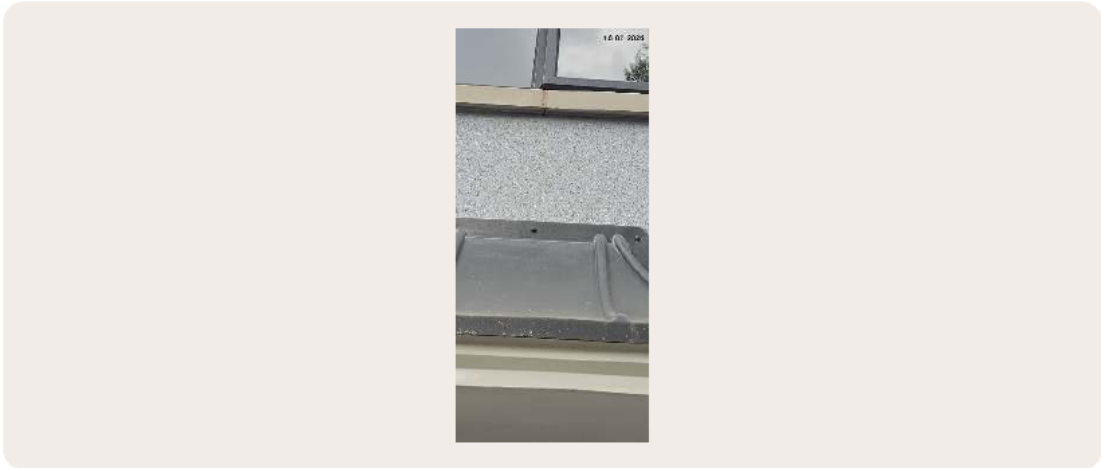
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 182

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Plastic surgeon	Finish / operation



OBSERVATION
The bedroom 3 window sill is locally damaged and requires a specialist colour-matched repair.

WHY THIS MATTERS
The damaged sill is visually unacceptable and may deteriorate further if the exposed area is not repaired and protected.

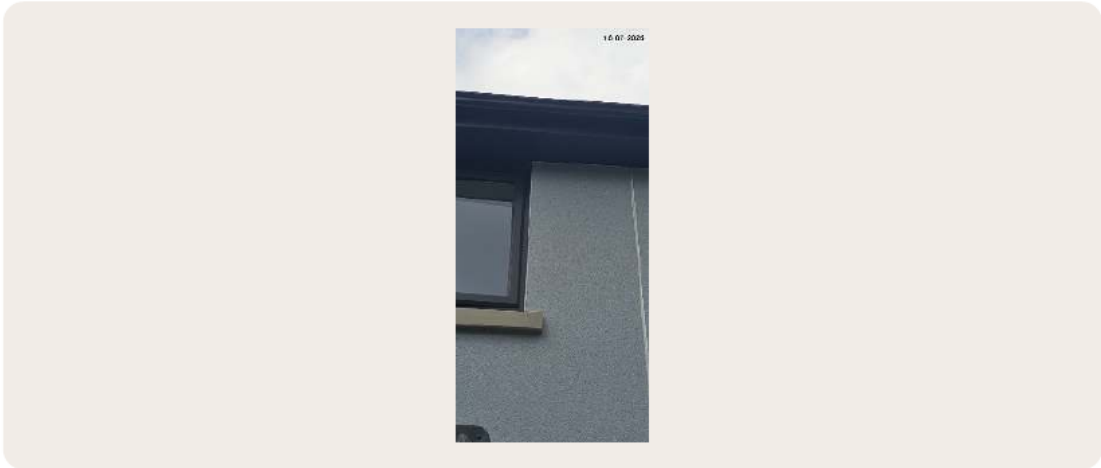
RECOMMENDED ACTION
A competent plastic surgeon should complete a durable, colour-matched specialist repair to the damaged sill. The finished repair should be smooth, unobtrusive and compatible with the original material.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 183

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Bricklayer / renderer	External envelope / durability



OBSERVATION

The required 20mm movement gap has not been maintained above the render bead below the soffit.

WHY THIS MATTERS

The recorded 20mm movement gap is intended to accommodate differential movement and reduce the risk of cracking or compression damage. The dwelling is understood to have been constructed in 2022 and may have undergone initial settlement, but completion of settlement cannot be confirmed visually.

RECOMMENDED ACTION

Obtain a written report from a suitably qualified structural engineer confirming whether settlement is complete and whether further movement is anticipated. If movement remains possible, reinstate the approved 20mm compressible detail. If settlement is confirmed as complete, the bricklayer and renderer should implement the engineer-approved permanent junction detail.

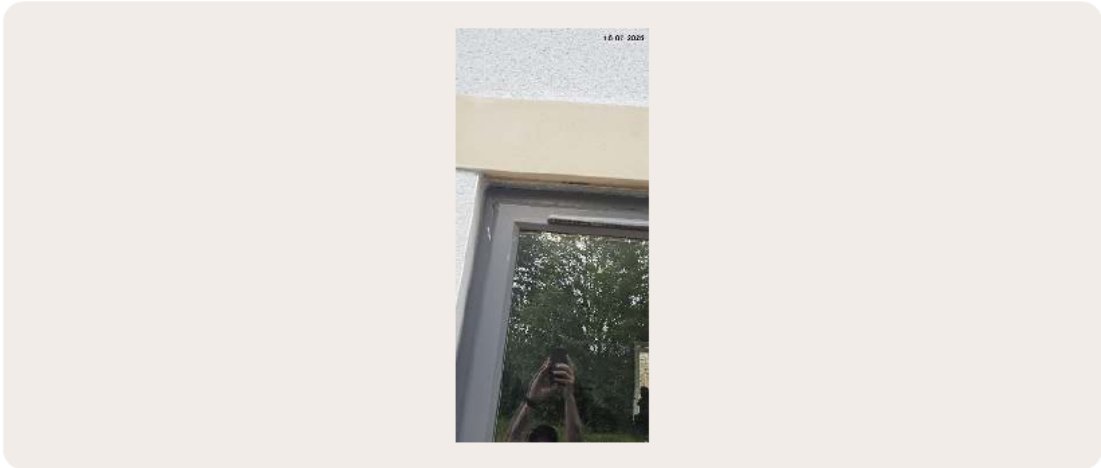
REFERENCE BASIS

Visual inspection, approved structural and render details, structural engineer assessment, render system guidance and LABC Warranty requirements where confirmed by the developer.

Defect 184

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Bricklayer	External envelope / durability



OBSERVATION
The lintel is not fully bedded.

WHY THIS MATTERS
Masonry, stone, lintel, sill and cavity drainage details should be complete, stable and capable of shedding water. Open joints or incomplete bedding may affect durability and weather resistance.

RECOMMENDED ACTION
The bricklayer should inspect the affected detail and complete the required bedding, pointing, drainage, cleaning or replacement work in accordance with the approved design and product guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 185

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Bricklayer	External envelope / durability



OBSERVATION
The weep vents above the meter boxes are poorly positioned and installed.

WHY THIS MATTERS
Weep vents should be correctly positioned and installed so that moisture within the cavity can discharge effectively without being obstructed or misdirected.

RECOMMENDED ACTION
The bricklayer should correct the installation and positioning of the weep vents above the meter boxes in accordance with the approved cavity tray and masonry detail.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 186

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Bricklayer	External envelope / durability



OBSERVATION
The weep vents beside the gas meter box are positioned too close to the opening and do not reflect an acceptable cavity drainage arrangement.

WHY THIS MATTERS
Cavity drainage outlets should be suitably located in relation to openings and service boxes so that water is discharged safely and the approved weathering detail is maintained.

RECOMMENDED ACTION
The bricklayer should review the weep vent positions against the approved detail and reposition or otherwise correct them as required. Make good the surrounding masonry neatly.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

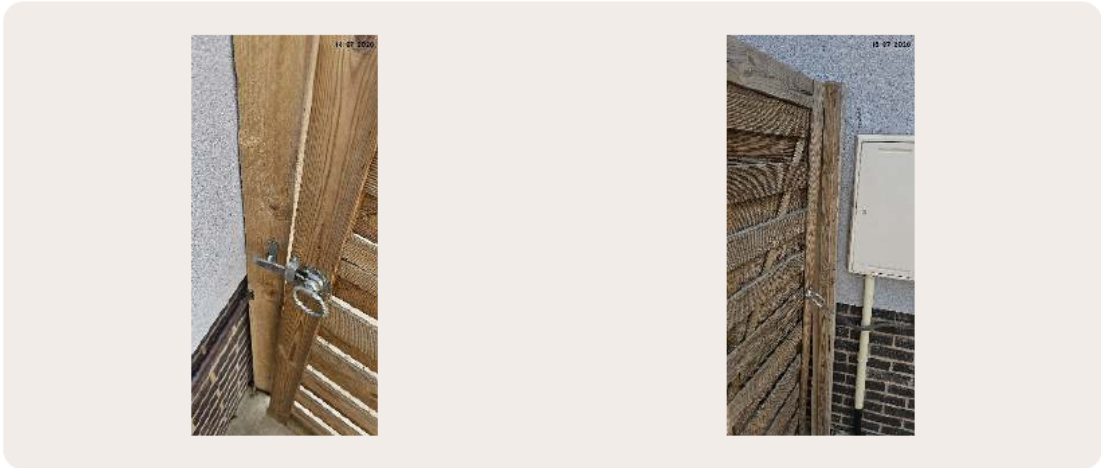
Defect 187

MEDIUM URGENCY

LOCATION
External

RECOMMENDED TRADE
Carpenter / fencer

RISK CATEGORY
Finish / operation



OBSERVATION
The external gate is misaligned and does not sit squarely within the opening.

WHY THIS MATTERS
The gate should be securely fixed, aligned and capable of opening, closing and latching without binding or placing undue stress on the posts and ironmongery.

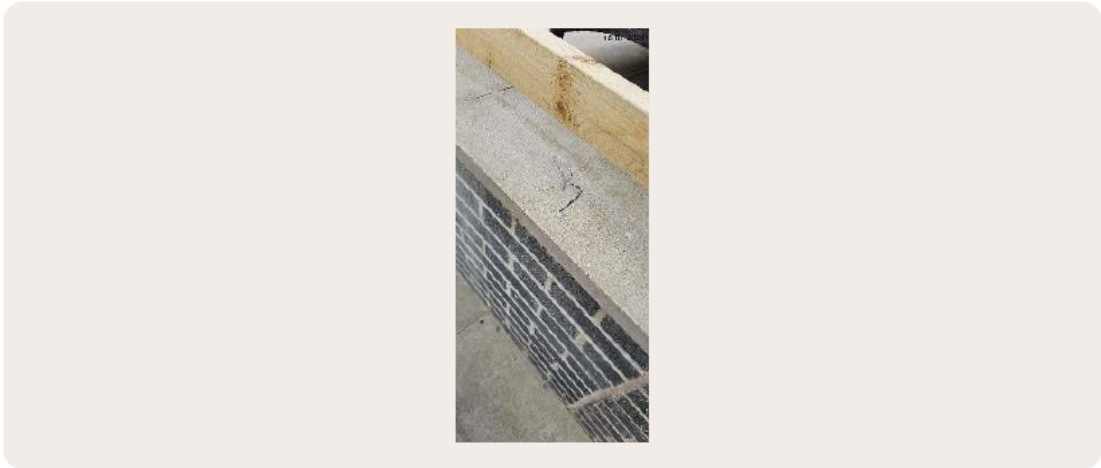
RECOMMENDED ACTION
The carpenter / fencer should adjust and securely refix the gate, posts and ironmongery as required so the gate is level, correctly aligned and operates reliably.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 188

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Site team	Safety / injury risk



OBSERVATION
Sharp metal offcuts and construction debris have been left within an area of the garden accessible to occupants.

WHY THIS MATTERS
Sharp metal offcuts present a foreseeable laceration and puncture risk to occupants, children, pets and anyone maintaining or using the garden.

RECOMMENDED ACTION
Remove all sharp metal offcuts and construction debris immediately. Inspect the full garden, borders and adjacent hard landscaping for further hazardous materials and leave the external area safe and clean.

REFERENCE BASIS
Visual inspection, general safety duties, recognised site housekeeping standards and developer handover responsibilities.

Defect 189

CRITICAL

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Carpenter / fencer	Safety / fall risk



OBSERVATION
External changes in level exceeding 600mm are accessible to occupants. The guarding installed after the concern was raised is inadequate and does not provide effective protection from falling.

WHY THIS MATTERS
The accessible change in level presents a foreseeable risk of serious injury from falling. The customer reported that the concern was initially dismissed and that the later guarding remained inadequate. The horizontal rails also provide climbable features.

RECOMMENDED ACTION
Restrict access immediately. Remove the inadequate guarding and install a permanent, location-specific system designed and installed by a competent contractor. It should protect the accessible top edge and the sides of the steps, be structurally secure, suitably high, non-climbable and free from unsafe openings. Provide design, fixing and completion confirmation before closing the defect.

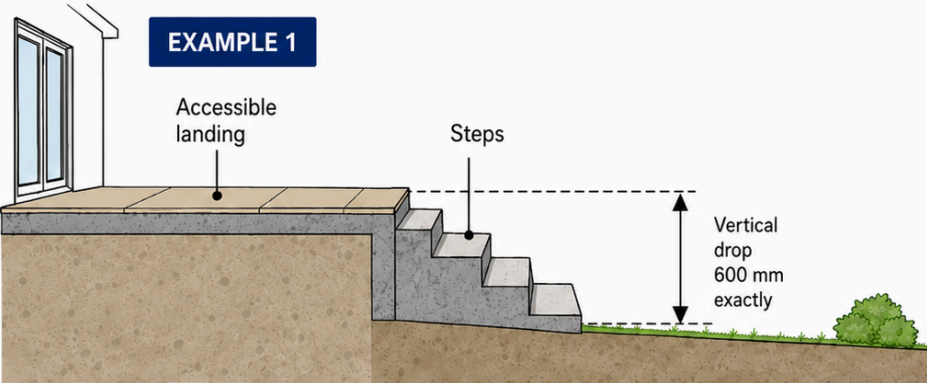
REFERENCE BASIS
Welsh Approved Document K: Protection from falling, collision and impact. Requirement K2, Section 3, paragraph 3.1, Pedestrian guarding. K2 and K3 Performance guidance, paragraph (a), identifies guarding in dwellings to prevent injury from falls of more than 600mm.

Welsh Approved Document K reference

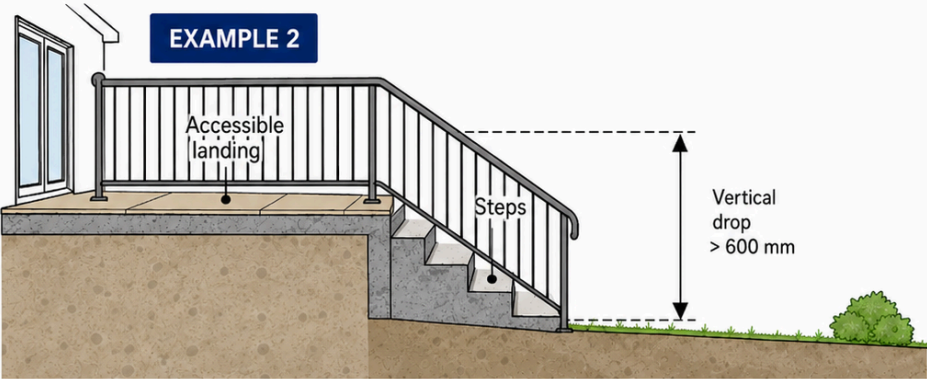
REQUIREMENT K2, SECTION 3, PARAGRAPH 3.1 AND K2 / K3 PERFORMANCE GUIDANCE (a)

APPLICATION TO DEFECT 189

Part K, Protection from falling



600 mm exactly. Guidance does not automatically trigger guarding on height alone.



Where there is a risk of falling from a height of more than 600 mm, guarding is normally required at accessible top edges and alongside steps.



Illustrative guidance diagram. Measure the vertical drop at accessible landings, steps and edges.

Illustrative guidance diagram supplied for homeowner guidance. Final compliance should be assessed against the approved design, measured site conditions and the cited Welsh Approved Document.

REGULATORY APPLICATION

Section 3, paragraph 3.1 states that guarding should be provided where it is reasonably necessary for safety at accessible edges. The K2 and K3 Performance guidance, paragraph (a), identifies pedestrian guarding in dwellings where protection is needed from falls of more than 600mm. The measured accessible drop exceeds this threshold, so the top edge and the sides of the steps require a permanent, properly designed guarding solution.

REFERENCE

Welsh Government, Approved Document K: Protection from falling, collision and impact, Requirement K2, Section 3, paragraph 3.1, and K2 and K3 Performance guidance, paragraph (a).

Defect 190

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Renderer	External envelope / durability



OBSERVATION
Cracking is visible in the render finish around the expansion bead.

WHY THIS MATTERS
Render, movement joints and bead details are important for water shedding, crack control and long-term durability. Damaged or incorrectly formed details may lead to cracking and staining.

RECOMMENDED ACTION
The renderer, coordinating with the bricklayer where necessary, should repair or replace the affected detail in accordance with the approved render system and manufacturer guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 191

MEDIUM URGENCY

LOCATION
External envelope

RECOMMENDED TRADE
Renderer

RISK CATEGORY
External envelope / durability



OBSERVATION
The expansion bead has not been continued through the drip bead.

WHY THIS MATTERS
The discontinuity between the expansion bead and drip bead may interrupt the designed movement and water-shedding arrangement, increasing the risk of cracking and staining.

RECOMMENDED ACTION
The renderer should expose and correct the junction so the expansion bead is properly continued through the drip bead in accordance with the approved render system detail. Reinstall the finish neatly.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

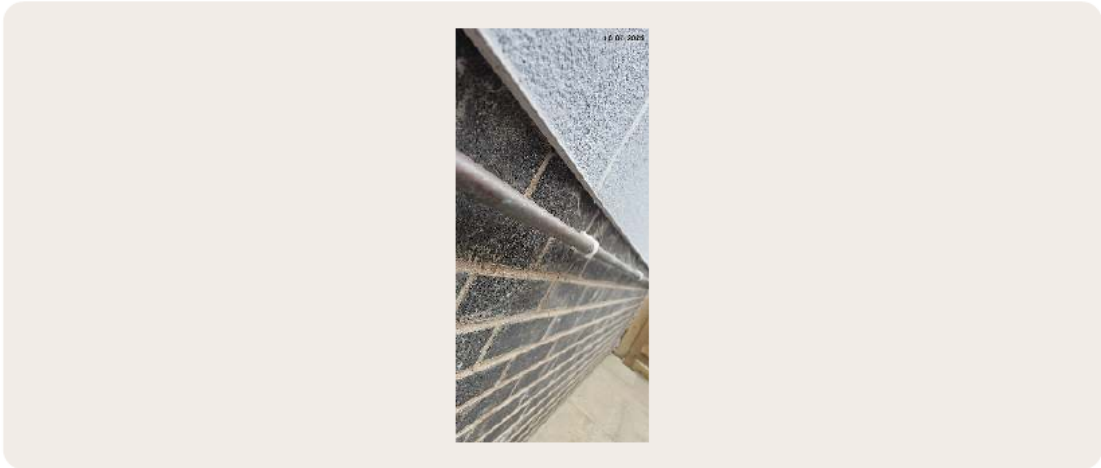
Defect 192

MEDIUM URGENCY

LOCATION
External envelope

RECOMMENDED TRADE
Renderer

RISK CATEGORY
External envelope / durability



OBSERVATION
A stop bead has been used instead of a drip bead at the base of the render.

WHY THIS MATTERS
Render, movement joints and bead details are important for water shedding, crack control and long-term durability. Damaged or incorrectly formed details may lead to cracking and staining.

RECOMMENDED ACTION
The renderer, coordinating with the bricklayer where necessary, should repair or replace the affected detail in accordance with the approved render system and manufacturer guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 193

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Electrician	Electrical safety / services



OBSERVATION

An external cable has been left loose, unsupported and unterminated against the elevation.

WHY THIS MATTERS

Electrical items should be securely installed and protected against damage. Visible damage, unsuitable fixings or incomplete external protection may present a safety risk.

RECOMMENDED ACTION

Arrange inspection and remedial work by a competent electrician. Isolate the item where necessary, repair or replace affected parts and provide updated electrical confirmation where required.

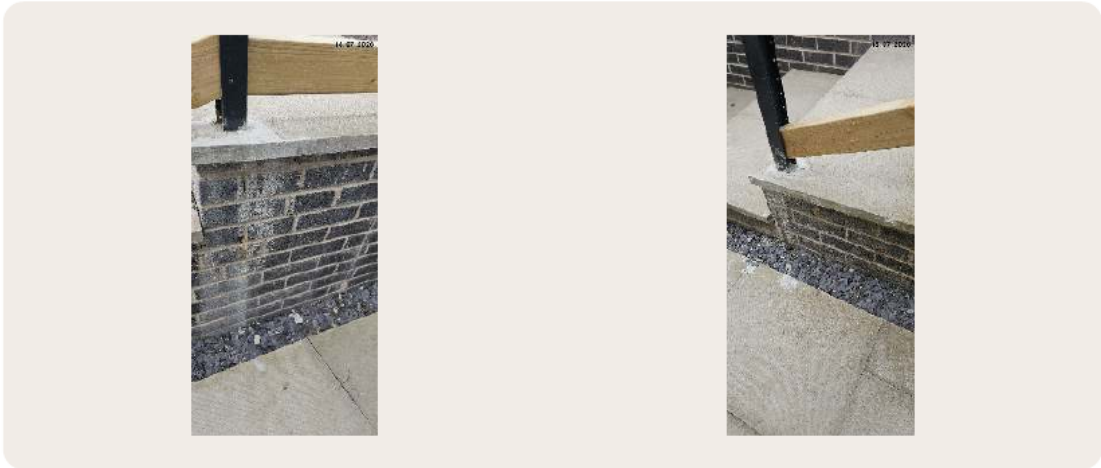
REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 194

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Bricklayer	External envelope / durability



OBSERVATION
Concrete staining is visible across the brickwork adjacent to the external wall and retaining features.

WHY THIS MATTERS
Concrete staining detracts from the completed masonry appearance and inappropriate cleaning methods may permanently damage brick faces or mortar joints.

RECOMMENDED ACTION
The bricklayer should carefully clean the staining using a suitable trialled method that will not damage the bricks, mortar or adjacent finishes. Avoid aggressive acids or abrasion unless specifically approved for the masonry product.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 195

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Bricklayer	External envelope / durability



OBSERVATION

The expansion joint has been filled with mortar.

WHY THIS MATTERS

Masonry, stone, lintel, sill and cavity drainage details should be complete, stable and capable of shedding water. Open joints or incomplete bedding may affect durability and weather resistance.

RECOMMENDED ACTION

The bricklayer should inspect the affected detail and complete the required bedding, pointing, drainage, cleaning or replacement work in accordance with the approved design and product guidance.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 196

CRITICAL

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Groundworker	Safety / fall risk



OBSERVATION

The steps to the rear garden have unequal riser heights.

WHY THIS MATTERS

External routes, steps and level changes should be safe for normal use. Unequal risers, unstable paving or unprotected changes in level increase the risk of trips and falls.

RECOMMENDED ACTION

Make the area safe promptly. Reconstruct or adjust the steps, paving or levels as required to provide a stable and consistent access arrangement.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 197

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Renderer	External envelope / durability



OBSERVATION
The rear elevation render is scarred.

WHY THIS MATTERS
Render, movement joints and bead details are important for water shedding, crack control and long-term durability. Damaged or incorrectly formed details may lead to cracking and staining.

RECOMMENDED ACTION
The renderer, coordinating with the bricklayer where necessary, should repair or replace the affected detail in accordance with the approved render system and manufacturer guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 198

LOW URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Cleaner	Finish / operation



OBSERVATION
Dirty marks remain on the render beside the French doors.

WHY THIS MATTERS
The property should be handed over clean and free from construction debris, residue, staining and trade contamination.

RECOMMENDED ACTION
Remove the debris or contamination using a suitable non-damaging cleaning method and leave the area clean and ready for normal use.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 199

MEDIUM URGENCY

LOCATION
External envelope

RECOMMENDED TRADE
Renderer

RISK CATEGORY
External envelope / durability



OBSERVATION
The render above the fence post is locally damaged.

WHY THIS MATTERS
Render, movement joints and bead details are important for water shedding, crack control and long-term durability. Damaged or incorrectly formed details may lead to cracking and staining.

RECOMMENDED ACTION
The renderer, coordinating with the bricklayer where necessary, should repair or replace the affected detail in accordance with the approved render system and manufacturer guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 200

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Mastic applicator	Weather tightness / durability



OBSERVATION
The French door perimeter has not been sealed.

WHY THIS MATTERS
External and wet-area junctions should be continuously sealed to reduce the risk of water ingress, staining and deterioration. Open or poorly finished joints can allow moisture to enter concealed interfaces.

RECOMMENDED ACTION
Remove unsuitable or incomplete material, clean and prepare the joint, then apply a compatible sealant to form a neat, continuous and durable weather seal.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 201

HIGH URGENCY

LOCATION

External envelope

RECOMMENDED TRADE

Mastic applicator

RISK CATEGORY

Weather tightness / durability



OBSERVATION

The French door sill junctions have not been sealed.

WHY THIS MATTERS

External and wet-area junctions should be continuously sealed to reduce the risk of water ingress, staining and deterioration. Open or poorly finished joints can allow moisture to enter concealed interfaces.

RECOMMENDED ACTION

Remove unsuitable or incomplete material, clean and prepare the joint, then apply a compatible sealant to form a neat, continuous and durable weather seal.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

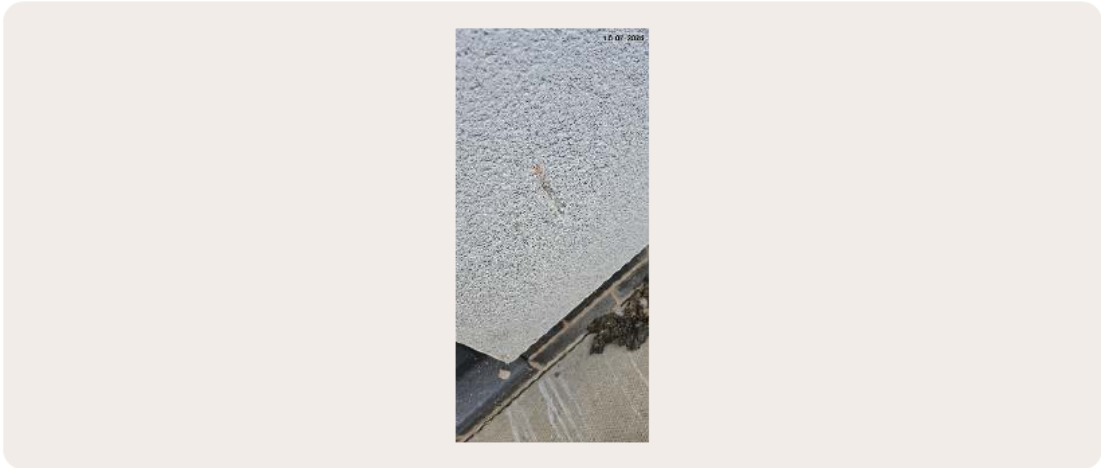
Defect 202

MEDIUM URGENCY

LOCATION
External envelope

RECOMMENDED TRADE
Renderer

RISK CATEGORY
External envelope / durability



OBSERVATION
The render bead to the right-hand side of the French doors is scarred.

WHY THIS MATTERS
Render, movement joints and bead details are important for water shedding, crack control and long-term durability. Damaged or incorrectly formed details may lead to cracking and staining.

RECOMMENDED ACTION
The renderer, coordinating with the bricklayer where necessary, should repair or replace the affected detail in accordance with the approved render system and manufacturer guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 203

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Bricklayer	External envelope / durability



OBSERVATION
The stone head is not fully bedded.

WHY THIS MATTERS
Masonry, stone, lintel, sill and cavity drainage details should be complete, stable and capable of shedding water. Open joints or incomplete bedding may affect durability and weather resistance.

RECOMMENDED ACTION
The bricklayer should inspect the affected detail and complete the required bedding, pointing, drainage, cleaning or replacement work in accordance with the approved design and product guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 204

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Mastic applicator	Weather tightness / durability



OBSERVATION
The mastic finish behind the hinge is poor.

WHY THIS MATTERS
External and wet-area junctions should be continuously sealed to reduce the risk of water ingress, staining and deterioration. Open or poorly finished joints can allow moisture to enter concealed interfaces.

RECOMMENDED ACTION
Remove unsuitable or incomplete material, clean and prepare the joint, then apply a compatible sealant to form a neat, continuous and durable weather seal.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 205

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Renderer	External envelope / durability



OBSERVATION

The render below the outside tap is scarred.

WHY THIS MATTERS

Render, movement joints and bead details are important for water shedding, crack control and long-term durability. Damaged or incorrectly formed details may lead to cracking and staining.

RECOMMENDED ACTION

The renderer, coordinating with the bricklayer where necessary, should repair or replace the affected detail in accordance with the approved render system and manufacturer guidance.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 206

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Groundworker	External envelope / durability



OBSERVATION
No drainage weep holes are visible within the retaining walls.

WHY THIS MATTERS
Retaining walls should incorporate the drainage and pressure-relief measures required by the approved design. Inadequate drainage can allow water pressure to build behind the wall, increasing the risk of staining, movement or deterioration.

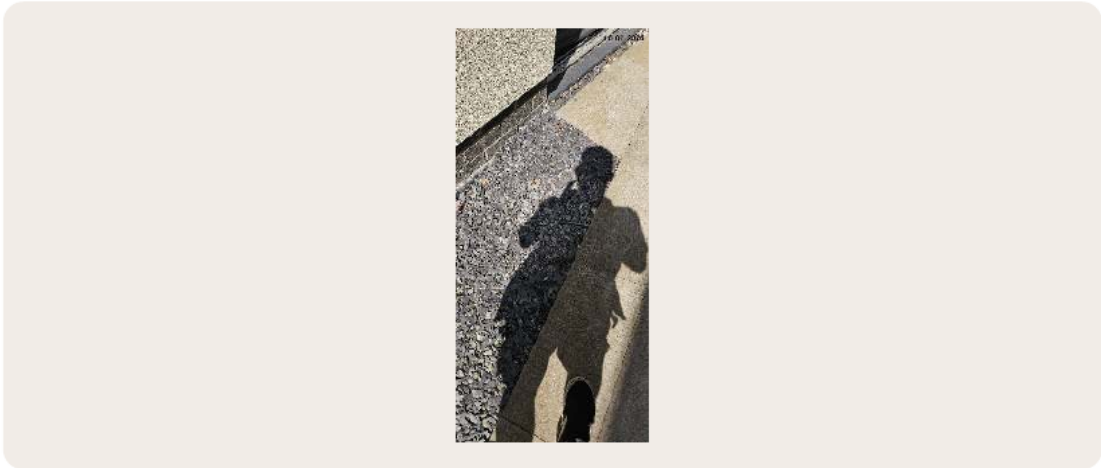
RECOMMENDED ACTION
The groundworker should obtain and review the approved retaining-wall and drainage details, confirm whether weep outlets or another drainage system is required, and complete the designed drainage arrangement with a suitable discharge point. Make good disturbed finishes and provide completion evidence.

REFERENCE BASIS
Visual inspection, approved structural and drainage details, recognised standards of workmanship, manufacturer guidance and LABC Warranty requirements where confirmed by the developer.

Defect 207

CRITICAL

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External	Electrician	Electrical safety / services



OBSERVATION

The electrical supply to the garage is not suitably protected.

WHY THIS MATTERS

Electrical items should be securely installed and protected against damage. Visible damage, unsuitable fixings or incomplete external protection may present a safety risk.

RECOMMENDED ACTION

Arrange inspection and remedial work by a competent electrician. Isolate the item where necessary, repair or replace affected parts and provide updated electrical confirmation where required.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 208

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Garage	Renderer	External envelope / durability



OBSERVATION
The garage render is scarred.

WHY THIS MATTERS
Render, movement joints and bead details are important for water shedding, crack control and long-term durability. Damaged or incorrectly formed details may lead to cracking and staining.

RECOMMENDED ACTION
The renderer, coordinating with the bricklayer where necessary, should repair or replace the affected detail in accordance with the approved render system and manufacturer guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 209

HIGH URGENCY

LOCATION
External

RECOMMENDED TRADE
Groundworker

RISK CATEGORY
Safety / fall risk



OBSERVATION
A paving slab is rocking under normal use.

WHY THIS MATTERS
External routes, steps and level changes should be safe for normal use. Unequal risers, unstable paving or unprotected changes in level increase the risk of trips and falls.

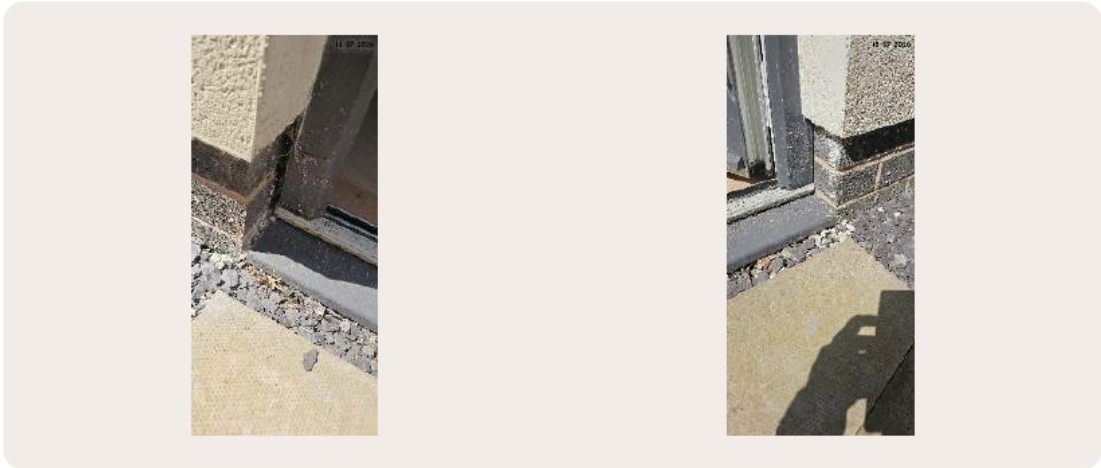
RECOMMENDED ACTION
Make the area safe promptly. Reconstruct or adjust the steps, paving or levels as required to provide a stable and consistent access arrangement.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 210

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Garage	Mastic applicator	Weather tightness / durability



OBSERVATION
The garage door perimeter has not been sealed.

WHY THIS MATTERS
External and wet-area junctions should be continuously sealed to reduce the risk of water ingress, staining and deterioration. Open or poorly finished joints can allow moisture to enter concealed interfaces.

RECOMMENDED ACTION
Remove unsuitable or incomplete material, clean and prepare the joint, then apply a compatible sealant to form a neat, continuous and durable weather seal.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 211

MEDIUM URGENCY

LOCATION
Garage

RECOMMENDED TRADE
Renderer

RISK CATEGORY
External envelope / durability



OBSERVATION

The garage door render reveals and head have not been scratched back.

WHY THIS MATTERS

Render, movement joints and bead details are important for water shedding, crack control and long-term durability. Damaged or incorrectly formed details may lead to cracking and staining.

RECOMMENDED ACTION

The renderer, coordinating with the bricklayer where necessary, should repair or replace the affected detail in accordance with the approved render system and manufacturer guidance.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 212

HIGH URGENCY

LOCATION
Garage

RECOMMENDED TRADE
Bricklayer

RISK CATEGORY
External envelope / durability



OBSERVATION

Joints to the brickwork supporting the lintel over the garage door are incomplete.

WHY THIS MATTERS

Masonry, stone, lintel, sill and cavity drainage details should be complete, stable and capable of shedding water. Open joints or incomplete bedding may affect durability and weather resistance.

RECOMMENDED ACTION

The bricklayer should inspect the affected detail and complete the required bedding, pointing, drainage, cleaning or replacement work in accordance with the approved design and product guidance.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 213

HIGH URGENCY

LOCATION
Garage

RECOMMENDED TRADE
Bricklayer

RISK CATEGORY
External envelope / durability



OBSERVATION

A perpend joint, or perp, in the garage brickwork is open.

WHY THIS MATTERS

Masonry, stone, lintel, sill and cavity drainage details should be complete, stable and capable of shedding water. Open joints or incomplete bedding may affect durability and weather resistance.

RECOMMENDED ACTION

The bricklayer should inspect the affected detail and complete the required bedding, pointing, drainage, cleaning or replacement work in accordance with the approved design and product guidance.

REFERENCE BASIS

Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 214

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Garage	Bricklayer	Roof space / thermal performance



OBSERVATION
Roof ladder framing has not been built into the garage roof construction.

WHY THIS MATTERS
The verge and roof-edge construction should be fully supported and completed in accordance with the approved roof and masonry details. Missing support can affect stability, alignment and the durability of the completed edge detail.

RECOMMENDED ACTION
The bricklayer should coordinate with the roof carpenter or roofer and follow the approved construction detail to form the required support and interface. Any disturbed masonry, roof components and finishes should be made good, and the completed arrangement should be confirmed by the site technical team.

REFERENCE BASIS
Visual inspection, approved roof and masonry details, recognised standards of workmanship, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 215

CRITICAL

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Garage	Firestopping contractor	Fire safety



OBSERVATION
Firestopping to the party wall spandrel is inadequate.

WHY THIS MATTERS
Party wall fire separation should be continuous and complete to restrict the passage of fire and smoke. Inadequate firestopping is a significant life-safety concern.

RECOMMENDED ACTION
A competent firestopping contractor should rectify the party wall spandrel in accordance with the approved fire strategy and provide photographic and product evidence of completion.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 216

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
Garage	Bricklayer	External envelope / durability



OBSERVATION
A perpend joint, or perp, at the garage door reveal is open.

WHY THIS MATTERS
Masonry, stone, lintel, sill and cavity drainage details should be complete, stable and capable of shedding water. Open joints or incomplete bedding may affect durability and weather resistance.

RECOMMENDED ACTION
The bricklayer should inspect the affected detail and complete the required bedding, pointing, drainage, cleaning or replacement work in accordance with the approved design and product guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 217

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Bricklayer	External envelope / durability



OBSERVATION
A weep vent is blocked.

WHY THIS MATTERS
Masonry, stone, lintel, sill and cavity drainage details should be complete, stable and capable of shedding water. Open joints or incomplete bedding may affect durability and weather resistance.

RECOMMENDED ACTION
The bricklayer should inspect the affected detail and complete the required bedding, pointing, drainage, cleaning or replacement work in accordance with the approved design and product guidance.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 218

HIGH URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
External envelope	Mastic applicator	Weather tightness / durability



OBSERVATION
The lounge window head has not been sealed.

WHY THIS MATTERS
External and wet-area junctions should be continuously sealed to reduce the risk of water ingress, staining and deterioration. Open or poorly finished joints can allow moisture to enter concealed interfaces.

RECOMMENDED ACTION
Remove unsuitable or incomplete material, clean and prepare the joint, then apply a compatible sealant to form a neat, continuous and durable weather seal.

REFERENCE BASIS
Visual inspection, recognised standards of workmanship, manufacturer guidance, approved design details, Building Regulations where directly applicable, competent contractor review and LABC Warranty requirements where confirmed by the developer.

Defect 219

MEDIUM URGENCY

LOCATION

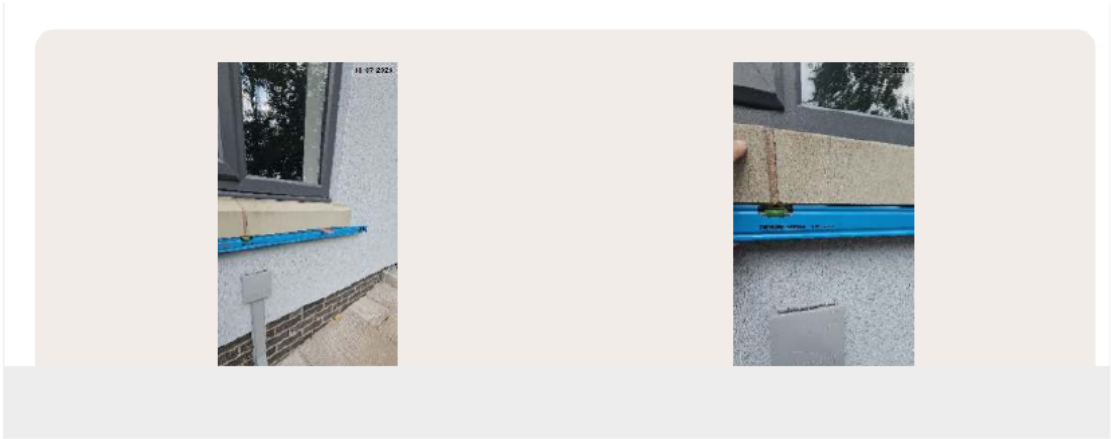
External envelope - lounge window

RECOMMENDED TRADE

Window fitter

RISK CATEGORY

External envelope / durability



OBSERVATION

The window-frame sill drip to the lounge window does not project beyond the stone sill upstand. A suitable oversill or approved sill extension is required.

WHY THIS MATTERS

The frame sill drip should project beyond the stone sill upstand so rainwater is discharged clear of the window-to-sill junction. The current arrangement may allow water to track behind the upstand, leading to persistent wetting, staining or moisture penetration.

RECOMMENDED ACTION

The window fitter should install a suitable proprietary oversill or window manufacturer-approved sill extension. The completed drip should project beyond the stone sill upstand, be securely fixed and be neatly weather sealed.

REFERENCE BASIS

Visual inspection, approved window and sill details, window manufacturer guidance, recognised standards of workmanship and LABC Warranty requirements where confirmed by the developer.

Defect 220

MEDIUM URGENCY

LOCATION
First-floor window - location 1 of 4

RECOMMENDED TRADE
Window fitter

RISK CATEGORY
External envelope / durability



OBSERVATION
At recorded first-floor window location 1 of 4, the window-frame sill drip terminates behind the stone sill upstand and does not project sufficiently to discharge rainwater clear of the junction.

WHY THIS MATTERS
The frame sill drip should project beyond the stone sill upstand so rainwater is discharged clear of the window-to-sill junction. The current arrangement may allow water to track behind the upstand, leading to persistent wetting, staining or moisture penetration.

RECOMMENDED ACTION
The window fitter should install a suitable proprietary oversill or window manufacturer-approved sill extension. The completed drip should project beyond the stone sill upstand, be securely fixed and be neatly weather sealed.

REFERENCE BASIS
Visual inspection, approved window and sill details, window manufacturer guidance, recognised standards of workmanship and LABC Warranty requirements where confirmed by the developer.

Defect 221

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
First-floor window - location 2 of 4	Window fitter	External envelope / durability



OBSERVATION
At recorded first-floor window location 2 of 4, the window-frame sill drip terminates behind the stone sill upstand and does not project sufficiently to discharge rainwater clear of the junction.

WHY THIS MATTERS
The frame sill drip should project beyond the stone sill upstand so rainwater is discharged clear of the window-to-sill junction. The current arrangement may allow water to track behind the upstand, leading to persistent wetting, staining or moisture penetration.

RECOMMENDED ACTION
The window fitter should install a suitable proprietary oversill or window manufacturer-approved sill extension. The completed drip should project beyond the stone sill upstand, be securely fixed and be neatly weather sealed.

REFERENCE BASIS
Visual inspection, approved window and sill details, window manufacturer guidance, recognised standards of workmanship and LABC Warranty requirements where confirmed by the developer.

Defect 222

MEDIUM URGENCY

LOCATION	RECOMMENDED TRADE	RISK CATEGORY
First-floor window - location 3 of 4	Window fitter	External envelope / durability



OBSERVATION
At recorded first-floor window location 3 of 4, the window-frame sill drip terminates behind the stone sill upstand and does not project sufficiently to discharge rainwater clear of the junction.

WHY THIS MATTERS
The frame sill drip should project beyond the stone sill upstand so rainwater is discharged clear of the window-to-sill junction. The current arrangement may allow water to track behind the upstand, leading to persistent wetting, staining or moisture penetration.

RECOMMENDED ACTION
The window fitter should install a suitable proprietary oversill or window manufacturer-approved sill extension. The completed drip should project beyond the stone sill upstand, be securely fixed and be neatly weather sealed.

REFERENCE BASIS
Visual inspection, approved window and sill details, window manufacturer guidance, recognised standards of workmanship and LABC Warranty requirements where confirmed by the developer.

Defect 223

MEDIUM URGENCY

LOCATION
First-floor window - location 4 of 4

RECOMMENDED TRADE
Window fitter

RISK CATEGORY
External envelope / durability



OBSERVATION
At recorded first-floor window location 4 of 4, the window-frame sill drip terminates behind the stone sill upstand and does not project sufficiently to discharge rainwater clear of the junction.

WHY THIS MATTERS
The frame sill drip should project beyond the stone sill upstand so rainwater is discharged clear of the window-to-sill junction. The current arrangement may allow water to track behind the upstand, leading to persistent wetting, staining or moisture penetration.

RECOMMENDED ACTION
The window fitter should install a suitable proprietary oversill or window manufacturer-approved sill extension. The completed drip should project beyond the stone sill upstand, be securely fixed and be neatly weather sealed.

REFERENCE BASIS
Visual inspection, approved window and sill details, window manufacturer guidance, recognised standards of workmanship and LABC Warranty requirements where confirmed by the developer.

Inspection limitations

INSPECTION SCOPE

This was a visual, non-destructive post-completion snagging inspection. The inspection was limited to the condition of the property as seen on the inspection date and to areas that were visible, accessible and safe to inspect.

CONCEALED AREAS

Concealed areas, hidden voids, wall cavities, floor voids, sealed service routes and areas behind fixed finishes were not inspected. No destructive investigation was undertaken.

CERTIFICATION AND SPECIALIST MATTERS

This report does not replace Building Regulations approval, warranty inspection, electrical or gas certification, ventilation commissioning, structural design approval, Robust Details confirmation or other specialist certification.

CONDITION AT TIME OF INSPECTION

The findings reflect the condition observed on 18 July 2026. Works, alterations, damage or remedial activity occurring after that date fall outside the inspection scope and should be checked separately.

Standards and guidance

PROFESSIONAL JUDGEMENT

This report has been prepared using visible evidence, recognised standards of workmanship, directly relevant Building Regulations, manufacturer guidance, approved design details and the professional judgement of the inspector.

USE OF REFERENCES

References within defect records support the observations made. Unless otherwise stated, each observation represents the professional opinion of the inspector based on the evidence available at the time of inspection.

LABC WARRANTY POSITION

LABC Warranty is understood to be the warranty provider. The developer remains responsible for confirming the applicable warranty technical requirements and the remedial method required by the warranty provider, Building Control and relevant certifying bodies.

DEVELOPER RESPONSIBILITY

The developer remains responsible for confirming the approved design, applicable warranty standard, Building Control requirement, manufacturer guidance, certification and competent remedial method for each item.

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Final recommendations

1. IMMEDIATE SAFETY ACTION

The fall risks, inadequate guarding, sharp metal offcuts and unsafe external level changes should be made safe immediately. Access should remain restricted until compliant permanent works are complete.

2. WRITTEN DEVELOPER RESPONSE

The developer should review all 223 defects, confirm responsibility for each item and provide a dated programme for rectification. Critical and high-urgency matters should be addressed first.

3. WINDOW SILL REMEDIAL PROGRAMME

The window fitter should install suitable oversills or manufacturer-approved extensions to every recorded affected opening. For the missing movement allowances, the site team should obtain a structural engineer report confirming whether settlement is complete and identifying the required permanent detail.

4. CLEANLINESS AND HANDOVER CONDITION

A full builders' clean should be completed throughout, including removal of construction dust, debris, residue, staining and hazardous offcuts. The property should be left clean, safe and ready for normal occupation.

5. CERTIFICATION AND DOCUMENTS

Provide the Boiler Benchmark book, electrical certification, Robust Details information, appliance warranty details and competent contractor confirmation for safety, fire, electrical, drainage, ventilation, access and structural remedial works.

6. CLOSE-OUT AND RE-INSPECTION

Items should remain open until the homeowner is satisfied that the work has been completed properly. Photographic evidence and written confirmation should be retained. A re-inspection is recommended after remedial works are complete.

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