



Harrison Street, Accrington, BB5 ODT

New Home Inspection

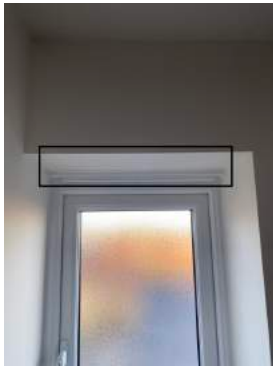
Thursday, 23 February 2023

Michael Reynolds

Prepared For

MDR Home Inspections

94 Issues Identified



Issue

Bed One En Suite

Assigned To

Developer

Comments

Touch up discoloured marks to reveal at head of window.



Issue

Bed One En Suite

Assigned To

Developer

Comments

Tighten toilet flush button. Loose to cistern currently.



Issue

Bed One En Suite

Assigned To

Developer

Comments

Re roll corner wall line finish.



Issue

Bed One En Suite

Assigned To

Developer

Comments

Improve splay wall line finish as shown and ensure low level wall marks are also touched up.



Issue

Bed One En Suite

Assigned To

Developer

Comments

Ensure base of door frame is decorate complete and complete mastic seal of door frame to tiled floor.



Issue

Bed One En Suite

Assigned To

Developer

Comments

Plaster patch hole in wall line where towel radiator tails enter before refitting rosettes. Also complete decoration of towel radiator tails.



Issue

Bed One En Suite

Assigned To

Developer

Comments

Tidy grouting finish behind toilet around waste pipe.



Issue

Bed One En Suite

Assigned To

Developer

Comments

External wall line stained above towel radiator. Plasterboard dabs showing through. Wall requires stain blocking and re roll of wall.



Issue

Bed One En Suite

Assigned To

Developer

Comments

Re paint toilet cold feed pipe. Not enough paint coverage.



Issue

Bed One En Suite

Assigned To

Developer

Comments

Paslode nail holes where filled have sunk back into skirting. Require re preparation of skirting and redecoration of this.



Issue

Bed One

Assigned To

Developer

Comments

Touch up wall face low level from scuff marks.



Issue

Bed One

Assigned To

Developer

Comments

Door margins to head of bedroom and en suite door not consistent.
Correct.



Issue

Bed One

Assigned To

Developer

Comments

Make good damage to head of architrave to en suite door and also countersink paslode nail next to this.



Issue

Bed One

Assigned To

Developer

Comments

Brush mark finish to splay wall untidy. Should be a rolled finish.



Issue

Bed One

Assigned To

Developer

Comments

Complete decoration of zone valve pipework within cupboard space.



Issue

Bed One

Assigned To

Developer

Comments

Incomplete decoration to head of bedroom door. Ensure all heads of doors are decorated.



Issue

Bathroom

Assigned To

Developer

Comments

Improve finish to head of door face and also make good architrave finish to head of frame.



Issue

Bathroom

Assigned To

Developer

Comments

Architrave flashing left side of door where tile is connects to skirting.



Issue

Bathroom

Assigned To

Developer

Comments

Complete decoration of towel radiator tails.



Issue

Bathroom

Assigned To

Developer

Comments

Toilet holes originally drilled in wrong location. Requires attention as enamel face to floor tile is also chipped.



Issue

Bathroom

Assigned To

Developer

Comments

Cistern flush is not currently screwed down correctly. Requires tightening.



Issue

Bathroom

Assigned To

Developer

Comments

Stained wall line finish below window ledge. Redecorate this area.



Issue

Bathroom

Assigned To

Developer

Comments

Window reveal is not straight to head of window. Requires levelling up.



Issue

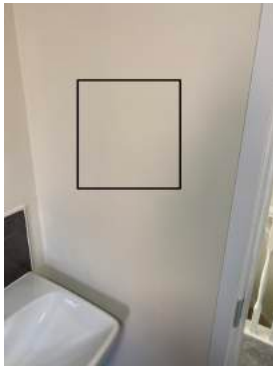
Bathroom

Assigned To

Developer

Comments

Wash basin currently not holding water. Requires attention.



Issue

Bathroom

Assigned To

Developer

Comments

Touch up scuff marks to wall face as shown right side of wash basin.



Issue

Bathroom

Assigned To

Developer

Comments

Plasterboard finish is dented above skirting line left side of door. Plaster fill out dented wall finish and re roll wall face.



Issue

Bed Two

Assigned To

Developer

Comments

Ceiling to wall line junction not straight directly over window. Currently outside 4mm deflection tolerance permitted. Plaster finish rippled finish also above window to wall face to improve.



Issue

Bed Two

Assigned To

Developer

Comments

Gouge in wall finish above window cill right side of window. Improve plaster finish.



Issue

Bed Two

Assigned To

Developer

Comments

Discoloured corner wall line high level left side of window. Re roll wall face.



Issue

Bed Three

Assigned To

Developer

Comments

Top edge of skirting cracked following carpet fitting. Re caulk top edge and redecorate.



Issue

Bed Three

Assigned To

Developer

Comments

Ensure pencil marks are made good directly behind radiator and sand paint drip to wall line to same location right side of radiator.



Issue

Bed Three

Assigned To

Developer

Comments

Untidy finish of plaster around external wall double socket. Improve wall face.



Issue

Bed Three

Assigned To

Developer

Comments

Messy finish of window cill to reveals and also to window frame as shown. Improve all areas.



Issue

Bed Three

Assigned To

Developer

Comments

Untidy plaster finish to wall face as highlighted.



Issue

Bed Three

Assigned To

Developer

Comments

Not enough paint coverage to wall face left side of double socket on landing wall. Re roll wall face.



Issue

Landing

Assigned To

Developer

Comments

Chipped enamel finish to base of landing radiator. Requires attention.



Issue

Landing

Assigned To

Developer

Comments

Untidy finish to skirting line directly below radiator. Re gloss skirting and tidy wall face above.



Issue

Landing

Assigned To

Developer

Comments

Complete touch up to base of bathroom door frame hinge side.



Issue

Landing

Assigned To

Developer

Comments

Hole within handrail as shown. Make good handrail face and suggest rub down and re gloss this.



Issue

Landing

Assigned To

Developer

Comments

Lump within wall line finish below three gang switch. Level out wall face and re roll.



Issue

Landing

Assigned To

Developer

Comments

Dented corners of landing newel post. Make good.



Issue

Landing

Assigned To

Developer

Comments

Preparation of landing skirting not good enough and skirting has also cracked following carpet installing. Make good.



Issue

Landing

Assigned To

Developer

Comments

Ceiling to wall junction not currently straight over bedroom one door. Plaster fill/level wall to ceiling junction.



Issue

Landing

Assigned To

Developer

Comments

Landing newel post is leaning in excess of 10-15mm out of upright. Requires correction. Also ensure dowel holes are re filled and made good where handrail has been fixed into this.



Issue

Stairs

Assigned To

Developer

Comments

Discoloured wall face high level to stairwell wall. Clean up.



Issue

Stairwell

Assigned To

Developer

Comments

Dirty wall marks throughout stairwell to touch up.



Issue

Stairwell

Assigned To

Developer

Comments

Hump within wall line as directed. Sand wall face and re roll wall face.



Issue

Stairwell

Assigned To

Developer

Comments

Handrail chipped paint finish and dented on bottom face of handrail.
Make good and re gloss complete length of this.



Issue

Hallway

Assigned To

Developer

Comments

Hallway carpet damp from potential leak from radiator. Advise lift carpet, install dehumidifier to dry floor area out before re fitting carpet and employing carpet cleaning company to re clean affected areas.



Issue

Hallway

Assigned To

Developer

Comments

Programmer unit not engaging with heating. Requires investigating and resolving.



Issue

Hallway

Assigned To

Developer

Comments

Add cover cap to middle door hinge.



Issue

Hallway

Assigned To

Developer

Comments

Poor finish of reveal to external door frame. Right side. Requires mastic sealing.



Issue

Hallway

Assigned To

Developer

Comments

Draft bleeding through between door frame and door low level. Adjust.



Issue

Hallway

Assigned To

Developer

Comments

Stained reveal to head of external door. Stain block and re roll.



Issue

Living Room

Assigned To

Developer

Comments

Screw head on show above living room door frame. Countersink and refill/decorate.



Issue

Living Room

Assigned To

Developer

Comments

Section of damp carpet in front of door. Same issue as hallway and same suggestion.



Issue

Living Room

Assigned To

Developer

Comments

Ensure all wall line marks are
Touched up throughout the room where visible.



Issue

Living Room

Assigned To

Developer

Comments

Bowed skirting on return section of wall. Correct.



Issue

Living Room

Assigned To

Developer

Comments

Base of living room radiator chipped enamel finish. Make good.



Issue

Living room

Assigned To

Developer

Comments

Broken tv/bt face plate. Change over.



Issue

Living Room

Assigned To

Developer

Comments

Double socket not level to wall.



Issue

Living Room

Assigned To

Developer

Comments

Scuffed mastic seal to base of window frame. Centre of this.



Issue

Kitchen

Assigned To

Developer

Comments

Kitchen door leading to living room requires planing down as this is currently catching the threshold bar and not allowing the door to latch.



Issue

Cloakroom

Assigned To

Developer

Comments

Rough cut finish to base of cloakroom door. Sand and make good.



Issue

General

Assigned To

Developer

Comments

Paint on door furniture and hinges throughout the house. Advise re clean all door furniture and window frames.



Issue

Cloakroom

Assigned To

Developer

Comments

Dirty wall line marks low level left side wall. Re roll wall face.



Issue

Cloakroom

Assigned To

Developer

Comments

Improve wall plaster finish around wash basin tails entering wall line.



Issue

Cloakroom

Assigned To

Developer

Comments

Pedestal is not fitted square onto floor. Margin between pedestal and skirting not equal.



Issue

Cloakroom

Assigned To

Developer

Comments

Untidy skirting and floor/wall finish behind toilet waste pipe. Requires significant improvement.



Issue

Cloakroom

Assigned To

Developer

Comments

Ceiling to wall junction is massively out of level. In excess of 15mm out of level. Requires attention to bring ceiling to wall junction level.



Issue

Kitchen

Assigned To

Developer

Comments

Consider adding door stop in behind door leading to living room to prevent handles of this and cupboard clashing.



Issue

Kitchen

Assigned To

Developer

Comments

Dirty wall marks to remove as shown.



Issue

Kitchen

Assigned To

Developer

Comments

Bottom edges of wall unit doors are not aligned with each other.
Requires correction.



Issue

Kitchen

Assigned To

Developer

Comments

Ensure all holes to oven are screwed in to carcass. Oven only 50%
screwed in.



Issue

Kitchen

Assigned To

Developer

Comments

Kitchen plinths to be re sized following floor install.



Issue

Kitchen

Assigned To

Developer

Comments

Isolation valve for gas carcass to hob currently stuck behind oven and
not accessible in event of a leak. Relocate gas hob isolation valve to base
unit to side of oven unit.



Issue

Kitchen

Assigned To

Developer

Comments

Ridges to ceiling finish in front of extract hood. Make good ceiling area.



Issue

Kitchen

Assigned To

Developer

Comments

Damage to base unit door next to sink unit. Change.



Issue

Kitchen

Assigned To

Developer

Comments

Leak currently on condensate pipe below boiler.



Issue

Kitchen

Assigned To

Developer

Comments

Complete labelling of inhibitor to boiler Inuit. Date this was added.



Issue

Kitchen

Assigned To

Developer

Comments

Cement fill and plaster patch hole around flue terminal where this enters the wall.



Issue

Kitchen

Assigned To

Developer

Comments

Drill hole in carcass to allow washing machine hoses to be connected into sink space.



Issue

Kitchen

Assigned To

Developer

Comments

Kitchen sockets are not aligned with each other. Looks poor.



Issue

Kitchen

Assigned To

Developer

Comments

Floor covering blistered. Fitted too tight.



Issue

Kitchen

Assigned To

Developer

Comments

Scratch mark to patio door glass.



Issue

Kitchen

Assigned To

Developer

Comments

Complete mastic seal of skirting to patio door frame either side.



Issue

External Works Rear Elevation

Assigned To

Developer

Comments

Broken patio slab to be changed.



Issue

External Works Rear Garden

Assigned To

Developer

Comments

Compacted mud will need removing and replacing with dry topsoil to allow garden to drain. With gradient of garden, can developer confirm that some drainage facility has been installed to accommodate water run off from rear boundary fence to patio slabs. Requires installing to allow water to drain away from house.



Issue

External Works Rear Elevation

Assigned To

Developer

Comments

Damaged patio door cill right side. Cracked and also missing end cap to cill.



Issue

External Works Rear Elevation

Assigned To

Developer

Comments

Replace damaged telescopic vent to rear of house.



Issue

External Works Side Elevation

Assigned To

Developer

Comments

Jet wash elevation wall from concrete dust and mortar staining.



Issue

External Works Side Elevation

Assigned To

Developer

Comments

Driveway finish not consistent with finish of tarmac around manhole covers. Manhole covers have not been raised up to level of tarmac on driveway in which driveway next to property is. Not well presented and potentially a slight trip hazard.



Issue

External Works Front Elevation

Assigned To

Developer

Comments

Complete bark to landscaped area.



Issue

External Works Rear Elevation

Assigned To

Developer

Comments

Outside tap back plate not installed flat against house wall face. Correct.