



NEW BUILD REPORT

New Build Inspection Report

CLIENT SAMPLE Survey

PROPERTY Sample Survey
Not for distribution

SURVEY DATE 1 Mar 2023

REF SAMPLE Survey



The format of this New Build Report is consistent with the RPSA New-build Inspection & Reporting Standards v1.2 Nov 2021, and the inspection guidance described by the new Home Quality Board Pre-Completion Inspection Checklist v1





About the survey and the report

Introduction

This report is for your private and confidential use, and for use by your professional advisers. It may be used to inform builders, developers, contractors and other associated parties of snags requiring remediation prior to completion of your purchase of the property. The report is produced by an accredited inspector/surveyor who will provide an opinion about the condition of the property which you, as the buyer, will be able to rely on and use. However, if you decide not to act on the advice in the report you do so at your own risk.

You should refer to the Terms and Conditions agreed upon prior to the inspection for a full description of the service provided.

This report:-

- Is a visual inspection of the property described in the Order
- is a non-invasive inspection - it will inspect areas normally opened or used by occupants
- advises on "snags" identified at the property
- identifies any limitations that we experienced during the course of the inspection.

- does not include an indication of market value, rebuild or repair costs
- is not an asbestos survey
- is not a Japanese Knotweed, or other invasive plant species, survey
- is not an investigation or assessment of conformity to Building Regulations
- is not a form of guarantee or warranty
- does not identify the nature, safety or suitability of any External Wall Systems or other forms of cladding

This report does not tell you/provide:-

- The market value of the property or matters that will be considered when a market valuation is provided.
 - The insurance reinstatement/rebuild cost, or the cost of carrying out repairs or improvements.
 - About the nature or condition of any part of the property that is/was
 - specifically excluded from the inspection by prior arrangement
 - not accessible or visible using normal and accepted surveying practices
 - not accessible or visible for health or safety reasons
 - Information about any minor defects that would normally be accepted as being within normal tolerances.
 - Any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.
 - The condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.
 - Information on any matters which are beyond the scope of the RPSA New Build Inspection & Reporting Standards v1.2
- Nov 21



About the survey and the report (contd)

How the inspection was conducted;

External elements, including, but not limited to, walls, roofs, gutters, fascias and soffits, were inspected from a distance of 10m in natural daylight and with no artificial light shining on the surface.

Internal ceiling, wall, paintwork finishes, mastic and sealing were inspected in daylight from a minimum distance of 2m and with no artificial light on the surface. Where no natural daylight was available, inspection was carried out with a single light source.

Cupboards, wardrobes, surfaces and fitted furniture (including kitchens and bathrooms) were inspected in daylight from a distance of 0.5m and with no artificial light on the surface. Where no natural daylight was available, inspection was carried out with a single light source.

Glazing was inspected in daylight from a minimum distance of 2m (laminated or toughened glass from 3m) and with no artificial light on the surface, with fine scratches less than 25mm and bubbles or blisters if they are neither obtrusive or bunched, being acceptable.

All checks on the property, unless otherwise stated, were carried out visually from the ground [in the case of exterior] or from internal floors [in the case of the interior].

Loft spaces and eaves were only checked where safely accessible to do so.

It is accepted that new homes are constructed in environments subject to changeable atmospheric and weather conditions, and with materials that may be inconsistent in their finish.

As such, any inspection of a new home must consider that there will be tolerances in all finishing standards and that perfection is unlikely to be achievable in most normal circumstances. However, specific definition of tolerances is unachievable due to the bespoke nature of new homes and the physical restrictions of conducting precise measurement within a normal surveying environment.



Report Contents

1. General Property

A description of the property's configuration and general comments

2. General questions

Is there any evidence of these items at the property

3. Public Information : Environment

Has the surveyor seen any evidence of these items during the inspection

4. Public Information : General

Has the surveyor seen any evidence of these items during the inspection

5. Conveyancing

Has the surveyor seen any evidence of these items during the inspection

6. General Photos

Photos of the property, grounds, internal rooms and services for background information only

7. External Observations

Items for repair or attention, external to the property

8. Grounds Observations

Items for repair or attention, within the grounds of the property - including outbuildings and the drainage system

9. Internal Observations

Items for repair or attention, internal to the property - including the roof space, all rooms, internal services and all fixtures and fittings

Section 1 : General Property

Parties Present	Surveyor only. Keys collected from agent.
Property Type	House
Property Form	Detached
Type of construction and materials used	Timber Frame
<p>Accommodation</p> <p>1 : Reception Rooms :</p> <p>1 : Kitchen</p> <p>1 : Utility</p> <p>1 : Hall</p> <p>4 : Bedrooms</p> <p>3 : Bathrooms</p> <p>2 : Landing</p> <p>0 : Roof Space</p> <p>0 : Other</p>	
Floor Area (approx)	109 Square Metres
Heating	Gas fired central heating
Garaging	NO

Weather Conditions	Dry and cloudy with a heavy shower, 17°C
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Section 2 : Surveyor Checklist

Has the surveyor identified evidence of issues associated with :-

Health and Safety Issues - Any open excavations, discarded materials or trip hazards on plot.	No issues noted by the surveyor.		NO
Any scaffolding on the plot.	No scaffolding on the plot.		NO
Incomplete roads, footpaths, base layers, street lighting, or trip hazards	The tarmac access road and parking area are complete.		NO
General Site - is the site untidy	The site is completely clear of construction materials.		NO
Was there sufficient natural daylight to complete the inspection without artificial light?	Yes.	YES	

Section 3 : Public Information : Environment

Has the surveyor identified evidence of risks associated with :-

Flooding	No on site evidence of increased flood risk. Environment Agency assessment is low risk of surface water flooding and very low risk of flooding from rivers/sea.		NO
Mining	No record of historic mining activity and the property is not located within the Cheshire Brine Compensation District.		NO
Oil and Gas	This area to the north-west of the city is subject to PEDL 123 Licence in the name of DART Energy Ltd for the purposes of Fracking. The licence has a term of 2008-2025 allowing exploration for Coal Bed Methane (CBM). Such licences exist across the North and Midlands. Seismic surveys were conducted in 2015 according to public records.	YES	
Radon	According to RADON UK the property is located in an area of the lowest band of Radon potential with less than 1% of homes within 1 km2 above the 'Action Level'.		NO
Geology	A bedrock geology of sandstone sedimentary rock with a superficial geology of Devensian glacial till. The geology offers a sound base for building support.		NO
HS2	The area around the city is not adversely affected by the HS2 development.		NO
Anything else	No further issues noted by the surveyor.		NO

Section 4 : Public Information : General

Has the surveyor identified evidence of issues associated with :-

The EPC (what is the rating)	The EPC indicates the property has an Energy Efficiency Rating of Band B (85B) with a potential to achieve Band A (93A) by the installation of Solar Photovoltaic (Solar PV) Panels.		NO
Planning Records	There are no planning documents relating to the property on the local authority public planning portal.		NO
Land Registry	The property is not yet registered at HMLR and no public records exist at this time. The Agent details advise a Freehold Tenure however this should be confirmed by your solicitor prior to completion.	YES	
Broadband Speed	OFCOM broadband and mobile coverage checker suggests download speeds of between 5-330 mbps are available locally using Standard to Ultrafast broadband services. Voice and Data mobile coverage is available from EE, THREE, O2 and VODAFONE networks.		NO
Historic England	No issues noted by the surveyor.		NO
Estate Agency / Online Property Info	No issues noted by the surveyor.		NO
Other	None.		NO

Section 5 : Conveyancing Items

Has the surveyor identified evidence of issues associated with :-

Rights of Way	The property requires a right of access over the tarmac driveway to the property parking area. Your solicitor should check this right of access exists.		NO
Easements / Wayleaves	The surveyor is not aware of any relevant rights. Your solicitor should check this is the case.	YES	
Boundaries	There are no plot details available from the Agent and no details of the boundaries on the publicly accessible HMLR databases. A site drawing was made with approximate measurements for information purposes only however these cannot be relied upon as confirmation of the property boundary. Your solicitor should obtain the boundary details from HMLR including ownership and responsibility for maintenance of each boundary.	YES	
Flying Freeholds	No flying freeholds were identified at the property.		NO
Non-conformity to planning approvals	There is no evidence of conformity or non-conformity with planning approvals or building regulation approval at the local authority public viewer planning portal.		NO
Letting/subletting	The agent states vacant possession on completion. Your solicitor should confirm this prior to completion.		NO
Other	None.		NO

Section 6 : GENERAL PHOTOGRAPHIC SCHEDULE



1. Front elevation



2. Rear elevation



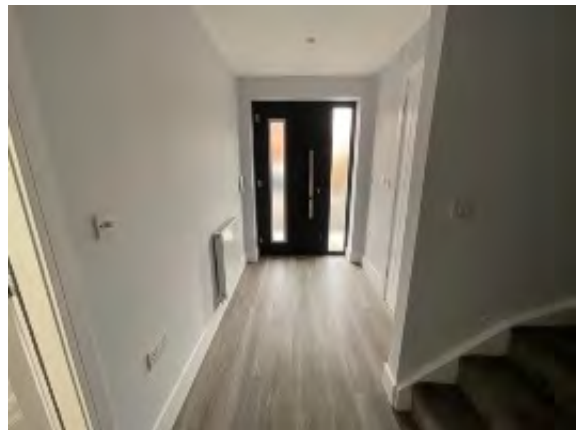
3. Front parking area



4. Rear garden



5. Shared right of way to front



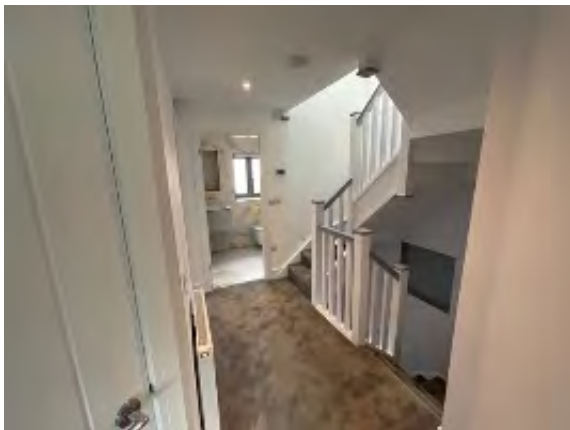
6. Entrance hallway



7. View of kitchen



8. View of kitchen



9. First floor landing



10. Family bathroom



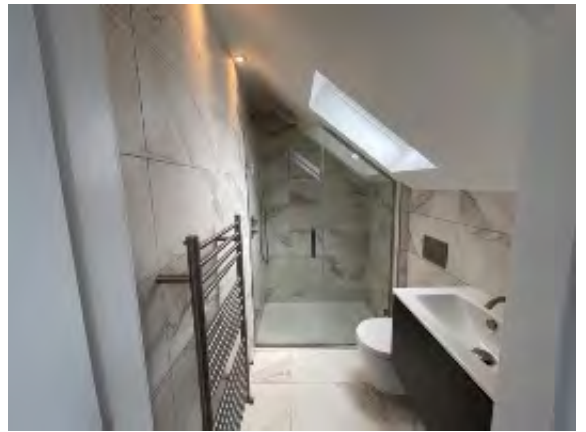
11. Bedroom 1 En-suite



12. Bedroom 4



13. Bedroom 2



14. Bedroom 2 En-suite



15. Electricity meter cabinet











16. Gas meter cabinet







17. Water stop cock under kitchen sink




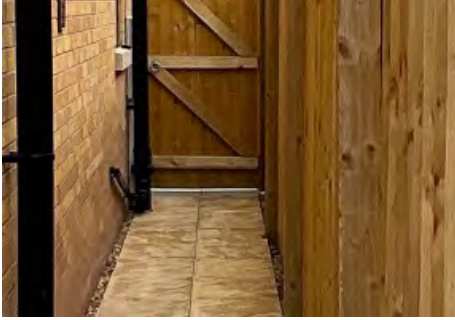
Section 7 : External Condition

Location / Element	Picture	Comments	Trade
<p>Front Elevation</p> <p>Walls</p>		<p>Drill hole through outer leaf of brickwork to be filled. Located on the front elevation.</p>	<p>General Builder</p>
<p>Front Elevation</p> <p>Walls</p>		<p>Missing mortar to be filled. Location front elevation on left hand side.</p>	<p>General Builder</p>
<p>Front Elevation</p> <p>Walls</p>		<p>Partially blocked weep holes in various places. Here on the front right elevation.</p> <p>A timber framed construction incorporates weep holes above the damp proof course. All weep holes should be fully clear and pointed in order to allow maximum ventilation within the cavity to protect the timber frame from raised moisture levels.</p>	<p>General Builder</p>
<p>Front Elevation</p> <p>Walls</p>		<p>Partially blocked weep hole on front right elevation.</p>	<p>General Builder</p>




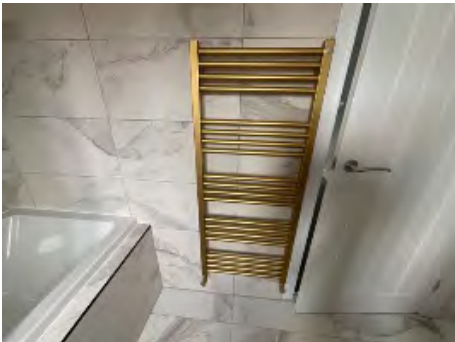
<p>Front Elevation</p> <p>Walls</p>		<p>Stone-effect concrete cill requires repointing.</p>	<p>General Builder</p>
<p>Front Elevation</p> <p>Walls</p>		<p>There is an inconsistent mortar finish between the lintel and the soldier course of bricks above the front bedroom window.</p>	<p>General Builder</p>
<p>Left Elevation</p> <p>Walls</p>		<p>Missing mortar to be filled. (Located below the boiler flue)</p>	<p>General Builder</p>
<p>Rear Elevation</p> <p>Walls</p>		<p>Drill hole through the outer leaf of brickwork to be filled. (Rear elevation left side looking back towards the house)</p>	<p>General Builder</p>





<p>Rear Elevation Walls</p>		<p>Drill hole behind rainwater pipe on rear elevation on left hand side (looking towards the house from the rear patio).</p>	<p>General Builder</p>
<p>Rear Elevation Walls</p>		<p>Stone-effect cill requires repointing. Located on rear elevation.</p>	<p>General Builder</p>
<p>Right Elevation Walls</p>		<p>Drill hole through the outer leaf of brickwork to be filled.</p>	<p>General Builder</p>
<p>Right Elevation Walls</p>		<p>Drill hole through the outer leaf of brickwork to be filled.</p>	<p>General Builder</p>

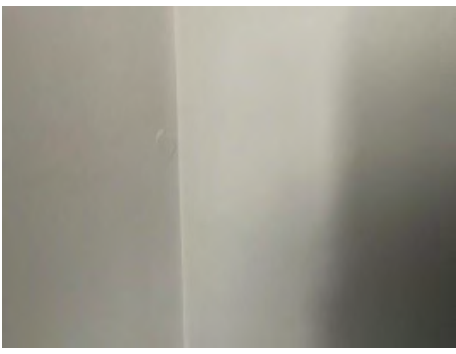

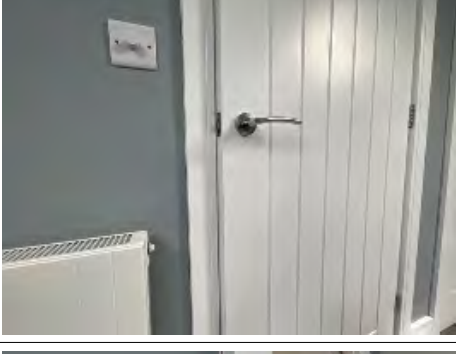

<p>Right Elevation Walls</p>		<p>Mortar splatter is evident in two places on the right side elevation and should be removed with a wire brush.</p>	<p>General Builder</p>
<p>Right Elevation Walls</p>		<p>Mortar splatter again on right side elevation.</p>	<p>General Builder</p>
<p>Right Elevation Walls</p>		<p>Drill hole for gas supply pipe requires sealing.</p>	<p>General Builder</p>




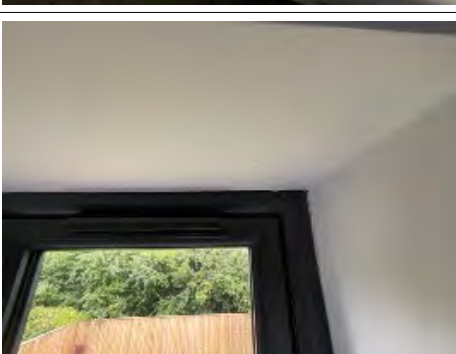
Section 8 : Grounds Condition			
Location / Element	Picture	Comments	Trade
<p>Front of Property</p> <p>General Grounds</p>		<p>The front path is level with the door threshold breaching the damp proof course.</p> <p>The damp proof course should be 150mm above the finished ground level.</p>	<p>General Builder</p>
<p>Front of Property</p> <p>General Grounds</p>		<p>The sloping paved path rises from below the damp proof course to above the damp proof course. The finished ground level is above the damp proof course at the front door.</p>	<p>General Builder</p>
<p>Front of Property</p> <p>General Grounds</p>		<p>The sloping paved path rises from below the damp proof course to above the damp proof course. The finished ground level is above the damp proof course at the front door.</p>	<p>General Builder</p>
<p>Left of Property</p> <p>General Grounds</p>		<p>There is slight movement in the concrete paving slab on the left side path near the gate (the slab with the cut-out for the fence post)</p>	<p>General Builder</p>



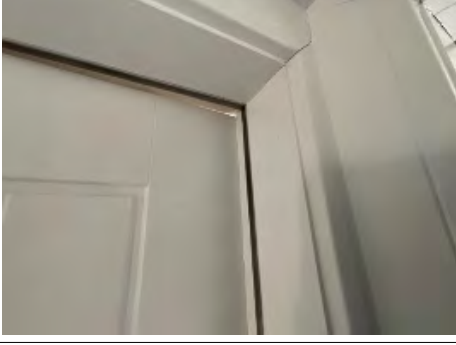

Section 9 : Internal Condition

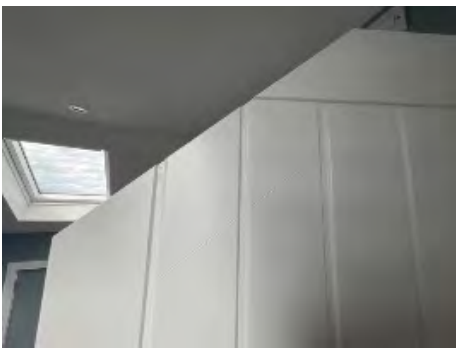
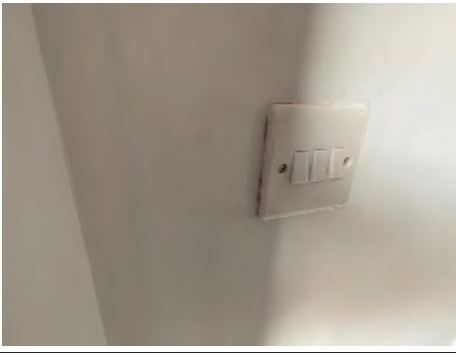


Location / Element	Picture	Comments	Trade
Bathroom 1 Joinery		The window frame requires sealing to the window reveal.	Decorator
Bathroom 1 Joinery		The window frame requires sealing to the tiled sill.	Decorator
Bathroom 1 Built-In Fittings		The handbasin mixer tap body is loose and the escutcheon plate does not cover the hole in the wall tiling.	Plumber
Bathroom 1 Joinery		The bathroom door is fouling on the frame and requires easing.	Carpenter

<p>Bedroom 1 Joinery</p>		<p>The window frame requires sealing around the cill and the reveal.</p>	<p>Carpenter</p>
<p>Bedroom 1 Joinery</p>		<p>The skirtings and door architraves have shrinkage gaps requiring caulking.</p>	<p>Decorator</p>
<p>Bedroom 1 Joinery</p>		<p>The skirtings and door architraves have shrinkage gaps requiring caulking.</p>	<p>Decorator</p>
<p>Bedroom 1 Walls</p>		<p>The corner of the reveal requires making good.</p>	<p>Decorator</p>




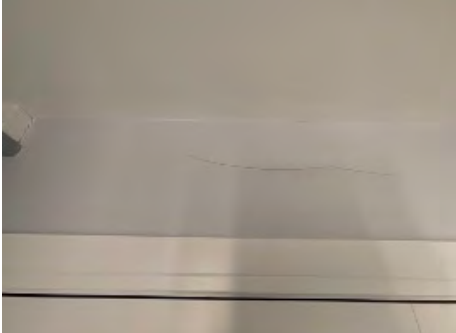
<p>Bedroom 1 Walls</p>		<p>The dry lining has popped screw heads requiring making good.</p>	<p>Decorator</p>
<p>Bedroom 1 Joinery</p>		<p>The skirtings and door architraves have shrinkage gaps requiring caulking.</p>	<p>Decorator</p>
<p>Bedroom 2 Joinery</p>		<p>The bedroom door is fouling on the frame and does not close.</p>	<p>Carpenter</p>
<p>Bedroom 2 Joinery</p>		<p>There are shrinkage gaps around the architraves of both doors.</p>	<p>Decorator</p>





<p>Bedroom 3 Joinery</p>		<p>Poorly fitting window cill.</p>	<p>Carpenter</p>
<p>Bedroom 3 Joinery</p>		<p>Window frame to cill and reveal requires sealing.</p>	<p>Decorator</p>
<p>Bedroom 4 Joinery</p>		<p>The window cill is a poor fit.</p>	<p>Carpenter</p>
<p>Bedroom 4 Walls</p>		<p>The dry lining screw heads have popped in the window reveal.</p>	<p>Decorator</p>





<p>Bedroom 4 Joinery</p>		<p>The window frame to cill and surround requires sealing.</p>	<p>Decorator</p>
<p>Bedroom 4 Joinery</p>		<p>The window frame to cill and surround requires sealing.</p>	<p>Decorator</p>
<p>Bedroom 4 Joinery</p>		<p>The bedroom door does not close and requires adjustment.</p>	<p>Carpenter</p>
<p>Ensuite 1 Joinery</p>		<p>The sliding vanity unit drawer is catching on the sliding mechanism.</p>	<p>Carpenter</p>

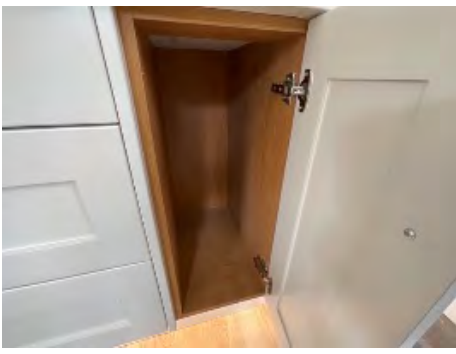

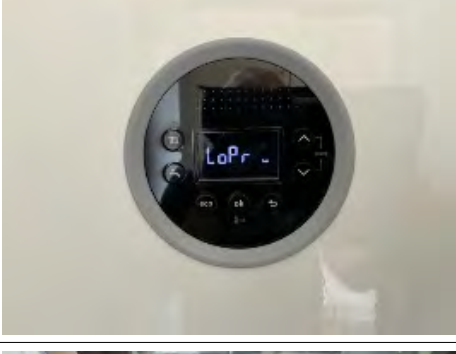

<p>Ensuite 2 Joinery</p>		<p>The en-suite door is marked with a diagonal scratch on both sides and requires making good.</p>	<p>Decorator</p>
<p>Entrance Hall Services</p>		<p>The light switch in the hallway is loose hence a poor decorative finish to its surround.</p>	<p>Electrician</p>
<p>Entrance Hall Walls</p>		<p>The architrave around the cloakroom doorframe is coming away and creating a gap with the joint with the wall.</p>	<p>Carpenter</p>
<p>Entrance Hall Walls</p>		<p>The screws securing the dry lining are popped in numerous places in the hallway.</p>	<p>General Builder</p>





<p>Entrance Hall Walls</p>		<p>The wall finish on the outside corners of the wall in the hallway require re-finishing.</p>	<p>Decorator</p>
<p>Entrance Hall Walls</p>		<p>The wall finish on the outside corners of the wall in the hallway require re-finishing.</p>	<p>Decorator</p>
<p>Entrance Hall Joinery</p>		<p>Poor finish to the cloakroom doorframe and architrave. Requires re-finishing.</p>	<p>Carpenter</p>
<p>Entrance Hall Joinery</p>		<p>Utility cupboard door catching on the laminate flooring when opened wider than 90°.</p>	<p>Carpenter</p>





<p>Entrance Hall Floors</p>		<p>The joint between the laminate flooring and the door architrave should be sealed to prevent moisture ingress to the laminate.</p>	<p>Carpenter</p>
<p>Entrance Hall Joinery</p>		<p>The finish of the door frame/architrave is poor with gaps at joints and knots in the wood opening up.</p>	<p>Decorator</p>
<p>Entrance Hall Joinery</p>		<p>The finish of the door frame/architrave is poor with gaps at joints and knots in the wood opening up.</p>	<p>Decorator</p>
<p>Entrance Hall Walls</p>		<p>Hairline cracking above utility room cupboard door frame.</p>	<p>Decorator</p>





<p>Entrance Hall Joinery</p>		<p>Rough edge to the cloakroom door.</p>	<p>Carpenter</p>
<p>Kitchen Walls</p>		<p>Popped screw heads in the dry lining on the window reveal horizontal and verticals.</p>	<p>Decorator</p>
<p>Kitchen Walls</p>		<p>Popped screw heads in the dry lining on the window reveal horizontal and verticals.</p>	<p>Decorator</p>
<p>Kitchen Walls</p>		<p>Popped screw heads in the dry lining on the window reveal horizontal and verticals.</p>	<p>Decorator</p>





<p>Kitchen Walls</p>		<p>Popped screw heads in the dry lining on the kitchen walls.</p>	<p>Decorator</p>
<p>Kitchen Ceilings</p>		<p>Popped screw heads in the plasterboard ceiling.</p>	<p>Decorator</p>
<p>Kitchen Built-In Fittings</p>		<p>The monobloc mixer tap base is loose and requires tightening.</p>	<p>Plumber</p>
<p>Kitchen Built-In Fittings</p>		<p>The dishwasher was plugged-in and switched on at the socket however the appliance would not switch-on.</p>	<p>Electrician</p>


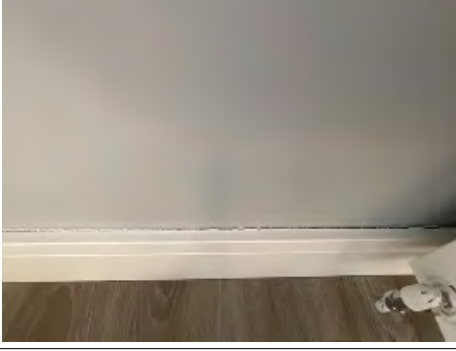


<p>Kitchen Built-In Fittings</p>		<p>Two cupboards either side of the drawers are missing shelving.</p>	<p>Carpenter</p>
<p>Kitchen Built-In Fittings</p>		<p>The under sink cupboard requires its shelf to be fitted.</p>	<p>Carpenter</p>
<p>Kitchen Services</p>		<p>The Worcester Greenstar 8000 GR8300iW condensing combi boiler had low pressure at the time of the inspection and could not be operated.</p>	<p>Plumber</p>
<p>Kitchen Built-In Fittings</p>		<p>Some of the kitchen cupboards and drawers require a final clean.</p>	<p>Other</p>


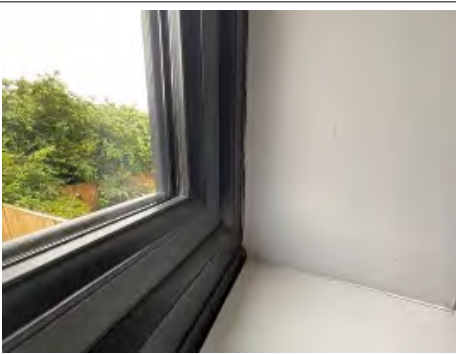
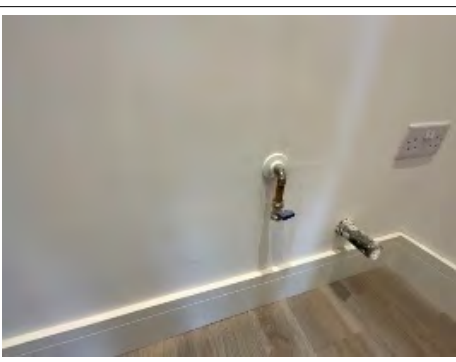
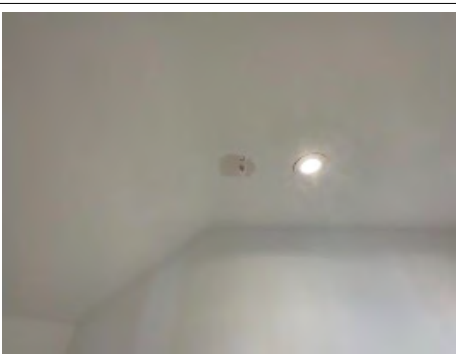
<p>Kitchen Joinery</p>		<p>The kitchen window/window cill have not been sealed at the joints with the cill and the reveal.</p>	<p>Carpenter</p>
<p>Landing Joinery</p>		<p>Airing cupboard door requires planing, catching on landing carpet.</p>	<p>Carpenter</p>
<p>Landing Joinery</p>		<p>The staircase joinery is sound however shrinkage has cause gaps in joints requiring making good.</p>	<p>Decorator</p>
<p>Landing Joinery</p>		<p>Shrinkage gaps around architraves require caulking.</p>	<p>Decorator</p>



<p>Other Loft Space</p>		<p>Where disturbed for installing services the insulation has not been uniformly refitted and amounts to approximately 100mm thickness. Recommended depth is 270mm.</p>	<p>General Builder</p>
<p>Other Loft Space</p>		<p>Where disturbed for installing services the insulation has not been uniformly refitted and amounts to approximately 100mm thickness. Recommended depth is 270mm.</p>	<p>General Builder</p>
<p>Other Joinery</p>		<p>The staircase joinery (the stringers) joint with the wall surface has a gap caused by shrinkage virtually the full length of the staircase which requires caulking.</p>	<p>Decorator</p>
<p>Other Joinery</p>		<p>The dry lining to the stairwell has a number of popped screw heads which require making good.</p>	<p>Decorator</p>

<p>Other Walls</p>		<p>The staircase joinery (the stringers) joint with the wall surface has a gap caused by shrinkage virtually the full length of the staircase which requires caulking.</p>	<p>Decorator</p>
<p>Other Walls</p>		<p>The dry lining to the stairwell has a number of shrinkage cracks along the line of the board edges that require making good.</p>	<p>Decorator</p>
<p>Reception 1 Built-In Fittings</p>		<p>The bi-fold doors could not be opened. There is a snapped key. The key may have snapped in the in the lock.</p>	<p>Other</p>
<p>Reception 1 Services</p>		<p>The dimmer switches in the lounge are loose which also gives an untidy finish to the surrounding decoration.</p>	<p>Electrician</p>

<p>Reception 1 Services</p>		<p>The socket on the front wall is loose.</p>	<p>Electrician</p>
<p>Reception 1 Walls</p>		<p>There is a gap between the skirting and the wall due to shrinkage which requires caulking.</p>	<p>Decorator</p>
<p>Reception 1 Joinery</p>		<p>The window cill is not secure and a poor fit and there is no sealant between the cill and the window frame.</p>	<p>Carpenter</p>
<p>Reception 1 Joinery</p>		<p>The window cill is not secure and a poor fit and there is no sealant between the cill and the window frame.</p>	<p>Carpenter</p>

<p>Reception 1 Joinery</p>		<p>The gap between the window frame and the cill.</p>	<p>Carpenter</p>
<p>Reception 1 Walls</p>		<p>The gap between the wall and the skirting requires caulking.</p>	<p>Decorator</p>
<p>Reception 1 Walls</p>		<p>There are numerous popped screw heads in the dry lining requiring remedial work.</p>	<p>Decorator</p>
<p>Reception 1 Ceilings</p>		<p>There are popped screw heads in the ceiling plasterboard towards the dining area end of the lounge/diner.</p>	<p>Decorator</p>

<p>Reception 1 Walls</p>		<p>There are numerous popped screw heads in the dry lining requiring remedial work.</p>	<p>Decorator</p>
<p>Reception 3 Joinery</p>		<p>Popped screw heads in dry lining in the reveal.</p>	<p>Decorator</p>
<p>Utility Room Walls</p>		<p>Painted surface marked and scuffed. Requires touching up.</p>	<p>Decorator</p>
<p>Utility Room Ceilings</p>		<p>A repaired patch on the utility cupboard ceiling requires finishing.</p>	<p>Decorator</p>

	<h2 style="text-align: center;">Section 8 Addendum</h2> <h3 style="text-align: center;">8.1 - About your Surveyor</h3>		
<p>Surveyor</p>	<p>A Surveyor</p>		
<p>Address</p>			
<p>Contact Details</p>	<p>Telephone</p>		
	<p>Mobile</p>		
	<p>Email</p>	<p>surveyor@gmail.com</p>	
<p>Signed (electronic signature)</p>	 <p>YOUR Signature HERE</p>	<p>Date Finalising Report</p>	<p>27 Jul 2022</p>