

## Report RW4-0

### RW

Sample report  
London (GB)  
Report number: RW4-0  
Date: June 12, 2017 00:00

## APARTMENT/PLOT NUMBER

Apartment

## REPORT ON BEHALF OF

The apartment, overall, is of a reasonable standard however there are numerous snagging issues to address.

### COMMON CONCERNS:

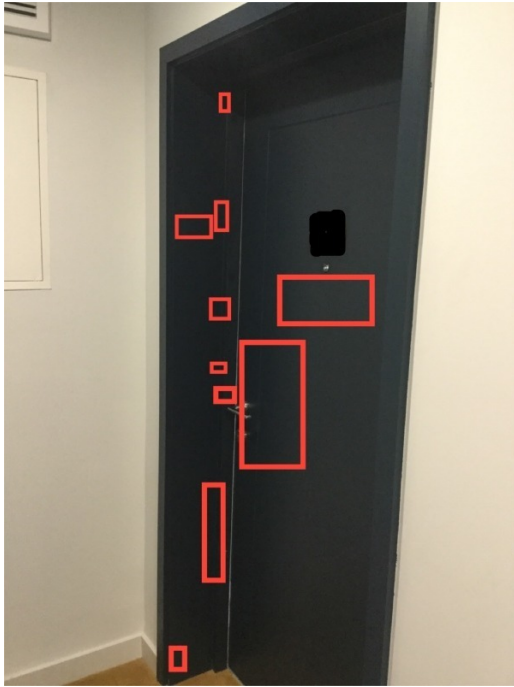
The hardwood flooring and tile flooring have various stains and marks throughout, carpets, in general, are poorly trimmed, exterior glass is dirty, most door handles are not level, there are poor paint finishes around most light switches and sockets, switches and sockets are not level or in alignment, skirting boards are scratched throughout, uneven gaps in between living/kitchen flooring and skirting.

### MAJOR CONCERNS:

Uneven gaps in between the flooring and the interior from door architrave, bedroom 2 door frame is not square - unable to close door.

## REMARKS

AREA	COMMENTS AND FINDINGS
HALL	
• FED and doorframe [0.1]	Handle loose and not level, various chips, indentations, scratches and stains Interior door frame gaps at base uneven (no caulking)



chips, scratches and stains



chips and indentations



chips, indentations



paint splashed on strips both side, strip cut short of bottom and top hinge



paint splashed on hinges, gaps uneven



paint splashed

• Threshold [0.2]

Scratched

• Down-lighters [0.3]

Not flush with ceiling



• Emulsioned walls [0.4]

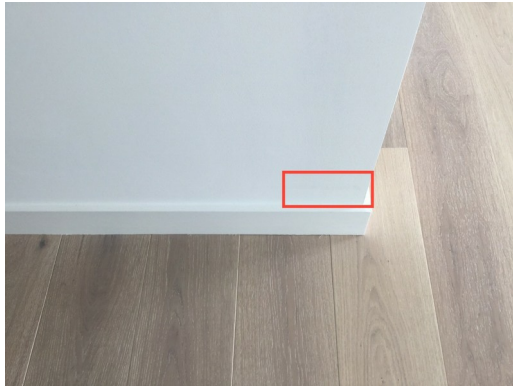
Rough finish, stained, marked, scratched and various blemishes



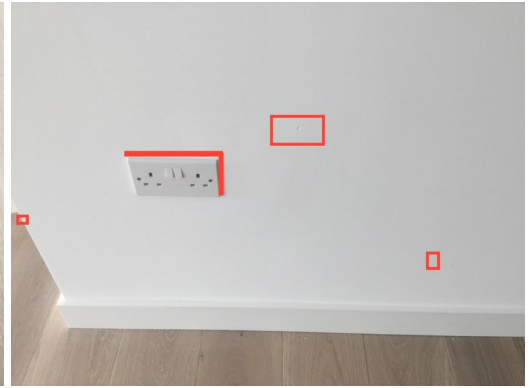
untidy finish



scratched, chipped, marked untidy finish



stained



poor finish around sockets, indentation



stained, blemishes



stained



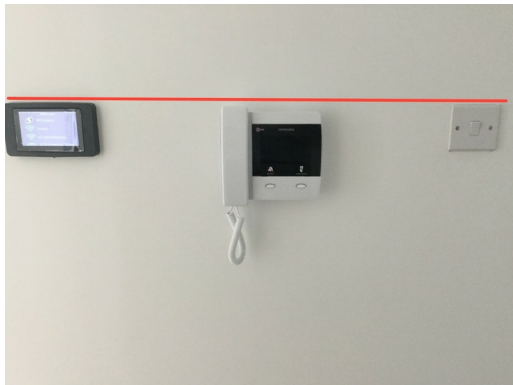
stained, chipped, untidy finish



untidy finish

• Home monitor [0.5]

Not in alignment



• Energy display [0.6]

Not flush with wall





not flush with wall

• Light switches and sockets [0.7]

Gaps around most sockets and switches



gap, wall finish uneven?

• Skirting boards [0.8]

Gaps/ shrinkage.



gap left of bathroom and left of bedroom 2



scratched, chipped

• Hardwood flooring [0.9]

Scratches and various stains, boards creaking in front of Master bedroom



white in grain, pencil mark



pencil marks and scratched, white in grain

## AV Cupboard

### • R/h door [0.10]

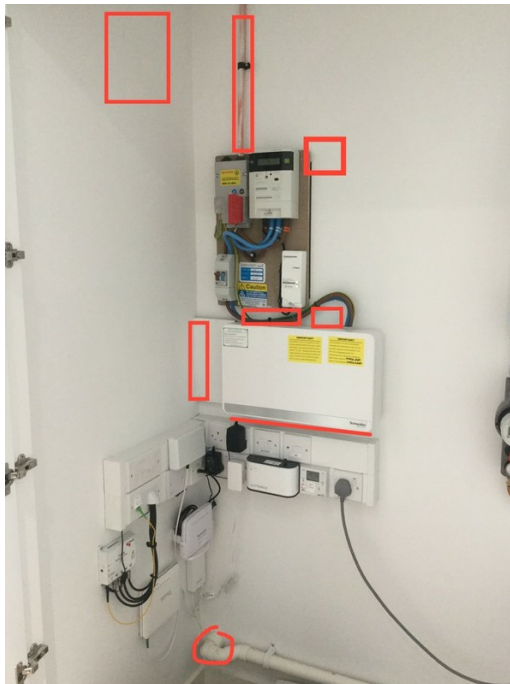
Blemish, untidy finish



Untidy finish, blemish

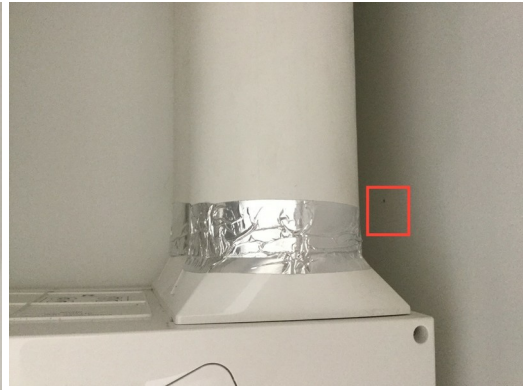
### • Emulsioned walls [0.11]

Stain top LHS, untidy finish around exit point of bottom LHS pipe.



Wiring, cables paint splashed

<ul style="list-style-type: none"> <li>• <b>Cable conduits</b> [0.12]</li> </ul>	<p>Paint splashed along LHS edge and uneven gap</p> <div data-bbox="413 197 930 580" data-label="Image"> </div> <p>uneven finish, gap, paint splashed</p>
<ul style="list-style-type: none"> <li>• <b>Skirting</b> [0.13]</li> </ul>	<p>Shrinkage/gap in joint LHS corner</p>
<p>UTILITY</p>	
<ul style="list-style-type: none"> <li>• <b>R/h door</b> [0.14]</li> </ul>	<p>Doors not flush, gaps in between doors irregular.</p> <div data-bbox="413 860 930 1243" data-label="Image"> </div> <p>doors not flush</p>
<ul style="list-style-type: none"> <li>• <b>Emulsioned walls</b> [0.15]</li> </ul>	<p>Two holes above MVHR (behind pipe), hole behind Vent Axia RHS pipe</p>



• Skirting [0.16]

Chipped near LHS corner

• Threshold [0.17]

Gaps either side

BATHROOM

• Door and doorframe [0.18]

Handle loose

Door finish patchy, scratch top RHS of frame, shrinkage both sides of frame, interior- stain above handle, untidy mastic finish around base of frames, frame hinge side chipped at base



• White painted ceiling [0.19]

Untidy finish left of shower head (far LHS corner)

• Recessed down-lighters [0.20]

Poor finish around down-lighter and vent

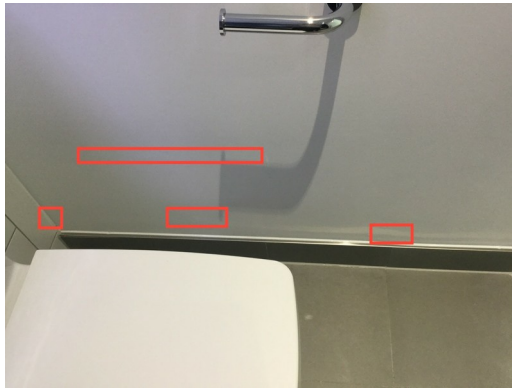




poor finish

• Emulsioned walls  
[0.21]

Untidy finish



Untidy finish, scratched

• Wall tiles [0.22]

Various white marks in grout finish, untidy mastic finish RHS corner above up-tile

Untidy mastic finish below sink unit



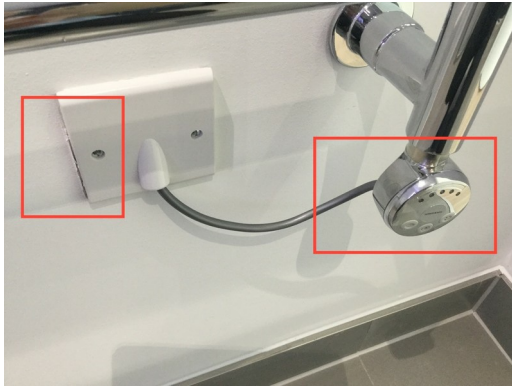
white marks

• Basin [0.23]

RHS pipe plate (below sink) loose

• Towel power plate  
[0.24]

Gap



Untidy finish/gap, heater control not aligned

• Shower [0.25]

Shower screen strikes basin?

• Toilet [0.26]

Seat loose

• Toilet roll holder [0.27]

Loose, not level



• Floor up tiles [0.28]

Stained both sides of door

• Floor tiles [0.29]

Various stains



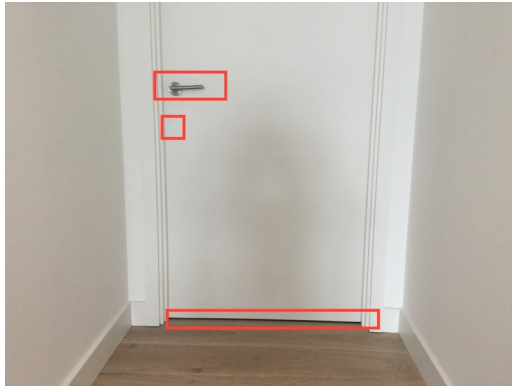
grout finish patchy

MASTER BEDROOM

• Door and doorframe [0.30]

Handle not level both sides, uneven gap in between door base and flooring?

Interior - paint splashed top RHS hinge, shrinkage both sides of frame,



• Recessed down-lighters [0.31]

Not flush with ceiling



not flush with ceiling

• Wardrobes [0.32]

Untidy mastic finish around frame



gaps



gaps



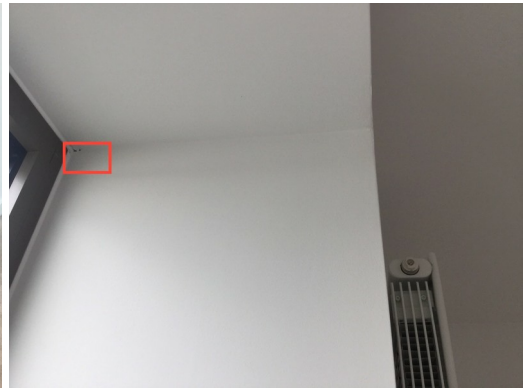
excessive gap

• Emulsioned walls  
[0.33]

Untidy finish, marked, scratched, shrinkage



indentation



untidy finish



untidy finish, scratched, marked, shrinkage

• Light  
switches/sockets  
[0.34]

Gaps around all sockets and far RHS switch





gaps

• Skirting boards  
[0.35]

Shrinkage, gaps, stains



shrinkage



Joint visible



joint visible



chip, shrinkage



stained



hole, gap



not square?

• Carpet [0.36]

Poorly fitted throughout

DRESSING ROOM

• Cupboard door and doorframe [0.37]

Handle not level, door marked around handle



handle not level, marked

• Cupboard carpet [0.38]

Poorly fitted and trimmed



poorly trimmed and fitted

#### MASTER BEDROOM BALCONY

##### • Decking [0.39]

Middle boards creak

#### MASTER BEDROOM ENSUITE

##### • Door and doorframe [0.40]

Stained left of handle, shrinkage along LHS frame, interior - blemish above keep, marked below keep



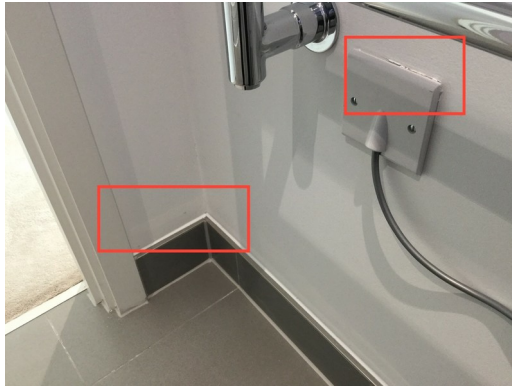
indentations, marked



scratched, untidy finish

##### • Emulsioned walls [0.41]

Marked below toilet roll holder and towel rail, untidy finish left of toilet above up-tiles



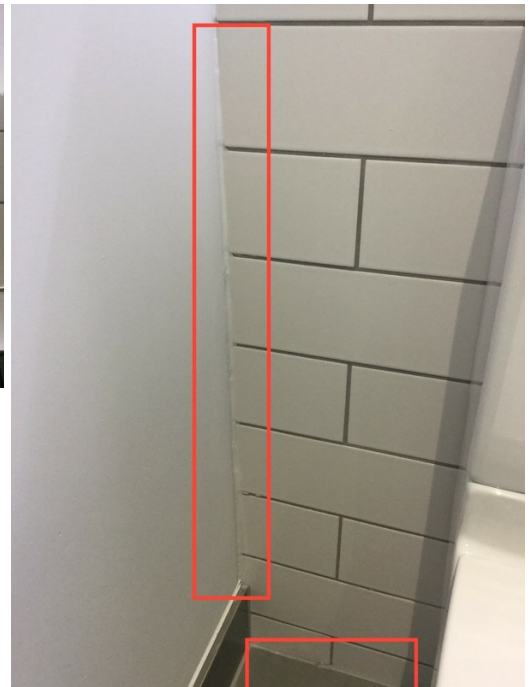
gap, untidy finish



untidy finish

• **Wall tiles [0.42]**

Untidy mastic finish.



• **Shower [0.43]**

Screen loose and rattles

• **Basin [0.44]**

Sink pipe plates loose

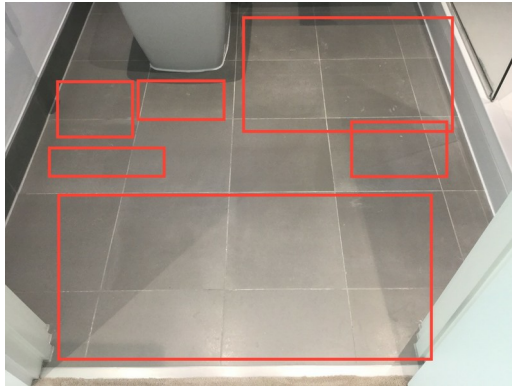
• **Basin cabinet [0.45]**

LED strip light cover removed

• **Floor tiles [0.46]**

Various stains, patchy grout finish





various stains, patchy grout finish

## BEDROOM 2

### • Door and doorframe [0.47]

Door/frame not square (unable to close)

Shrinkage along hinge side door frame



door/frame not square





shrinkage, poor finish, marked



chipped



debris behind hinge

• Recessed down-lighters [0.48]

Untidy finish around RDL



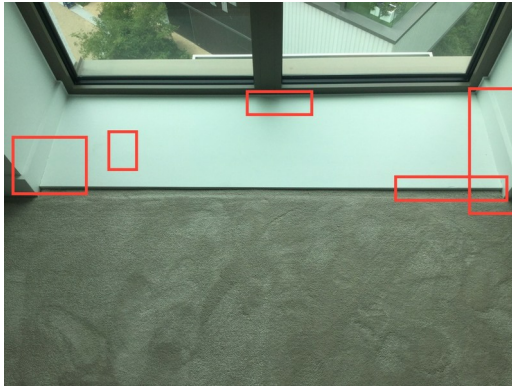
untidy finish around DL

• Window frames [0.49]

Paint splashed top LHS

• Window sills [0.50]

Shrinkage



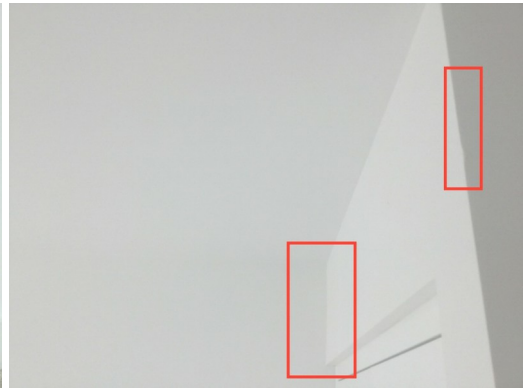
shrinkage, stains, chipped

• Emulsioned wall  
[0.51]

LHS bulkhead above wardrobe not square.  
Untidy finish, indentations, shrinkage along doorframe right of light switch



poor finish, chipped, not level



not square, uneven finish

• Wardrobe [0.52]

Marked LHS around rail and RHS above skirting



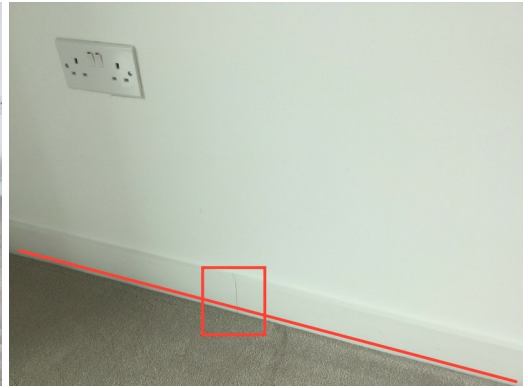
marked untidy finish

• Skirting boards  
[0.53]

Scratches, marks and chips



scratched, blemishes



Joints visible



Scratched, chipped, gap

• Carpet [0.54]

Poorly trimmed



threshold scratched, poor trimming

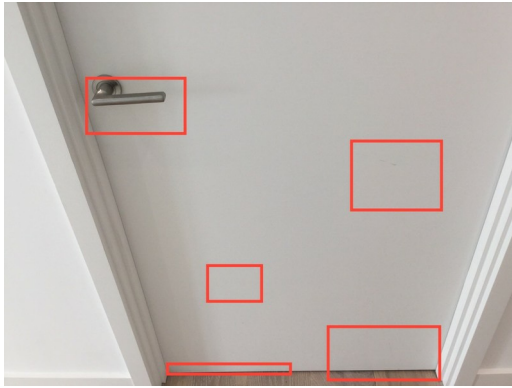
BEDROOM 3

• Door and doorframe [0.55]

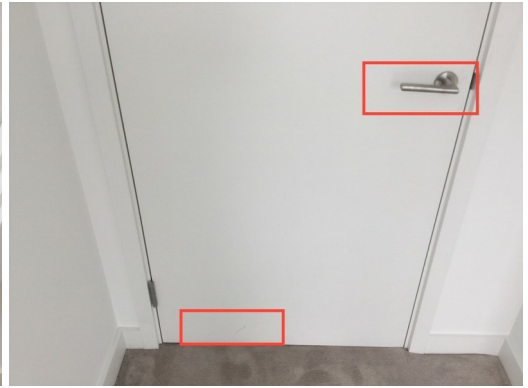
Shrinkage both sides of frame

Interior - handle not level, marked at base, shrinkage both sides





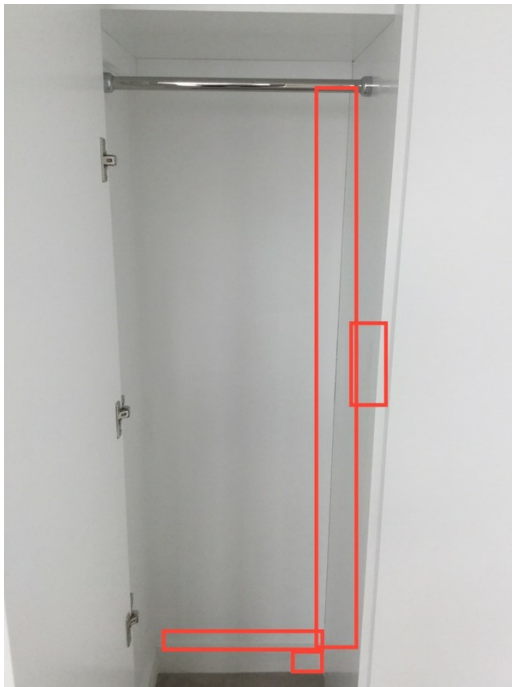
Handle not level, scratched, marked



handle not level, scratched

• Wardrobes [0.56]

Untidy mastic finish along top of doorframe, various stains, blemishes holes and indentations



stained around LHS rail



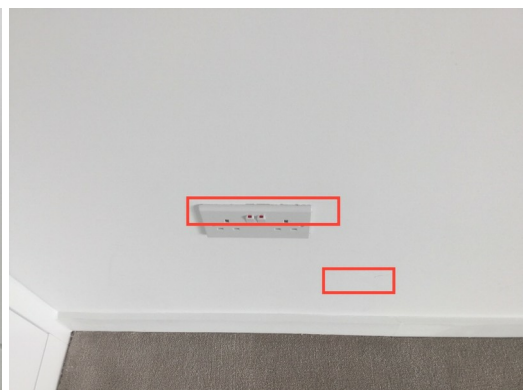
hole next to RHS pole, various stains and blemishes

• Emulsioned walls [0.57]

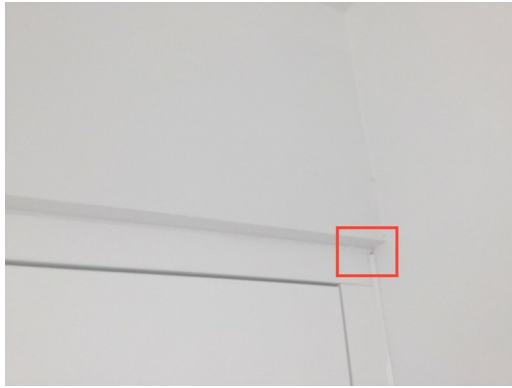
Untidy finish, marked, gaps around sockets



poor finish, chipped



gap and marked



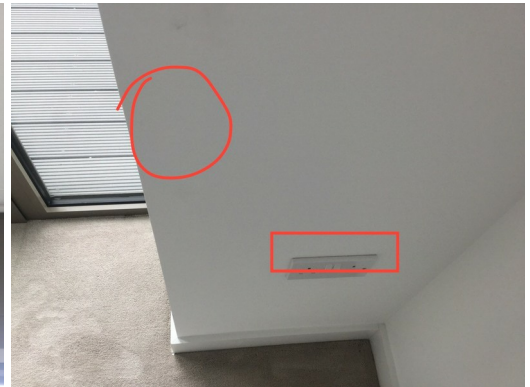
untidy finish



untidy finish, scratched



untidy finish



stained, gap

• Skirting boards  
[0.58]

(see pics below)



shrinkage, marked



chipped, shrinkage



shrinkage

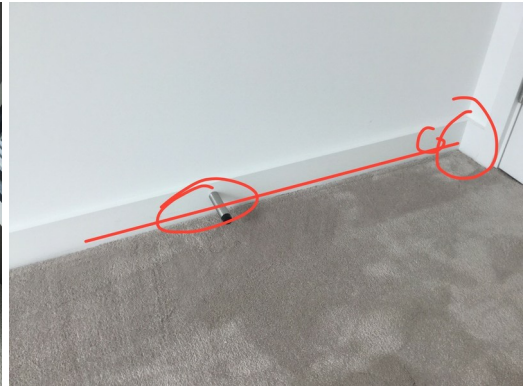


joint visible, scratched





stained



scratched

• Carpet [0.59]

Poorly fitted and trimmed



Bedroom 3 balcony

• Door and doorframe [0.60]

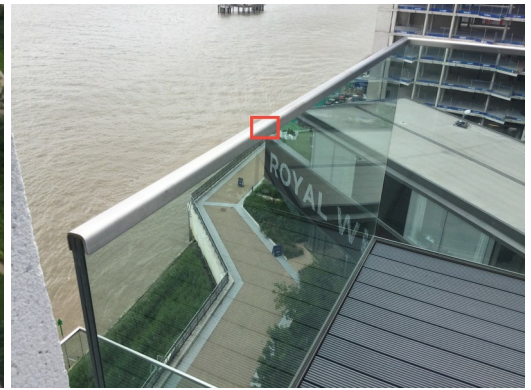
Door rubs against carpet

• Balustrade [0.61]

Rusted on both far corners, movement in LHS balustrade rail.



rusty both sides



Hand rail - movement

• Decking [0.62]

Middle panels creak

KITCHEN

• Vent [0.63]

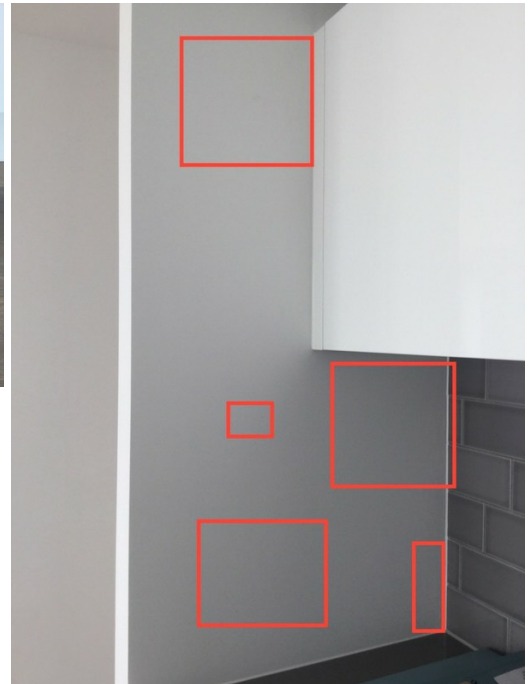
Stained

• Emulsion walls [0.64]

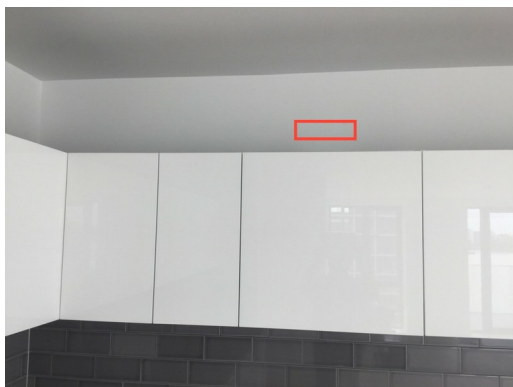
Stains



stained



Stained, rough finish



stained



<ul style="list-style-type: none"> <li>• Window sill [0.65]</li> </ul>	Shrinkage LHS
<ul style="list-style-type: none"> <li>• Wall units [0.66]</li> </ul>	<p>Stained, marked, untidy finish</p> <div data-bbox="413 237 930 622"> </div> <p>LHS bracket cover rusty, RHS missing</p> <div data-bbox="938 237 1455 622"> </div> <p>Bracket cover missing</p> <div data-bbox="413 694 930 1079"> </div> <p>chipped</p> <div data-bbox="938 694 1455 1079"> </div> <p>scratched</p> <div data-bbox="413 1151 930 1536"> </div> <p>untidy finish</p> <div data-bbox="938 1151 1455 1536"> </div> <p>untidy finish</p>
<ul style="list-style-type: none"> <li>• plinths [0.67]</li> </ul>	Stained



stained

• Sink unit [0.68]

Dirty

• Tiles [0.69]

Stained



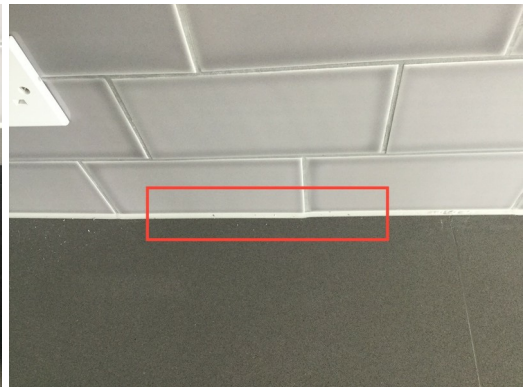
stained



stained





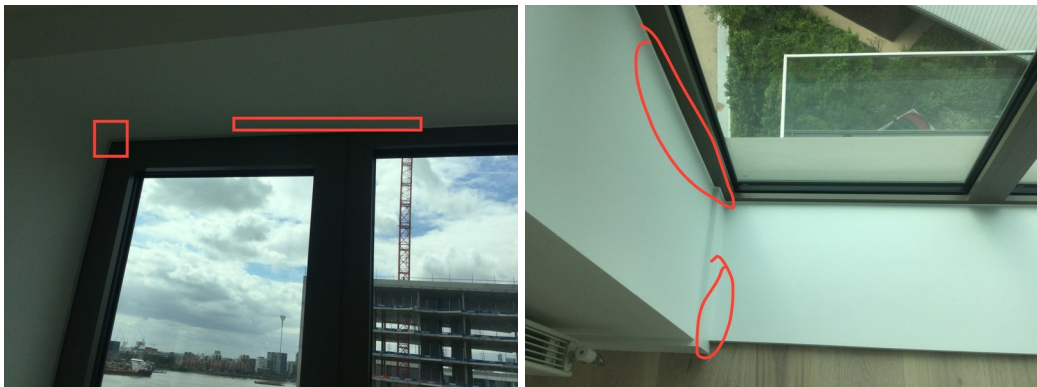
untidy, uneven finish



Tiles not flush, mastic uneven



rough mastic finish

<ul style="list-style-type: none"> <li>• <b>Hardwood flooring</b> [0.70]</li> </ul>	White in grain left and right of window
<b>Living Room</b>	
<ul style="list-style-type: none"> <li>• <b>Vent</b> [0.71]</li> </ul>	Paint splashed 
<ul style="list-style-type: none"> <li>• <b>Windows</b> [0.72]</li> </ul>	Mastics stained Shrinkage RHS  <p>poor mastic finish</p>
<ul style="list-style-type: none"> <li>• <b>Window frames</b> [0.73]</li> </ul>	Rough finish Mastic stained LHS corner  <p>untidy, uneven plaster finish surrounding frame</p> <p>shrinkage LHS of sill, mastic stained, untidy finish</p>
<ul style="list-style-type: none"> <li>• <b>Window sills</b> [0.74]</li> </ul>	Shrinkage





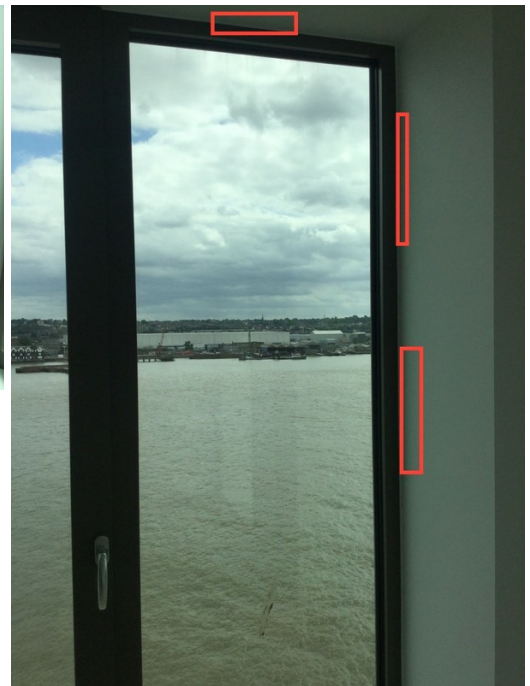
shrinkage

• Emulsioned walls  
[0.75]

Stained, marked, untidy finish, uneven finish behind aerial and double socket



patchy finish



uneven finish, mastic untidy finish



stained



chipped, indentation





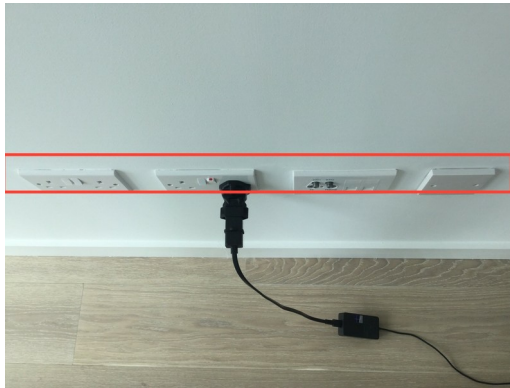
uneven finish



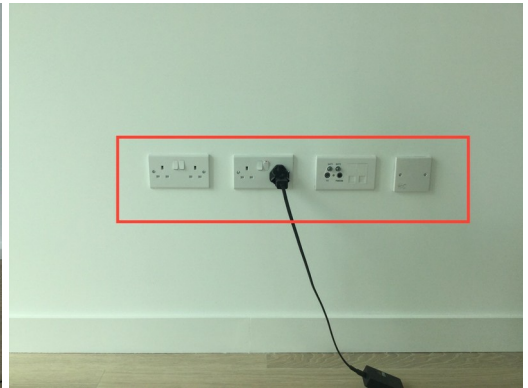
stained

• **Double sockets**  
[0.76]

Sockets not flush with wall, aligned or level



not flush with wall/gaps



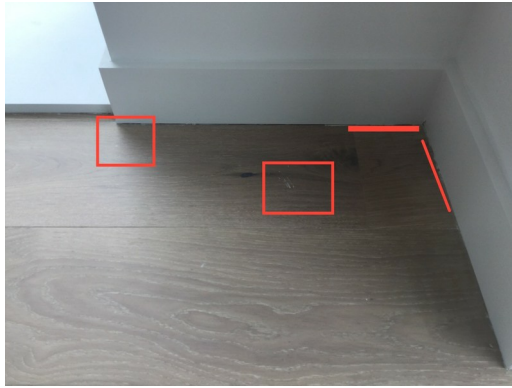
not aligned



gaps

• **Hardwood flooring**  
[0.77]

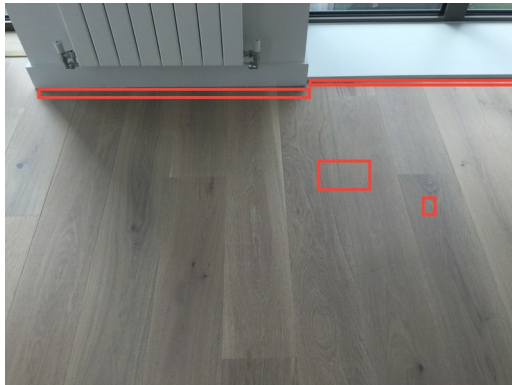
White in grain and various scratches and stains throughout, uneven gaps in between skirting and flooring (no mastic).



White in grain



white in grain



white in grain, scratched



uneven gaps

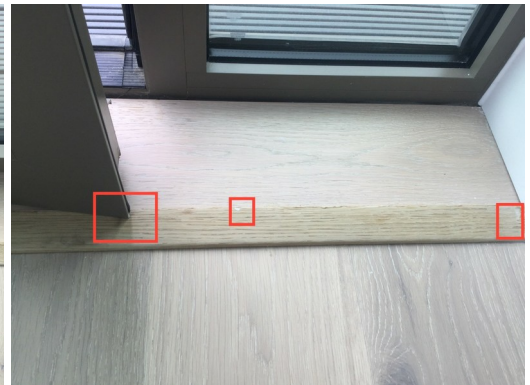
## Living Room Balcony

### • Balcony door and doorframe [0.78]

Door restricted by threshold, white in grain on threshold.



paint splashed on hinge



Door restricted by threshold.

### • Windows and frames [0.79]

Exterior water stained



Water stained

• Balustrade [0.80]

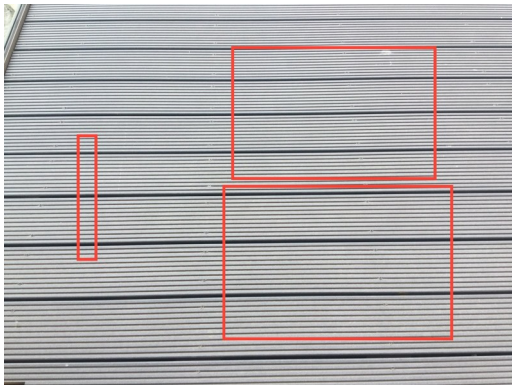
Glass panel scratched



Exterior scratched

• Composite decking boards [0.81]

Boards creak, stained, scratched



scratched, boards creak