

	4 Cults Drive (Plot 10)		Alpha Sign Off	CoW Sign Off
Bathroom	Toilet cistern leaking Toilet not secure to floor or wall	Reported to contractor, plumber attending 11/5/2023 Attended to 11 Dec CHECK adequate framing and fixings in place	Jan 2024	
	Cracking around window head requires to be sealed.	Completed W/E 19 Jan	Jan 2024	
Patio doors	cannot lock	Reported to contractor, joiner attending 11/5/2023	Jan 2024	
	requested restrictors fitted	Contractor confirmed not part of original spec, contractor may quote to fit once additional funding confirmed *Alpha Projects*		
	Patio door glass is badly scratched. Patio door is not level with each other, damaged hinge covers externally. Seal around patio doors internally.	Not noted or record at Practical Completion — not a defect Completed W/E 19 Jan	Jan 2024	
Internal doors	Doors require some shaving for floor coverings	Contractor confirmed that doors met with required spacing and were checked by COW but as a gesture of goodwill instructed joiner to attend to on 11/05	Jan 2024	
Bathroom	Water at hot taps exceeds legal limits - scalding risk	Contractor attended - 22/9 CONFIRM	Jan 2024	
	Could collars be fitted around sink waste and piped at sink, and re-sealed.			
	Seal down joint at end of wet wall and wall.	Completed W/E 19 Jan	Jan 2024	
Heating	Additional Relay to be installed between ASHP & Controller	Contractor to arrange site-wide visit		
External	Faulty outside light — strobe effect	*Owner*		
	Clean up at front door, render splashes			
Kitchen	Counter moved	*Worktop @ Wall*		
	Settlement cracks to soil pipe boxing			
			Alpha Sign Off	CoW Sign Off
Bedrooms	Cracks at ingoes	Completed W/E 19 Jan	Jan 2024	

	Cracks at internals (walls and ceilings) Nail pops at windows, various Window sticking Wardrobe doors not flush Exposed tape joint in middle of bedroom ceiling	Completed W/E 19th Jan Completed W/E 19th Jan	Jan 2024	
Loft	Sarking boards not as per building warrant (9mm thick OSB, not the 18 x 145mm softwood with 3mm gaps as stated in the approved building warrant) Insulation requires to be tidied up. Tight loft this house difficult to cover across the rafters. Top 300mm layer can be laid the same way as the rafters staggered.	*OSB* Completed W/E 19th Jan 400mm of additional insulation installed (total now 500mm+)	Jan 2024	
Front door	clear opening width of just 740mm as recently measured by Oli Giles. This is not compliant with either building warrant documentation which specified a minimum 800mm or building standards which require 775mm for an accessible door previously reported lock issue with the front door lock has become worse. The key is becoming harder to turn, and on Sunday night it would not come out of the door Void insulation to be put back in place at hatch. Insulate exposed pipes to WHB. Insulation missing at roof at SVP.	*Doorsets to be reviewed* Contractor attend Completed W/E 19th Jan but issues reported still Homeowner has removed and replaced hatch Not required Not required		
Windows/patio doors	The kitchen window and locking patio door are both missing the low e-coating to the glazing of both panes	TBC		
Radiators	Several have dropped and are not adequately secured to the wall – lounge and bedroom 2	*		
Extract fans	Specified as humidstat on BW but are not. Check	*		
	Upstairs shower room extract is very loud	*		
Garden	Fencing and hedging outstanding	*		
			Alpha Sign Off	CoW Sign Off
Reported since 14/2/24				
Roof	Small section of roof tile has blew off near to solar panels	*		
Fans	Upstairs bathroom fan making loud bearings noise	*		

Front Door	Lock is very stiff to turn and release, especially when unlocking from outside.	*		
Cracking Various	Kitchen counter gap to back wall, boxing around spol pip in kitchen Top of each dormer window Ceiling wall joint in master bedroom			
Upstairs floors	Reported squeaks and movement in subfloor	*		
Windows	"The kitchen window and locking patio door are both missing the e-coating to the glazing of both panes. We understand that this has been a legal requirement for new build homes since 2013."	*		
Electrics	Reported shock from cooker switch	Full EICR carried out and switch replaced		
ASHP	Earth leakage test required on ASHP	Alpha chasing Samsung as of 19/2/24		
