

	8 Cults Drive (Plot 12)		Alpha Sign Off	CoW Sign Off
Kitchen	noticeable cut line on worktop, chipped towards bottom, poorly sealed, laminate bubbling	Alpha - Was agreed prior to PC with Client the joint was accepted. – Gordon Paice to Confirm		
	worktop not fitted/sealed properly (gap between sink and counter top) – (not fixed properly- have put silicone around front and 2 sides but not the back, still a gap at back, can actually lift sink up slightly)	Completed W/E 19th Jan	Jan 2024	
	Seal at SVP box	Completed w/e 19/1/24	Jan 2024	
	Socket too close to sink	Alpha – within regs from point of source	Jan 2024	
	Nail holes in door frames/stops to be filled			
	Patio doors – gap at bottom. check rubber seal or adjust as necessary			
	Seal around patio door frames	Completed W/E 19th Jan	Jan 2024	
Bathroom/WC	gap in bath fitting and the way the corners are sealed is just not a clean finish	Completed W/E 19th Jan	Jan 2024	
	Seal wet wall and at door and shower. Make good exposed nail head	Completed W/E 19th Jan Completed W/E 19th Jan	Jan 2024	
	No cap at head of shower enclosure frame	Review on site		
	Poor finish at waste pipe – fit collar and repaint			
Finishings throughout	Stairwell and Bathroom & Front doors - chunks out of wood just painted over and paint/seal already cracking. Concerns material is MDF and will swell	French polisher sent to attend to damaged doors 21/4/23. Contractor instructed to make good other damage.		
Cupboard doors	Don't close properly/open easily	Contractor remedied CHECK with owner	Jan 2024	
Bedrooms	closet doors in upstairs bedrooms stick significantly when closing			
			Alpha Sign Off	CoW Sign Off
	a large patch on the floor by the downstairs bedroom	Clarify		
	Nail pops			

	Exposed joins to be made good, dormer and ceiling			
	Chips on doorframe stops to be made good (at bathroom too)			
	Socket sparking	Checked by electrician 29/1, no issue. Possible overloading of appliances.	Jan 2024	
Front doors	Fixing/properly affixing the front door and finishing the threshold there is a massive draught and rain is getting in underneath. Weep holes do not appear to be blocked			
Glazing	Scratched glass and chips on frames	RH & CoW to check at on-site visit 4/5/23	Jan 2024	
Radiators & Sockets		Contractor remedied	Jan 2024	
Loft space	Insulation displaced. Make sure tight to gable walls	Completed W/E 19 th Jan	Jan 2024	
Internal door (location?)	Split frame	Contractor instructed to repair		
Window (location?)	Handle loose	Contractor instructed to repair	Jan 2024	
Flooring at top of stair	Uneven	Check 4/5/23	Jan 2024	
External	Cill end caps and sealant missing (under cill and top of another window); make good cill damage Sealant around vents and windows Rotary dryer damaged in high winds Outstanding hedging to be planted Render at kitchen window cill	Contractor instructed to repair. Check 4/5/23 Completed W/E 19 th Jan Not a defect	Jan 2024 Jan 2024	
	Patio doors need restrictors and make good damage to render Condensation regularly on bottom of French doors leading to mould		Jan 2024	
	Flashing needs trimmed	Check 4/5/23	Jan 2024	
Bathroom Upstairs	Chip in cistern cover	RH raised with contractor	Jan 2024	
External	Vent installed upside down, mastic poor (cedral cladding)		Jan 2024	
			Alpha Sign Off	CoW Sign Off
Vents	Downstairs through vent and Bedroom 3 vent have no adjustment	Confirm with Architect if adjustment needed	Jan 2024	
Kitchen/Diner floor	Chipboard not fixed down beside BT point		Jan 2024	

External grounds	Make good loose dry verge	Any defects to the roof or rainwater goods will be repaired during the 12 month defects period.	Jan 2024	
Heating	Additional Relay to be installed between ASHP & Controller	Contractor to arrange site-wide visit	Jan 2024	
External	Rotary drier damaged in high winds		Jan 2024	
Stairs	Wall uneven	Review on site		
	Gap at handrail not wide enough for hand	Completed W/E 19 th Jan	Jan 2024	
Office	Door not latching	Completed W/E 19 th Jan	Jan 2024	
	Seal around hatch and make good	Completed W/E 19 th Jan	Jan 2024	
Utility	Pipes to be insulated at Sunamp	Cold pipe only as spec – see site wide comment		
Front door	Water ingress during rain			
Kitchen window external	Chipped concrete sill			
