



Andrew Robertsons CIOCW
Blue Bricks Ltd

12 BATH LANE, BRADFORD

79 Issues Identified

Thursday, 26 March 2026

Prepared For Ryan Butterworth



ROOF LEFT

No issues at time of inspection



ROOF RIGHT

No issues at time of inspection



FRONT OF PROPERTY



ISSUE 1

A 75mm clearance from FFL to invert level of air brick has not been achieved



ISSUE 2

Brickwork requires cleaning in several areas from mortar staining

NHBC 9.1.2 Fair faced masonry should be reasonably uniform in texture, finish and colour, including mortar



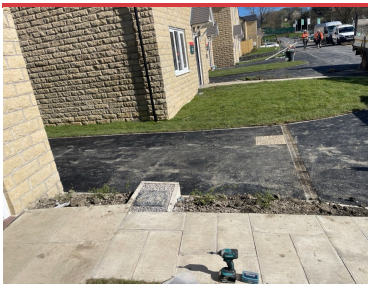
EXAMPLE 2



ISSUE 3

There is a lip on the manhole cover, please alter manhole cover letter to suit the ground level

NHBC 5.3.7 Manholes should be constructed or installed at the correct level so that the covers will align with the adjacent ground.



GENERAL COMMENTS

1. Soft landscaping to the front of the property is to be completed prior to handover
2. Driveway is be jet washed prior to handover



EXAMPLE 2



RIGHT HANDSIDE OF THE PROPERTY



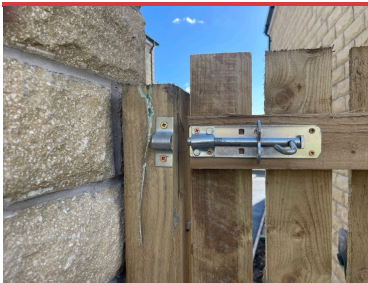
ISSUE 4

There is a weep vent missing to above the side window

NHBC 6.1.17 Weepholes in cavity walls should be the equivalent of a full brick perpend joint, e.g. 65mm x 10mm where exposed within the cavity. The size of the discharge opening in proprietary weepholes may be smaller, provided it is designed to discharge any water collected, safely. The end of the weephole within the cavity should be kept clear of mortar droppings.



REAR OF THE PROPERTY



ISSUE 5

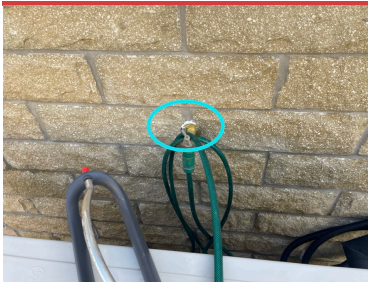
The lock does not engage with the keep on the gate, please adjust to suit

NHBC 9.4.5 Joinery and the materials used should be installed to established standards of workmanship and have no visible defects after the finish has been applied.



OBSERVATION

Hard landscaping to the rear of the property to be completed



ISSUE 6

Can a clear mastic seal be used to seal the penetration hole into the brickwork please

NHBC 9.1.9 Sealants should be tooled to: remove blisters and irregularities, achieve a compact, smooth neat surface finish.

NHBC 9.4.6 Where appropriate, gaps between fitments and wall tiling should be sealed with a waterproof joint and brought to a smooth finish.



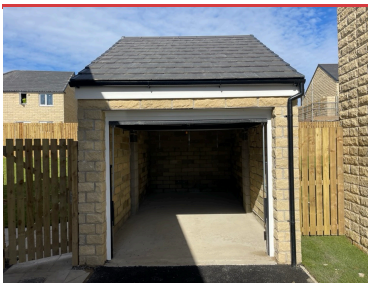
ISSUE 7

Excessive gaps to the party wall fence line, please make good



OBSERVATION

It was noted at the time of the inspection that there is a gradient sloping down to the property. It is worth noting that this should be observed moving forward and additional land drainage installed if it possesses as a risk of potential drainage issues



GARAGE



ISSUE 8

The floor is to be cleaned prior to handover

NHBC 9.4.8 Prior to completion and handover:

- work should be left in a clean state
- temporary coverings and protection should be removed, and the fitments and finishings cleaned and dusted
- decorating should be completed in accordance with chapter 9.5 'Painting and decorating'



ISSUE 9

The brickwork and block work is to be cleaned prior to handover

NHBC 9.4.8 Prior to completion and handover:

- work should be left in a clean state
- temporary coverings and protection should be removed, and the fitments and finishings cleaned and dusted
- decorating should be completed in accordance with chapter 9.5 'Painting and decorating'



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



KITCHEN



ISSUE 10

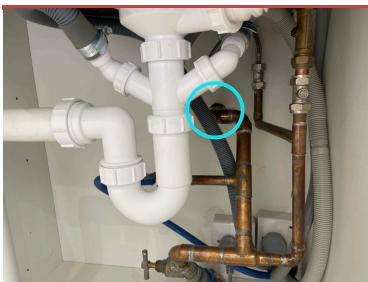
Damage to wall hung cupboard, please make good

NHBC 9.4.8 Finishings and fitments shall be suitably protected during construction and be undamaged at handover.



OBSERVATION

Can the builder please liaise with the client to see if they require a shelf fitting to the underside of the kitchen sink



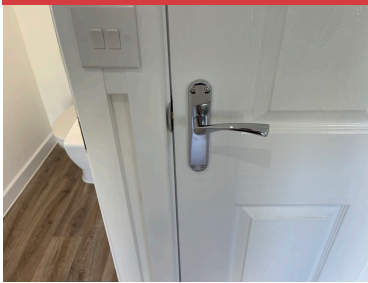
ISSUE 11

Rosettes are to be fitted to the back of the kitchen sink cupboard where copper pipe penetrations enter



OBSERVATION

Can the builder please check the approved kitchen drawings and confirm dimensions for the fascia panel above the kitchen oven, I would suggest a bigger fascia to hide the carcass behind



ISSUE 12

There are several rattling doors throughout the property that require the keep altering to suit

NHBC 9.4.5 Joinery and the materials used should be installed to established standards of workmanship and have no visible defects after the finish has been applied



ISSUE 13

Patching and paint touch ups required to the walls and other surfaces

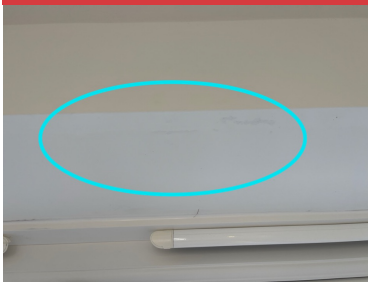
NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



EXAMPLE 5



ISSUE 14

Damage to radiator, please make good

NHBC 9.4.8 Finishings and fitments shall be suitably protected during construction and be undamaged at handover.



W/C



ISSUE 15

The radiator is not level



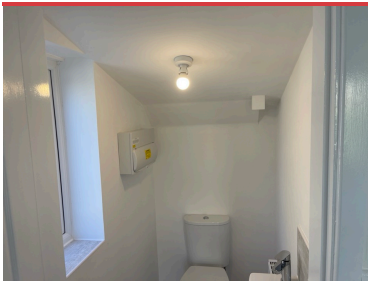
ISSUE 16

1. Please can a rosette be fitted to the copper pipe penetrations through the plasterboard wall

2. Please ensure decoration is made good in these specific areas

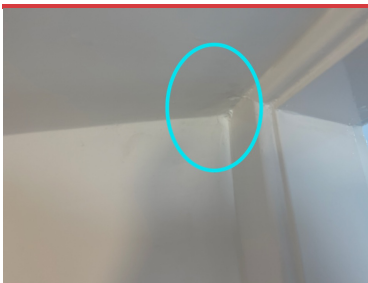


EXAMPLE 2



OBSERVATION

It was observed that the head room to the bottom of the light is very low, can a spot light be installed in leui please



ISSUE 17

Patching and paint touch ups required to the walls and other surfaces

NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



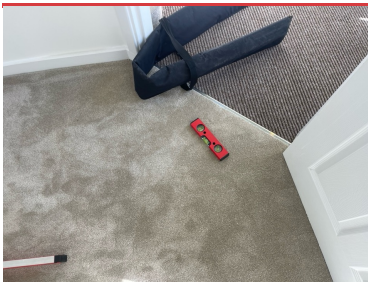
EXAMPLE 3



EXAMPLE 4



LIVING AREA



ISSUE 18

There are several builders debris underneath the carpet in this area where the level is laid, please remove

NHBC 9.4.6 Fitments shall be installed to provide satisfactory appearance and performance



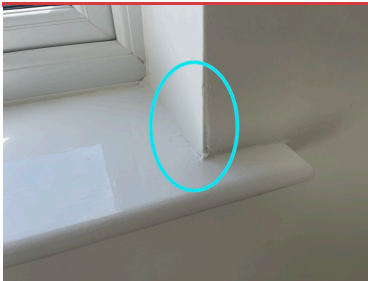
ISSUE 19

There are several dings and scrapes to the window frame that will require making good



ISSUE 20

The radiator is not level



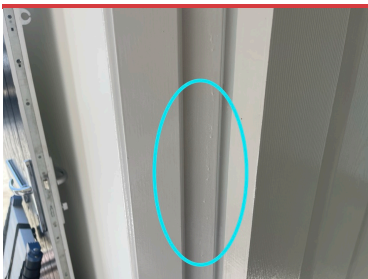
ISSUE 21

Patching and paint touch ups required to the walls and other surfaces

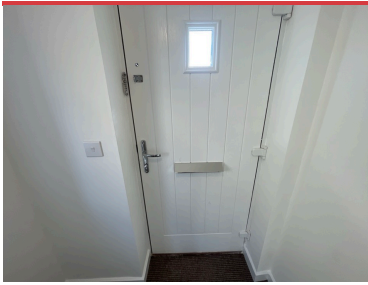
NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



FRONT DOOR



ISSUE 22

There are various dings and scrapes to the front door that will require making good

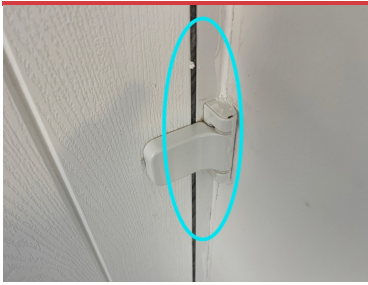
NHBC 9.4.6 Fitments shall be installed to provide satisfactory appearance and performance



EXAMPLE 2



EXAMPLE 3



ISSUE 23

A general cleaning note for several areas, please ensure all surfaces are cleaned prior to handover

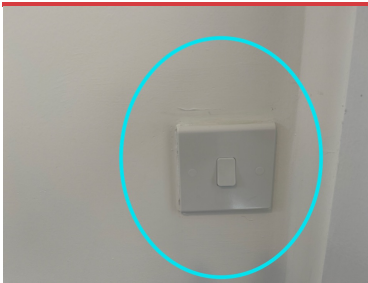
NHBC 9.4.8 Prior to completion and handover:

- work should be left in a clean state
- temporary coverings and protection should be removed, and the fitments and finishings cleaned and dusted
- decorating should be completed in accordance with chapter 9.5 'Painting and decorating'



ISSUE 24

The radiator is not level



ISSUE 25

Patching and paint touch ups required to the walls and other surfaces

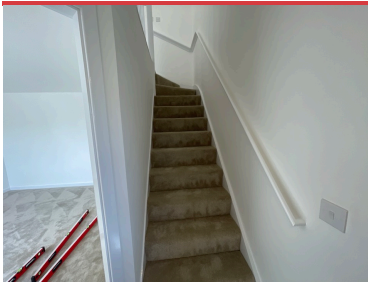
NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



STAIRS



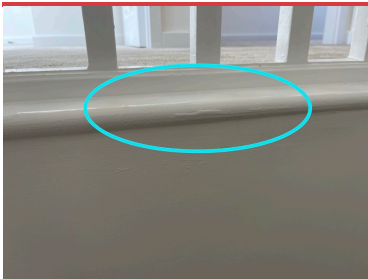
ISSUE 26

Patching and paint touch ups required to the walls and other surfaces

NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



EXAMPLE 5



EXAMPLE 6



BEDROOM 1



ISSUE 27

Marks to the top of the radiator require removing

NHBC 9.4.8 Finishings and fitments shall be suitably protected during construction and be undamaged at handover.



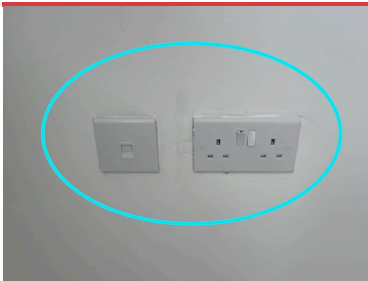
ISSUE 28

Patching and paint touch ups required to the walls and other surfaces

NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



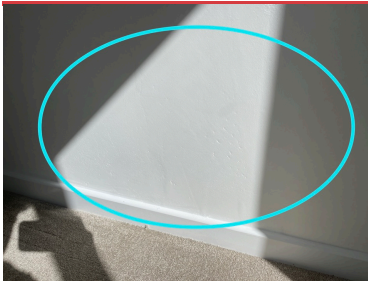
BEDROOM 2



ISSUE 29

Patching and paint touch ups required to the walls and other surfaces

NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



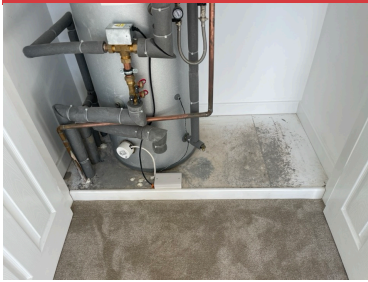
EXAMPLE 4



ISSUE 30

The filling loop is to be disconnected prior to handover

The filling loop should be disconnected after use and stored appropriately. The installer should ensure adequate backflow protection is in place and that the system complies with current regulations and NHBC guidance.



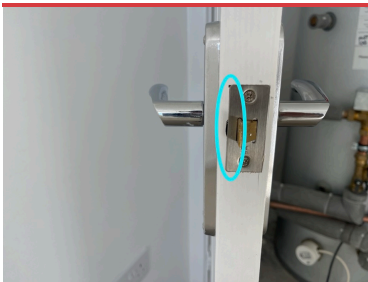
OBSERVATION

Can the builder please confirm in line with approved drawings/specifications that soft flooring is not required to this cupboard space



OBSERVATION

Can the builder please confirm in line with approved specifications that keep sleeves are not required



ISSUE 31

Patching and paint touch ups required to the walls and other surfaces

NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



BEDROOM 3



ISSUE 32

Patching and paint touch ups required to the walls and other surfaces

NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



ISSUE 33

There are various dings and scrapes to the window frame that will require making good

NHBC 9.4.8 Finishings and fitments shall be suitably protected during construction and be undamaged at handover.



EXAMPLE 2



ISSUE 34

There is a burn mark to the carpet that will require making good

NHBC 9.4.8 Finishings and fitments shall be suitably protected during construction and be undamaged at handover.



BEDROOM 3 EN-SUITE

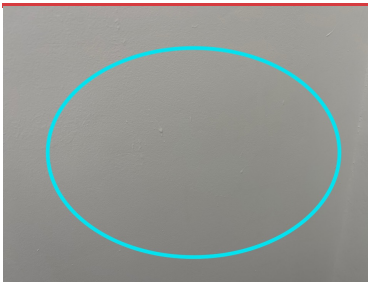


ISSUE 35

Please seal end of shower tray

NHBC 9.1.9 Sealants should be tooled to: remove blisters and irregularities, achieve a compact, smooth neat surface finish.

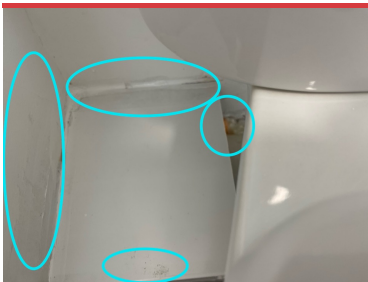
NHBC 9.4.6 Where appropriate, gaps between fitments and wall tiling should be sealed with a waterproof joint and brought to a smooth finish.



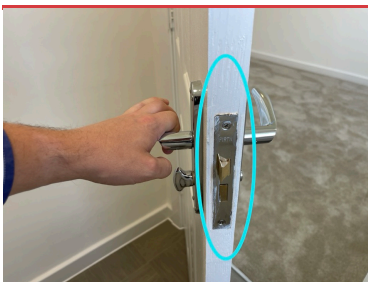
ISSUE 36

Patching and paint touch ups required to the walls and other surfaces

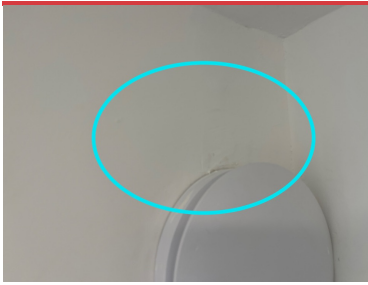
NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



EXAMPLE 5



BATHROOM



BATH FILLED & OVERFLOW TESTED ✓



NOTE TO HOME OWNER

Please note we were unable to take the Bath panel of as it was to tightly fixed - builder is investigate further



ISSUE 37

Please cut out mastic and reseal due to gaps present which proposes as a potential water risk moving forward

NHBC 9.1.9 Sealants should be tooled to: remove blisters and irregularities, achieve a compact, smooth neat surface finish.

NHBC 9.4.6 Where appropriate, gaps between fitments and wall tiling should be sealed with a waterproof joint and brought to a smooth finish.



EXAMPLE 2



ISSUE 38

Door stop is to be installed



ISSUE 39

The mastic is poorly installed, please cut out and make good

NHBC 9.1.9 Sealants should be tooled to: remove blisters and irregularities, achieve a compact, smooth neat surface finish.

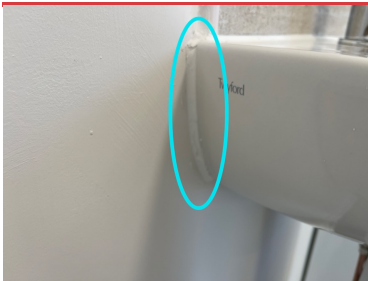
NHBC 9.4.6 Where appropriate, gaps between fitments and wall tiling should be sealed with a waterproof joint and brought to a smooth finish.



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



ISSUE 40

The toilet seat is loose, please adjust to suit



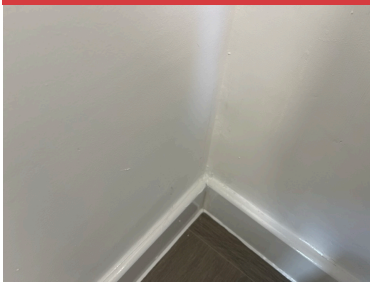
ISSUE 41

Patching and paint touch ups required to the walls and other surfaces

NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



EXAMPLE 5



LANDING



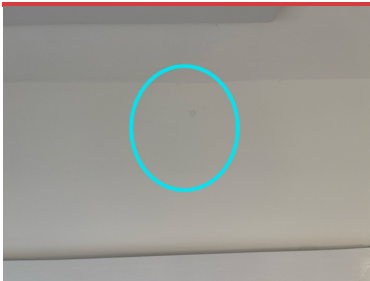
ISSUE 42

Patching and paint touch ups required to the walls and other surfaces

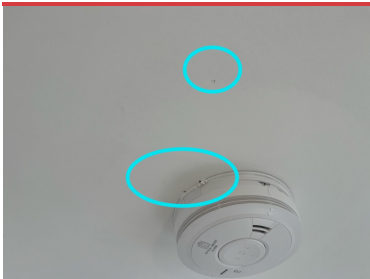
NHBC 9.1.10 Painted and varnished surfaces should be reasonably smooth and free from nail holes, cracks and splits, reasonably uniform in colour, texture and finish and have joints filled



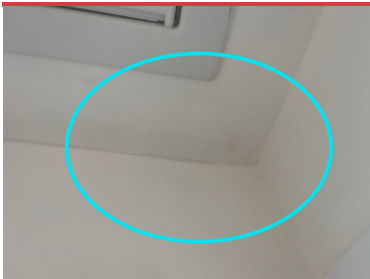
EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



EXAMPLE 5



ISSUE 43

Please remove staining to the carpet

NHBC 9.4.8 Prior to completion and handover:

- work should be left in a clean state
- temporary coverings and protection should be removed, and the fitments and finishings cleaned and dusted
- decorating should be completed in accordance with chapter 9.5 'Painting and decorating'



LOFT

No issues at time of inspection