MIDDLETON
NEW HOME SURVEYS

INDEPENDENT NEW-BUILD
SNAGGING
& TECHNICAL AUDITS

INDEPENDENT TECHNICAL QUALITY AUDIT & PRE-COMPLETION DEFECT SCHEDULE

PROPERTY:
THE LANGBOURNE (4-BED DETACHED)

DEVELOPMENT:
ST. JAMES MEADOW, WEST SUSSEX

PLOT / UNIT:
PLOT 14

CLIENT:
PRIVATE CLIENT (CONFIDENTIAL)

CLIENT REFERENCE:
CL-8491

REPORT REFERENCE:
GLR-20260AUD-014



Marlon Rodney MRICS —
Chartered Surveyor & Technical Quality Consultant

EXECUTIVE SUMMARY

REPORT REFERENCE:	GLR-20260AUD-014
PROPERTY:	THE LANGBOURNE
CLIENT:	PRIVATE CLIENT
DATE OF INSPECTION:	12 MAY 2026
REPORT DATE:	13 MAY 2026

COMPLIANCE AUDIT

An independent assessment of the property against applicable building regulations, standards and good practice.

TOTAL DEFECTS IDENTIFIED	HIGH PRIORITY DEFECTS	COMPLIANCE REQUIREMENTS
28	04	02

SCOPE & REGULATORY AUDIT BENCHMARKS

THIS AUDIT COMPRISES AN INDEPENDENT VISUAL AND TECHNICAL INSPECTION OF PLOT 14 PRIOR TO LEGAL COMPLETION. ALL FINDINGS HAVE BEEN AUDITED AND BENCHMARKED AGAINST STATUTORY AND WARRANTY STANDARDS, INCLUDING:

- BUILDING REGULATIONS 2010 (AS AMENDED): SPECIFIC REFERENCE TO APPROVED DOCUMENTS A (STRUCTURE), B (FIRE SAFETY), C (RESISTANCE TO MOISTURE), AND L (CONSERVATION OF FUEL & POWER).
- WARRANTY STANDARDS: CURRENT NHBC STANDARDS (CHAPTERS 6.1, 7.2, & 9.1) AND PREMIER GUARANTEE TECHNICAL MANUAL.
- TOLERANCES & WORKMANSHIP: BS 8000 (WORKMANSHIP ON BUILDING SITES) AND THE NEW HOMES QUALITY BOARD (NHQB) CODE OF PRACTICE.

KEY PROPERTY FINDINGS

OVERALL, THE PROPERTY EXHIBITS SATISFACTORY STRUCTURAL MASONRY AND DRYLINING INSTALLATION; HOWEVER, SEVERAL ACTIONABLE NON-COMPLIANCES REQUIRE IMMEDIATE CONTRACTOR RECTIFICATION PRIOR TO HANDOVER:

- STATUTORY BREACHES: TWO CRITICAL STATUTORY ITEMS WERE IDENTIFIED: INADEQUATE VERTICAL CLEARANCE TO THE HORIZONTAL DAMP-PROOF COURSE (DPC) ON THE NORTHERN ELEVATION (BRIDGED BY EXTERIOR PAVING), AND UNSEALED SERVICE PENETRATIONS THROUGH THE GROUND-FLOOR UTILITY BOXING REQUIRING CERTIFIED FIRESTOPPING.
- TECHNICAL & THERMAL DEFICIENCIES: THERMAL VOIDS IDENTIFIED WITHIN THE LOFT INSULATION ENVELOPE OVER BEDROOM 2, ALONGSIDE OBSTRUCTED CAVITY TRAY WEEP VENTS TO THE FRONT ELEVATION.
- SECONDARY SNAGGING & FINISHES: 22 MINOR COSMETIC AND TOLERANCE DEFECTS LOGGED ACROSS INTERNAL JOINERY, SURFACE MASTIC SEALS, AND ELECTRICAL PLATE ALIGNMENT. FULL PHOTOGRAPHIC SCHEDULES AND REMEDIAL ACTIONS FOLLOW IN THE TECHNICAL APPENDIX.

ITEM 001 | EXTERNAL ELEVATION (NORTH)	CATEGORY: STATUTORY COMPLIANCE



Defect Description and Location:
The external ground level and adjacent block paving along north flank elevation have been laid proud of finished design level, bridging the DPC line. Finishes ground clearance measures approximately 65mm-70mm to finished paving, failing to achieve the requisite separation.

Benchmark / Standard:
Approved Document C (Section 5) & NHBC Standards Chapter 6.1 (D3)

Recommended Rectification:
Regrade the surrounding sub-base and paving perimeter to create a clear French drain or gravel margin ensuring a minimum 150mm vertical clearance beneath the DPC line.

ITEM 002 | GROUND FLOOR UTILITY	CATEGORY: STATUTORY COMPLIANCE



Defect Description and Location:
Inspection within the vertical service duct boxing reveals that the 110mm soil and vent pipe (SVP) slab penetration has been left unsealed. An open annular void of approximately 25mm–35mm exists around the plastic sleeve where it passes through the intermediate floor structure.

Benchmark / Standard:
Approved Document B (Fire Safety) Volume 1, Section 9 & NHBC Chapter 6.4

Recommended Rectification:
Install a certified intumescent pipe collar or fire-rated elastomeric compound tested in accordance with BS EN 1366-3 to reinstate the fire compartment barrier.

ITEM 003 | ROOF VOID	CATEGORY: STATUTORY COMPLIANCE



Defect Description and Location:
Within the roof void, mineral wool thermal insulation has been displaced and pulled back where raised boarding stilts have been fitted, leaving an uninsulated plasterboard ceiling void directly exposed to the cold unheated roof space.

Benchmark / Standard:
Approved Document L1A & NHBC Standards Chapter 7.2 (Insulation)

Recommended Rectification:
Cut and friction-fit 100mm base-layer quilt tightly between the ceiling joists beneath the boarding brackets, ensuring total continuity of the thermal envelope without compressing the material.

ITEM 004 | FRONT ELEVATION	CATEGORY: STATUTORY COMPLIANCE



Defect Description and Location:
The perpendicular weep vent openings positioned directly above the stepped cavity tray lintel to the principal lounge window are fully obstructed by extruded mortar snots and pointing residue, preventing water drainage from the cavity tray.

Benchmark / Standard:
NHBC Standards Chapter 6.1 (D6) & BS 8215

Recommended Rectification:
Rake out all mortar bridging within the weep vents using non-percussive hand tools, and insert retro-fit plastic weep duct liners to guarantee free passage of cavity drainage.

ITEM 005 | ENTRANCE HALL	CATEGORY: STATUTORY COMPLIANCE
	**Defect Description and Location:** The decorative polished chrome lighting faceplate adjacent to the entrance hall doorway fails to seat flush against the finished drylining substrate, leaving an unsightly proud gap of approximately 3mm–4mm along the right-hand edge, exposing raw plasterboard edge cutting. **Benchmark / Standard:** **BS 7671 (IET Wiring Regulations) & NHBC Standards Chapter 9.1 (Finishes & Internal Fittings)** **Recommended Rectification:** Isolate circuit, remove faceplate, check and ease backbox installation depth/lugs to allow the accessory to sit fully flush and square against the wall, make good local plaster cut, and re-secure.

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DEVELOPER RECTIFICATION TIMELINES

CONTRACTUAL BASIS	Rectification periods are governed by the terms of your purchase contract, including any schedules or build warranties.
RECOMMENDED PROTOCOL	Issues should be reported in writing to the developer with clear descriptions and supporting evidence.
ACKNOWLEDGEMENT PERIOD	We recommend obtaining written acknowledgement of your report within a reasonable timeframe.
RECTIFICATION COMPLETION	Completion timeframes must be confirmed by the developer and documented in writing.

NHQB COMPLIANCE GUIDELINES

REFERENCE FRAMEWORK	All inspections are undertaken with reference to the New Home Quality Board (NHQB) guidance and scope.
SCOPE ALIGNMENT	Our assessments focus on observable defects and non-compliances at the time of inspection within the agreed scope.
REPORTING STANDARDS	Reports are structured to reflect NHQB terminology and classification where applicable.

LEGAL DISCLAIMER

INDEPENDENT OPINION	This report provides our independent professional opinion based on the inspection undertaken and information available at the time.
NO LEGAL ADVICE	This report does not constitute legal advice. We recommend you seek independent legal advice if required.

SURVEYOR SIGN-OFF

SURVEYOR: MARLON RODNEY MRICS

RICS MEMBERSHIP NO: 6856458

DATE OF INSPECTION: 12 MAY 2026

REPORT REFERENCE: GLR-20260AUD-014

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