



Scottish Home Inspections
INDEPENDENT · ACROSS SCOTLAND

INSPECTION
REPORT
CONFIDENTIAL

REPORT Nº SHI-2026-
SAMPLE00
ISSUED 21 MAY 2026
ENGINE V1.0.2 · RULES V2.1.1

PRE COMPLETION SNAGGING INSPECTION

Defect Report & *Schedule of Snags*

18 Mossbank Crescent, Plot 142, Wallace Grange, Bishopbriggs, Glasgow G64 2QR
Built by Glenmore Homes (Scotland) Ltd

CATEGORY 3 – URGENT	CATEGORY 2 – FUTURE	CATEGORY 1 – NOTE	TOTAL ITEMS
13	36	01	50

PROPERTY PARTICULARS

§ 01

ADDRESS	18 Mossbank Crescent, Plot 142, Wallace Grange, Bishopbriggs, Glasgow G64 2QR	BUILDER	Glenmore Homes (Scotland) Ltd
PROPERTY TYPE	New Build Residential	INSPECTION DATE	21 May 2026
JURISDICTION	Scotland	INSPECTOR	A. Sample MRICS
CONSTRUCTION PHASE	Pre Completion	SAFETY-CRITICAL FINDINGS	15

This is a sample report. It does not relate to a real property or inspection, and the photographs are illustrative examples included to show the format. It is intended to demonstrate the depth of a Scottish Home Inspections pre-handover snagging inspection and the way each finding is cross-referenced to the relevant Standard.

The property is a newly-completed detached family home, inspected prior to legal completion at the purchaser's request. Overall it has been built to a sound standard and is structurally satisfactory; there is no evidence of significant movement or fundamental defect. Most of the items recorded are finishing and adjustment matters of the kind normally found at handover, and none individually undermines the integrity of the home.

50 items are recorded across the property and grounds: 1 Category 1 (note or monitor), 36 Category 2 (to be addressed) and 13 Category 3 (urgent or significant), of which 15 are flagged as safety-critical. The findings cover the external fabric and roof, the internal finishes and joinery, the kitchen and wet areas, the building services, and the external works.

Several findings relate to health and safety and should be resolved before the property is occupied. These cover the alarms and fire separation (a protective cover left fitted to the loft heat detector, and a missing self-closing device on the integral garage door); the staircase and landing guarding (balustrade spacing wider than permitted, and a handrail that does not run the full flight); a full-height glazed panel in a critical location where compliant safety glass could not be confirmed; the external boiler-flue clearance; the unvented cylinder discharge arrangement; and the absence of main protective bonding at the incoming service. These should be given priority.

Beyond the safety items, the recurring themes are incomplete decoration and finishing (nail pops, roller marks, uncaulked junctions and skirting gaps), adjustment of doors, windows and fitted units, and several weathering details externally (render cracking, a slipped roof tile, gutter and flashing defects, and missing external sealants). The external items are best corrected now to protect the building over the longer term.

The schedule of defects overleaf should be issued to the builder for completion. The Category 3 and safety-critical items should be addressed as a matter of priority and

confirmed complete prior to legal completion. A re-inspection can then be arranged to verify that the agreed remedial works have been carried out to an acceptable standard. Each finding is cross-referenced to the relevant NHBC 2026, Scottish Building Standards (Domestic, April 2026) or BS 7671 clause so that the basis for the assessment is clear to both purchaser and builder.

CONDITION RATING KEY

§ 03

1

Acceptable / Note

Recorded for the file. Item is within tolerance or is a note of fabric condition.

2

Defect – Future

Repair required but not urgent. Builder should remedy under warranty.

3

Defect – Urgent

Safety, structural or weatherproofing issue. Remedy before completion.

NI

Not Inspected / Unclassified

Element inaccessible, out of scope, or awaiting inspector review.

SAMPLE

D-001 Front elevation · Render – Render Cracking

2

LOCATION

External · Front elevation · render below first-floor window

INSPECTOR FINDINGS

Map-pattern cracking is present in the through-coloured render below the first-floor window to the front elevation, extending roughly 600mm. The cracking provides a route for water to reach the substrate.

Cut out and make good the cracked render in accordance with the system manufacturer's repair detail, and confirm the cause is not background movement.

EVIDENCE



Illustrative example

1 photograph

STANDARD REFERENCE

**NHBC Standards 2026, Chapter 9.1
(External walls), § 9.1.2 (render)**

Rule reference: NHBC-9.1.2-RENDER-v2

LOCATION

Roof · Rear roof slope · third course above gutter

INSPECTOR FINDINGS

A concrete interlocking tile on the rear roof slope has slipped from its course, breaking the weathering line and exposing the underlay and batten beneath.

Re-seat and mechanically fix the displaced tile, and inspect adjacent tiles for nib or fixing failure.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 7.2
(Pitched roofs), § 7.2.19 (Fixing tiles and
slates)

Rule reference: NHBC-7.2-ROOF-TILES-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Left gable · downpipe shoe at gutter
joint

INSPECTOR FINDINGS

A gutter union joint to the left gable is weeping, with staining tracking down the render below the joint. The seal has not seated correctly.

Remove, clean and re-seat the gutter union with a new gasket, and clean down the staining to the render.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 7.2
(Pitched roofs), § 7.2.22 (Drainage)

Rule reference: NHBC-7.2-RAINWATER-GOODS-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Front elevation · brickwork beside porch

INSPECTOR FINDINGS

The mortar pointing to the facing brickwork beside the porch is inconsistent — a mix of struck and recessed profiles with several unfilled perpend joints.

Rake out and re-point the affected area to a consistent profile to match the approved sample panel.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 6.1
(External masonry walls), § 6.1.14.4 (Mortar:
joints)

*Rule reference: NHBC-6.1.16-MORTAR-POINTING-
v2*

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Hallway · wall/ceiling junction

INSPECTOR FINDINGS

A continuous shrinkage crack runs along the wall-to-ceiling junction in the hallway, typical of early-life drying movement but presented unfinished at handover.

Rake out, fill with a flexible decorator's filler and redecorate the affected junction.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.1 (A
consistent approach to finishes), § 9.1.3
(Internal finishes)

*Rule reference: NHBC-9.1.3-JUNCTION-CRACKING-
v2*

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bedroom 3 · ceiling near light fitting

INSPECTOR FINDINGS

Several nail/screw pops and pronounced roller stipple are visible across the Bedroom 3 ceiling under raking light from the window.

Re-fix popped fixings, fill, sand and re-coat the ceiling to an even finish.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.1 (A consistent approach to finishes), § 9.1.10 (Paint finishes)

Rule reference: NHBC-9.1.3-PAINTED-CEILING-DEFECTS-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Living room · party wall behind TV point

INSPECTOR FINDINGS

The plastered wall behind the TV point bows visibly when checked with a 2m straightedge, exceeding the permitted deviation.

Re-skim or float the affected area to bring the surface within the SD10 flatness tolerance.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.1 (NHBC 9.1), § 9.1.3 (Internal walls and ceilings)

Rule reference: NHBC-9.1.3-WALL-FLATNESS-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bathroom · ceiling at external wall

INSPECTOR FINDINGS

Brown damp staining with spots of black mould is forming on the bathroom ceiling at the external wall junction, indicating a condensation or cold-bridge issue.

Establish and remedy the moisture source (ventilation/insulation), treat the mould, and make good the finish.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.1 (A consistent approach to finishes), § 9.1.3 (Internal finishes)

Rule reference: NHBC-9.1-INTERNAL-DAMP-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Dining room · skirting mitre at internal corner

INSPECTOR FINDINGS

The internal mitre joint where two lengths of MDF skirting meet at the corner of the dining room has been badly cut. The 45 degree faces do not match and an open V-shaped gap of approximately 3mm remains at the top of the joint, left unfilled at handover.

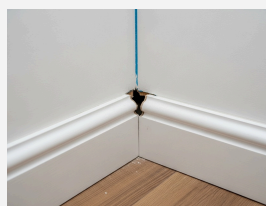
Cut and re-fix the skirting mitre so the joint pulls up tight, then caulk and redecorate to a clean line.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.4 (Finishes and fitments), § 9.4.4 (Finishings and internal trim)

Rule reference: NHBC-9.2.5-SKIRTING-MITRE-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bedroom 2 · door to landing

INSPECTOR FINDINGS

The Bedroom 2 door binds against the frame on the latch side, catching before it latches. Light witness marks are starting to appear on the latch-side facing of the door beside the strike plate, where the paint has been scuffed by the door catching against the frame each time it is closed.

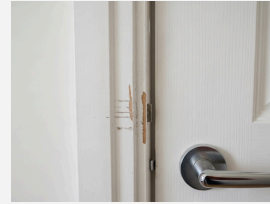
Ease and re-hang the door, adjusting hinges so it operates freely and latches cleanly, before the witness marks worsen.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.4
(Finishes and fitments), § 9.4.5 (Joinery)

Rule reference: NHBC-9.2.18-DOOR-OPERATION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Hallway · architrave mitre to study door

INSPECTOR FINDINGS

The mitre joint at the head of the study door architrave has opened, leaving a visible wedge-shaped gap.

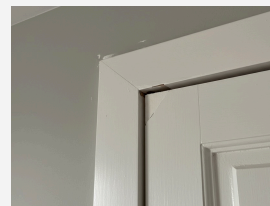
Re-fix and fill the mitre, then redecorate.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.4
(Finishes and fitments), § 9.4.4 (Finishings and internal trim)

Rule reference: NHBC-9.2.5-ARCHITRAVE-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Kitchen · worktop joint at return

INSPECTOR FINDINGS

The laminate worktop mason's mitre at the return is open and proud, with the joint not pulled tight — a water-ingress risk to the chipboard core.

Re-make the worktop joint with fresh sealant and correctly tensioned bolts, flush and watertight.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.4 (Finishes and fitments), § 9.4.6 (Airing cupboards, cupboards, worktops and fitments)

Rule reference: NHBC-9.2.20-WORKTOP-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bedroom 1 · fitted wardrobe

INSPECTOR FINDINGS

The fitted wardrobe doors to Bedroom 1 are out of alignment, with an inconsistent shadow gap and one door standing proud at the base.

Adjust the hinges and hanging to bring the doors level with a consistent shadow gap.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.4 (Finishes and fitments), § 9.4.6 (Airing cupboards, cupboards, worktops and fitments)

Rule reference: NHBC-9.2.20-WARDROBE-FIXING-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · WC · door leaf

INSPECTOR FINDINGS

The cloakroom WC door has a deep scratch across the lower rail and a run in the factory paint finish.

Fill, rub down and re-finish the door, or replace the leaf if the damage cannot be made good.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.4 (Finishes and fitments), § 9.4.5 (Joinery)

Rule reference: NHBC-9.218-DOOR-DAMAGE-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bedroom 2 · window to front

INSPECTOR FINDINGS

The Bedroom 2 front window will not engage its locking points — the handle turns but the espagnolette does not throw fully, leaving the sash unsecured.

Adjust the keeps/gearing so all locking points engage with the handle fully home.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 6.7 (Doors, windows and glazing), § 6.7.3.4 (Operation and strength)

Rule reference: NHBC-6.712-WINDOW-OPERATION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Kitchen window · external cill

INSPECTOR FINDINGS

The drip groove to the underside of the kitchen window cill has been bridged with paint, so water can track back to the wall face rather than dripping clear.

Rake out the paint to reinstate a clear, continuous drip groove.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 6.7 (Doors, windows and glazing), § 6.7.7 (weatherproofing)

Rule reference: NHBC-6.7-WINDOW-CILL-WEATHER-v2

EVIDENCE



Illustrative example

1 photograph

SAMPLE

LOCATION

Ground floor · Living room · full-height side panel to patio door

INSPECTOR FINDINGS

The full-height fixed side panel adjacent to the patio door — a critical location — carries no visible safety-glazing kitemark, so compliant toughened/laminated glass cannot be confirmed.

Confirm the pane is safety glass to BS EN 12600; if marking or evidence is absent, replace with marked safety glazing.

STANDARD REFERENCE

Scottish Building Standards Technical Handbook Domestic (April 2026), Chapter 4.8 (Danger from accidents), § 4.8.2 (Collision with glazing)

Rule reference: *STH-4.8-SAFETY-GLAZING-v2*

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Landing · window frame perimeter

INSPECTOR FINDINGS

The external perimeter sealant to the landing window frame is missing along the head, leaving an open gap between frame and reveal.

Apply a continuous low-modulus weatherproof sealant bead to the frame perimeter.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 6.7 (Doors, windows and glazing), § 6.7.7 (perimeter sealing)

Rule reference: *NHBC-6.7-FRAME-SEALANT-v2*

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Front door · multipoint lock

INSPECTOR FINDINGS

The front composite door multipoint lock requires the door to be lifted hard on the handle before the bolts will throw, indicating the keeps are out of adjustment.

Adjust the hinges and lock keeps so the multipoint mechanism engages smoothly without lifting.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 6.7 (Doors, windows and glazing), § 6.7.3.4 (Operation and strength)

Rule reference: NHBC-6.7-EXTERNAL-DOOR-OPERATION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bathroom · shower wall tiling

INSPECTOR FINDINGS

Excessive lippage is present between adjacent tiles on the shower wall, with tile edges standing proud enough to catch a fingernail.

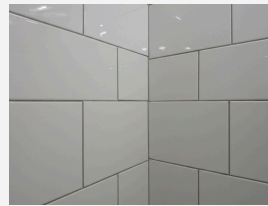
Lift and re-lay the affected tiles to a flat plane within the lippage tolerance.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.2 (Wall and ceiling finishes), § 9.2.5 (Ceramic wall tiling)

Rule reference: NHBC-9.2.5-WALL-TILE-LIPPAGE-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · En-suite · grout to shower tiling

INSPECTOR FINDINGS

The grout to the en-suite shower tiling is cracking and inconsistent in colour and depth, with several joints under-filled.

Rake out and re-grout the affected joints to a consistent colour and depth.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.2 (Wall and ceiling finishes), § 9.2.5 (Ceramic wall tiling)

Rule reference: NHBC-9.2.5-GROUT-CONSISTENCY-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bathroom · sealant to bath/wall

INSPECTOR FINDINGS

The silicone seal between the bath and the tiled wall is discoloured with mould growth and has pulled away in places, breaking the waterproof line.

Strip out and renew the perimeter sealant with a sanitary-grade silicone after drying the joint.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.2 (Wall and ceiling finishes), § 9.2.5 (Ceramic wall tiling)

Rule reference: NHBC-8.4-SEALANT-WET-AREA-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bathroom · shower enclosure wall

INSPECTOR FINDINGS

Elevated moisture and staining at the base of the shower enclosure tiling indicate water is tracking behind the tiles, suggesting a tanking or seal failure.

Expose and rectify the waterproofing/tanking behind the shower, then reinstate the tiling.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 6.7 (Doors, windows and glazing), § 6.7.5.2 (Performance requirements (bath and shower enclosures))

Rule reference: NHBC-8.4-SHOWER-WATERPROOFING-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · WC · floor tiling fall

INSPECTOR FINDINGS

Water ponds on the WC floor tiling rather than draining, with no effective fall toward the gully — standing water remains after use.

Re-lay the floor screed/tiling to achieve a positive fall to the drainage point.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.3 (Floor finishes), § 9.3.7 (Flexible sheet and flexible tile finishes)

Rule reference: NHBC-9.3-FLOOR-FALLS-WET-AREA-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Utility · boiler flue terminal

INSPECTOR FINDINGS

The boiler flue terminal externally is closer than the permitted distance to an opening window, risking re-entry of combustion products.

Relocate the flue terminal or the opening to achieve the manufacturer's and Building Standards clearances.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.3 (Space heating systems), § 8.3.2.4 (Building integration)

Rule reference: NHBC-8.1-BOILER-FLUE-CLEARANCE-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bedroom 4 · radiator under window

INSPECTOR FINDINGS

The radiator under the Bedroom 4 window is fitted noticeably out of level, sloping down toward the valve end.

Re-fix the radiator brackets to bring the unit level.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.3 (Space heating systems), § 8.3.2.5 (Fixing)

Rule reference: NHBC-8.1-RADIATOR-FIXING-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Living room · radiator thermostatic valve

INSPECTOR FINDINGS

The thermostatic radiator valve to the living-room radiator is seized and will not turn, so the room temperature cannot be controlled.

Free or replace the TRV head and confirm the pin operates.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.6
(Installation and commissioning), § 8.6.4
(Commissioning of heat-emitting systems)

Rule reference: NHBC-8.1-RADIATOR-VALVE-OPERATION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bedroom 1 · radiator face

INSPECTOR FINDINGS

Wall-paint splashes are present across the face of the Bedroom 1 radiator, left from decoration.

Clean the paint splashes from the radiator face without damaging the factory finish.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.1 (A consistent approach to finishes), § 9.1.10
(Paint finishes)

Rule reference: NHBC-9.1-RADIATOR-PAINT-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Kitchen · mixer tap

INSPECTOR FINDINGS

The kitchen mixer tap drips steadily from the spout when closed, indicating a worn or unseated cartridge.

Replace the tap cartridge/washer to stop the drip.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.1 (Internal services), § 8.1.6 (taps and outlets)

Rule reference: NHBC-8.1-TAP-OPERATION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Kitchen · sink waste trap

INSPECTOR FINDINGS

The sink waste trap in the base unit is weeping at the compression joint, with water marking the cabinet base below.

Re-make the waste trap connections and confirm watertight under flow.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.1 (Internal services), § 8.1.10.5 (Waste disposal)

Rule reference: NHBC-8.1-WASTE-DRAIN-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Rear elevation · unvented cylinder discharge

INSPECTOR FINDINGS

The temperature/pressure relief discharge pipe from the unvented cylinder terminates at high level above the rear path, where hot water discharge could scald a person below.

Re-route the discharge to terminate safely low-level over a gully with a guard, per G3/Building Standards.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.1 (Internal services), § 8.1.9.3 (Low-level discharge)

Rule reference: NHBC-8.1.9.3-UNVENTED-DISCHARGE-v1

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Front elevation · electricity meter box

INSPECTOR FINDINGS

The external electricity meter box has water ingress, with the surround sealant missing and damp evident inside the cabinet.

Reinstate the perimeter seal and replace any damaged components; confirm the box is weathertight.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.1 (Internal services), § 8.1.7 (Meter boxes)

Rule reference: NHBC-8.1.7-METER-BOX-v1

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Landing · landing balustrade

INSPECTOR FINDINGS

The gaps between the landing balustrade spindles exceed 100mm, allowing a 100mm sphere to pass — a fall-through risk for a child.

Add or re-space spindles so no 100mm sphere can pass through the guarding.

STANDARD REFERENCE

Scottish Building Standards Technical Handbook Domestic (April 2026), Chapter 4.4 (Pedestrian protective barriers), § 4.4.2 (Design)

Rule reference: *STH-4.4.4-BALUSTRADE-SPHERE-v2*

EVIDENCE



Illustrative example

1 photograph

LOCATION

Stairs · Staircase · wall-mounted handrail

INSPECTOR FINDINGS

The staircase handrail is not continuous — it stops short of the bottom three steps, leaving no handhold over part of the flight.

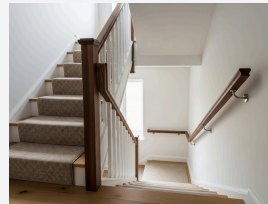
Extend the handrail to provide a continuous graspable rail for the full flight.

STANDARD REFERENCE

Scottish Building Standards Technical Handbook Domestic (April 2026), Chapter 4.3 (Stairs and ramps), § 4.3.14 (Handrails to stairs and ramps)

Rule reference: *STH-4.3-HANDRAIL-CONTINUITY-v2*

EVIDENCE



Illustrative example

1 photograph

LOCATION

Stairs · Staircase · third tread

INSPECTOR FINDINGS

The third tread from the bottom is loose and creaks underfoot, with movement felt when weighted.

Re-fix and wedge/glue the tread to the strings to remove movement.

STANDARD REFERENCE

Scottish Building Standards Technical Handbook Domestic (April 2026), Chapter 4.3 (Stairs and ramps), § 4.3.5 (Risers and treads)

Rule reference: STH-4.3-TREAD-CONDITION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Stairs · Staircase · newel and string finish

INSPECTOR FINDINGS

The painted finish to the newel post and string is chipped and scuffed in several places, presented unmade-good at handover.

Fill, sand and re-coat the damaged stair finishes.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 9.3 (Floor finishes), § 9.3.9 (Staircase finishes)

Rule reference: NHBC-6.6-STAIR-FINISH-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bathroom · extract fan

INSPECTOR FINDINGS

The bathroom extract fan does not run when called, so there is no mechanical extraction from the room.

Trace and rectify the supply/switching to the fan and confirm measured extract flow.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.4 (Ventilation), § 8.4.2.3 (Mechanical extract ventilation: system design)

Rule reference: NHBC-6.2-BATHROOM-EXTRACT-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Roof void · Loft · extract duct termination

INSPECTOR FINDINGS

The bathroom extract duct discharges into the loft void rather than to outside, dumping moist air into the roof space — a condensation and decay risk.

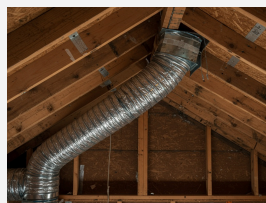
Extend and terminate the duct to an external tile/wall vent with an insulated, sealed run.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.4 (Ventilation), § 8.4.2.6 (Mechanical extract: ductwork)

Rule reference: NHBC-6.2-DUCT-TERMINATION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bedroom 3 · window trickle vent

INSPECTOR FINDINGS

The window trickle vent to Bedroom 3 has been painted over and sealed shut, defeating the background ventilation provision.

Free the trickle vent so it operates, removing the paint bridging.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 8.4 (Ventilation), § 8.4.1.3 (Continuous mechanical ventilation: system design)

Rule reference: NHBC-6.2-BACKGROUND-VENTILATION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Roof void · Loft · insulation at eaves

INSPECTOR FINDINGS

The loft insulation has not been carried fully to the eaves, leaving the perimeter of the ceiling under-insulated and prone to cold-bridging.

Extend the insulation to the eaves while maintaining the ventilation pathway.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 7.2 (Pitched roofs), § 7.2.15.3 (Insulation)

Rule reference: NHBC-8.1-LOFT-INSULATION-CONTINUITY-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

First floor · Bedroom 2 · ceiling at external corner

INSPECTOR FINDINGS

A cold-bridge pattern of light mould is forming on the ceiling at the external corner of Bedroom 2, mirroring the joist line.

Improve the insulation continuity at the junction and treat the affected finish.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 6.7 (Doors, windows and glazing), § 6.7.3.2 (Minimising thermal bridging)

Rule reference: NHBC-8.1-COLD-BRIDGE-VISIBLE-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Eaves · soffit ventilator

INSPECTOR FINDINGS

The continuous eaves ventilator to the soffit is blocked with mortar snots and debris, restricting roof-void ventilation.

Clear the eaves ventilation path to restore airflow to the roof void.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 7.2 (Pitched roofs), § 7.2.15.1 (Ventilation)

Rule reference: NHBC-7.2-EAVES-VENTILATION-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Garage · Integral garage · door to hallway

INSPECTOR FINDINGS

The integral garage-to-house door has no self-closing device fitted, so the fire-separating door can be left open — a fire-safety omission.

Fit a compliant self-closing device and confirm the door is FD30 fire-rated with intumescent seals.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 10.1 (Garages), § 10.1.6 (Resistance to fire spread)

Rule reference: NHBC-6.7-GARAGE-INTERNAL-DOOR-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

Garage · Integral garage · garage floor

INSPECTOR FINDINGS

Water ponds on the garage floor near the door rather than draining out, indicating the floor lacks a fall to the threshold.

Provide a positive fall to the garage floor toward the door/drainage.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 10.1 (Garages), § 10.1.4.5 (Floor drainage)

Rule reference: NHBC-9.4-GARAGE-FLOOR-FALL-v2

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Rear garden · timber decking

INSPECTOR FINDINGS

Several deck boards to the rear garden decking are loose with proud fixings, and the deck deflects excessively underfoot at mid-span.

Re-fix loose boards and add joist support to remove the excessive deflection.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 10.2
(Drives, paths and landscaping), § 10.2.10
(External decking)

*Rule reference: NHBC-10.2.10-EXTERNAL-
DECKING-v1*

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Front boundary · boundary wall coping

INSPECTOR FINDINGS

A coping stone to the front boundary wall is loose and can be rocked by hand, with the bedding mortar failed beneath it.

Re-bed the loose coping stone on fresh mortar and check the remaining copings.

STANDARD REFERENCE

NHBC Standards 2026, Chapter 10.2
(Drives, paths and landscaping), § 10.2.4
(Freestanding walls and retaining
structures)

Rule reference: NHBC-6.1-BOUNDARY-WALL-v2

EVIDENCE



Illustrative example

1 photograph

D-047 Kitchen · Socket Outlet – Accessory Not Plumb 2

LOCATION

Ground floor · Kitchen · socket above worktop

INSPECTOR FINDINGS

A double socket above the kitchen worktop is fitted out of plumb and stands proud of the tiled surface, with the backbox not seated flush.

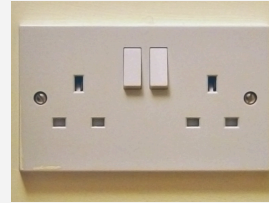
Re-seat the backbox flush and re-fix the accessory plate level.

STANDARD REFERENCE

**BS 7671:2018+A2:2022, Section 521
(Selection and erection)**

Rule reference: BS7671-ACCESSORY-FIXING-v1

EVIDENCE



Illustrative example

1 photograph

D-048 Utility · Consumer Unit – Consumer Unit Cover Loose 2

SAFETY-CRITICAL

LOCATION

Ground floor · Utility · consumer unit

INSPECTOR FINDINGS

The consumer unit cover in the utility is loose, with one fixing not engaged, leaving the front cover able to be pulled away from the enclosure.

Refit and secure the consumer unit cover to the manufacturer's fixings.

STANDARD REFERENCE

**BS 7671:2018+A2:2022, Regulation 421.1.201
(Consumer units)**

Rule reference: BS7671-CONSUMER-UNIT-v1

EVIDENCE



Illustrative example

1 photograph

LOCATION

Ground floor · Meter cupboard · main earthing

INSPECTOR FINDINGS

No main protective bonding clamp could be found to the incoming water service — a safety-critical omission for the earthing arrangement.

Install main protective bonding to the water (and gas, if present) service with a correctly rated conductor and BS 951 clamp.

STANDARD REFERENCE

BS 7671:2018+A2:2022, Regulation 411.3.1.2
(Main protective bonding)

Rule reference: BS7671-411.3-MAIN-BONDING-v1

EVIDENCE



Illustrative example

1 photograph

LOCATION

External · Rear elevation · external wall light

INSPECTOR FINDINGS

The external wall light to the rear has condensation and water inside the diffuser, indicating the gasket seal has failed and the IP rating is compromised.

Replace the fitting with one carrying an appropriate external IP rating and confirm the gland is sealed.

STANDARD REFERENCE

BS 7671:2018+A2:2022, Section 522.3
(Presence of water)

Rule reference: BS7671-EXTERNAL-LIGHT-IP-v1

EVIDENCE



Illustrative example

1 photograph

A. Sample MRICS A. SAMPLE

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NHBC STANDARDS 2026
SCOTTISH BUILDING
STANDARDS TECHNICAL
HANDBOOK (DOMESTIC, APRIL
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BS 7671:2018+A2:2022

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SAMPLE