

New-construction punch list by Alex Morgan

Nothing urgent

Plot 24, Willow Gardens

REFERENCE DEMO-NB-024	VISIT DATE Tue, Sep 8, 2026	SURVEYOR Alex Morgan
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FINDINGS

14
ITEMS

0
URGENT

13
NEEDED

1
MONITOR

TRADES IN THIS REPORT

CP Carpentry 3

PS Drywall 3

GL Windows and glass 2

TL Tiling 2

DC Painting 1

EL Electrical 1

FL Flooring 1

PL Plumbing 1

Fictional UK property and inspector, shown with US terminology. Illustrative photos include AI-generated images. AI draft for Alex Morgan to review and approve.

THE WORK · ENTRY HALL 1 item

1.1

FL FLOORING

NEEDED

Defect. Gray straight-laid planks have been installed. The homeowner confirmed warm oak parquet as the selected finish and showed the approved sample during the visit.

Action. Check the recorded selection with the homeowner and replace the hall flooring with the agreed finish and installation pattern before handover.



PHOTO 1.1

ILLUSTRATIVE SAMPLE

THE WORK · KITCHEN 1 item

2.1 CP CARPENTRY NEEDED

Defect. The lower outer corner of the white base-cabinet door is broken away, exposing the particleboard core.

Action. Replace the damaged door with a matching door and check its alignment, opening and closing before handover.



PHOTO 2.1

ILLUSTRATIVE SAMPLE

THE WORK · LIVING ROOM 2 items

3.1 GL WINDOWS AND GLASS NEEDED

Defect. A long scratch is visible across the window glass at mid-height in daylight.

Action. Ask the glazing contractor to assess the scratch and correct it or replace the affected pane. Check the finished glass in daylight before handover.



PHOTO 3.1

ILLUSTRATIVE SAMPLE

3.2 GL WINDOWS AND GLASS **NEEDED**

Defect. Excess sealant is smeared along the edge of the window frame, leaving an untidy visible finish.

Action. Remove the excess without damaging the frame or glass and leave a neat, continuous sealant finish.

THE WORK · BATHROOM 3 items

4.1 TL TILING **NEEDED**

Defect. A floor tile is cracked and chipped, with a piece missing from the damaged edge.

Action. Replace the damaged tile with a matching tile and finish the surrounding grout neatly before handover.



PHOTO 4.1

ILLUSTRATIVE SAMPLE

4.2 TL TILING **NEEDED**

Defect. The wall-tile joints beside the tub are incomplete, with open gaps in the grout.

Action. Prepare and grout the unfinished joints, then clean the tile faces and check for remaining gaps.



PHOTO 4.2

ILLUSTRATIVE SAMPLE

4.3 **PL** PLUMBING **NEEDED**

Defect. The silicone seal along the tub-to-wall joint is uneven and interrupted by visible gaps.

Action. Remove the defective silicone and reseal the tub joint with a neat, continuous bead before the tub is used.

THE WORK · PRIMARY BEDROOM 2 items**5.1** **PS** DRYWALL **NEEDED**

Defect. Horizontal and vertical drywall joints remain visible through the paint, with patchy areas apparent in light from the window.

Action. Prepare and finish the affected joints to an even surface, then repaint the wall and inspect it in natural light.



PHOTO 5.1

ILLUSTRATIVE SAMPLE

5.2 **PS** DRYWALL **NEEDED**

Defect. An unrepaired hole is visible low on the wall, to the left of the outlet.

Action. Repair the damaged drywall and finish it flush before the wall is repainted.

THE WORK · BEDROOM 2 2 items

6.1 CP CARPENTRY **NEEDED**

Defect. The bedroom door remained out of line with the frame and did not latch when the handle was released during the operation check.

Action. Check and adjust the door, hinges and latch so it closes freely and latches without being forced. Repair any disturbed finish.



PHOTO 6.1

ILLUSTRATIVE SAMPLE

6.2 DC PAINTING **NEEDED**

Defect. Raised paint runs and drips remain on the baseboard beside the door casing.

Action. Remove the runs, prepare the surface and repaint the affected baseboard to a smooth, even finish.



PHOTO 6.2

ILLUSTRATIVE SAMPLE

THE WORK · LANDING · 3 items

7.1 **EL** ELECTRICAL **NEEDED**

Defect. A lamp that worked at a nearby outlet did not illuminate from either receptacle of the double outlet low on the wall beside the window, with the outlet switches on.

Action. Ask a qualified electrician to investigate, correct the fault and verify operation before handover. No cause has been established by this functional check.



PHOTO 7.1

ILLUSTRATIVE SAMPLE

7.2 **CP** CARPENTRY **NEEDED**

Defect. The outside-corner miter joint in the baseboard is open, with an unfinished gap between the two sections.

Action. Refit the corner joint so the sections meet neatly, then repair the painted finish.



PHOTO 7.2

ILLUSTRATIVE SAMPLE

7.3 PS DRYWALL MONITOR

Defect. A fine diagonal crack runs through the painted finish above the upper corner of the door opening.

Action. Record and monitor the crack. Ask the builder to review any change before a cosmetic repair is agreed.



PHOTO 7.3

ILLUSTRATIVE SAMPLE

BY TRADE

Pricing order, and the split for sending work out

CP Carpentry 3 items

- | | |
|----------------------|---|
| 2.1 Kitchen | The lower outer corner of the white base-cabinet door is broken away, exposing the particleboard core. |
| 6.1 Bedroom 2 | The bedroom door remained out of line with the frame and did not latch when the handle was released during the operation check. |
| 7.2 Landing | The outside-corner miter joint in the baseboard is open, with an unfinished gap between the two sections. |

PS Drywall 3 items

- | | |
|----------------------------|---|
| 5.1 Primary bedroom | Horizontal and vertical drywall joints remain visible through the paint, with patchy areas apparent in light from the window. |
| 5.2 Primary bedroom | An unrepaired hole is visible low on the wall, to the left of the outlet. |
| 7.3 Landing | A fine diagonal crack runs through the painted finish above the upper corner of the door opening. MONITOR |

GL Windows and glass 2 items

- | | |
|------------------------|---|
| 3.1 Living room | A long scratch is visible across the window glass at mid-height in daylight. |
| 3.2 Living room | Excess sealant is smeared along the edge of the window frame, leaving an untidy visible finish. |

TL Tiling 2 items

- | | |
|---------------------|--|
| 4.1 Bathroom | A floor tile is cracked and chipped, with a piece missing from the damaged edge. |
| 4.2 Bathroom | The wall-tile joints beside the tub are incomplete, with open gaps in the grout. |

DC Painting 1 item

- | | |
|----------------------|---|
| 6.2 Bedroom 2 | Raised paint runs and drips remain on the baseboard beside the door casing. |
|----------------------|---|

EL Electrical 1 item

- 7.1** Landing A lamp that worked at a nearby outlet did not illuminate from either receptacle of the double outlet low on the wall beside the window, with the outlet switches on.

FL Flooring 1 item

- 1.1** Entry hall Gray straight-laid planks have been installed. The homeowner confirmed warm oak parquet as the selected finish and showed the approved sample during the visit.

PL Plumbing 1 item

- 4.3** Bathroom The silicone seal along the tub-to-wall joint is uneven and interrupted by visible gaps.

Prepared from a walkthrough by Alex Morgan, who is responsible for checking and signing off every line above.

DEMO-NB-024

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