

# Schedule of Snagging



BAILY · GARNER

**Project:** Island Homes Environmental Works  
**Address:**  
**Job No:** 24412  
**Date & Time:** Friday 16<sup>th</sup> December 2011 @ 8.30am  
**Inspection:** [Snagging] or [End of Defects Period]  
**Personnel Present:** James Coltman – Mulalley & Co. Ltd  
 Geoff James – Clerk of Works  
 Rob Ireland – Baily Garner LLP

The items noted below require the further attention of Mulalley & Co Ltd

Item	Defect/Description
<b>Glengall Grove</b>	
1.	Reface 2 no. bricks to new wall construction opposite entrance 5A to 11A.
2.	Cut out and replace 1 no. cracked concrete padstone by entrance 5A to 11A
3.	General item – Contractor to inspect all concrete padstones and ensure any cracked stones are replaced.
4.	Additional coat of paint to be applied to all stems, plates and top handrails of entire length of new railing installation.
5.	Ensure all edges to handrails are decorated along the entire length of railing installation.
6.	General item – generally Contractor is to review all railings and ensure general touch ups are undertaken where paint work is grinning through.
<b>Kingsbridge Estate</b>	
7.	Provide cross hatch finish to stepping stone (timber construction) to provide additional grip.
8.	Supply and fit all outstanding play equipment prior to opening ceremony on 20 <sup>th</sup> December 2011.
9.	Hack off and re-render all curved wall installations as standard of render currently on site is poor (accepted by all parties that due to current weather conditions and imminent opening ceremony, rectification works will be undertaken in the New Year).
10.	Allow to supply and fit 2 no. dog bins to grassed area to rear of estate.
11.	Contractor to ensure that all grassed areas to the estate are seeded in correct growing season.
12.	New tarmac installation located between Montrose and Michigan Houses, finish needs to be relevelled to prevent pooling of water as seen during inspection.
<b>Midship and Quarterdeck Play Area</b>	
13.	Allow to remove small change in level to play area finish adjacent to gate located in front of Quarterdeck House.
14.	Allow to complete installation of temporary timber and mesh fencing to perimeter of play area including all final planting.

Item	Defect/Description	
15.	Allow to install buffer pads to all pedestrian gates.	

# Schedule of Snagging



BAILY · GARNER

**Project:** Island Homes Environmental Works  
**Address:** Several locations around the site  
**Job No:** 24412  
**Date & Time:** Wednesday 29<sup>th</sup> February 2012 @ 9am  
**Inspection:** Snagging  
**Personnel Present:** Andrew Wheeler – Baily Garner LLP  
 Rob Ireland – Baily Garner LLP  
 Paul Marsh – Developing Projects  
 Dave Taylor – Mulalley & Co Ltd

The items noted below require the further attention of Mulalley & Co Ltd

Item	Defect/Description	
	<p><b>Kedge House Play Area</b></p>	
1.	Make good areas of decoration to fencing around the play area where contact has been made with the Heras fencing.	
2.	Replace 7 no. missing timber batons from the retained wall adjacent to the play area.	
3.	Jet wash boundary wall to Kedge House along the Tiller Road and Starboard Way area.	
4.	Make good corner of boundary wall located on Tiller Road.	
	<p><b>Midship Point road tarmac inspection</b></p>	
5.	Areas were inspected by personnel present and no defects were found.	
	<p><b>Knighthood &amp; Bowsprit tarmac inspection</b></p>	
6.	Area was inspected by all personnel present and no defects were found.	
	<p><b>Topmast Point tarmac</b></p>	
7.	Area was inspected by all personnel present and no defects were found.	
	<p><b>Tarmacked area of Samuda Estate (Kelson House &amp; Dagmar Court)</b></p>	
8.	Area was inspected by all personnel present and no defects were found.	
	<p><b>General Issues</b></p> <p>Ensure that all drainage systems on the new tarmac area are clear of all tarmac. Ensure easy openings of drain covers.</p>	



## Schedule of Snagging



BAILY · GARNER

**Project:** Island Homes Environmental Works  
**Address:** Kelson and Dagmar Play Areas  
**Job No:** 24412  
**Date & Time:** Monday 12<sup>th</sup> March 2012 @ 2pm  
**Inspection:** Snagging  
**Personnel Present:** Ms Alice Traill – One Housing Group  
 Ms Sonia Nash - One Housing Group  
 Andrew Wheeler – Baily Garner LLP  
 Paul Marsh – Developing Projects  
 Mr James Coltman– Mulalley & Co Ltd

The items noted below require the further attention of Mulalley & Co Ltd

Item	Defect/Description	
	<p><b>Kelson Play Area</b></p> <p>1. Make good sections railing where contact with heras fencing has caused small areas of paint to be removed.</p> <p>2. Paint 4no. benches (2no located near swings, 2no. located over main grassed areas).</p> <p>3. In reference to the drawing attached (reference 02-CN-27) remove all grass and weeds from between pavers.</p> <p>4. Note: With reference to drawing 02-CN-27, it is not a contractual requirement to jet wash off the moss the wall along the path to the entrance of the play areas as well as the area adjacent to the swings area.</p> <p>5. Rebed area left open by the removal of a tree, adjacent to the main play area.</p> <p><b>Dagmar Play Area</b></p> <p>6. Paint 2no. benches located in the play area.</p> <p>7. Wipe down all railings to the perimeter of the play area to remove dust/debris etc.</p> <p>Note: With reference to drawing 02-CN-10, it is not a contractual requirement to carry out works to the lamp post located in the Dagmar play area.</p> <p>Note: With reference to drawing 02-CN-10 , it is not within the contract to weed around the location of the Dagmar play area.</p>	

# Schedule of Snagging



BAILY · GARNER

**Project:** Island Homes Environmental Project  
**Address:** Samuda Estate  
**Job No:** 24412  
**Date & Time:** Wednesday 27 March 2012 at 1:00pm  
**Inspection:** End of Defects Period  
**Personnel Present:** Alice Traill – One Housing Group  
 Paul Marsh – Developing Projects  
 James Coltman – Mulalley & Co  
 Anthony Noyce – Hickton  
 Rob Ireland – Baily Garner LLP

The items noted below require the further attention of [insert contractor's name]

Item	Defect/Description	
	<b>SAMUDA ESTATE</b>	
	<b>Dagmar Court</b>	
1.	To re-level various areas of new paving to remove trip hazards.	
2.	Allow to replace 1 No paving slab located adjacent new play area.	
	<b>Hedley House</b>	
3.	No works identified.	
	<b>Kelson House</b>	
4.	Contractor to ensure that new turfing around lighting columns is properly bedded onto suitable topsoil.	
5.	Allow to complete lighting column installation, including provision of lighting bulkhead and all associated certification.	
6.	Ensure all turfing is correctly bedded around new lamp-post lighting columns.	
	<b>Alice Shepherd House</b>	
7.	No works identified.	
	<b>Pinnacle House</b>	
8.	Crack noted to boundary wall to rear of Pinnacle House overlooking main road. OHG to report through to their maintenance department. No action required by contractor.	
9.	Tree to rear of Pinnacle House overlooking adjacent pedestrian crossing requires pruning as currently blocks pedestrian crossing. Action by OHG maintenance department and no further works by Mulalley.	
	<b>Yarrow House</b>	

Item	Defect/Description
10.	No works identified. <b>Ballin Court</b>
11.	No works identified. <b>Compound</b>
12.	Mulalley to ensure that all paving slabs are replaced where broken.
13.	OHG to confirm extent of works to car parking are to compound location. <b>ST JOHNS ESTATE</b> <b>Montfort House</b>
14.	For record purposes please note that five coping stones were replaced to the wall to the left-hand side of block and pointing undertaken to brickwork. No action required by contractor. <b>Skeggs and Thorne House</b>
15.	Allow to complete installation of lighting columns, including bulkhead and all necessary certification.
16.	Complete all fencing works to Skeggs House.
17.	Complete installation of wall mounted lighting, including all necessary certification.
18.	Allow to brush down and remove all moss from brickwork walls along Launch Street and Glengall Grove. <b>Castalia Square</b>
19.	No works undertaken under scheme. <b>East Ferry Road</b>
20.	No works undertaken under contract. <b>Llandoverly House</b>
21.	Complete painting to existing railing to front and side of Llandoverly House. <b>3 Pedestrian Walkways</b>
22.	No works identified. <b>BARKANTINE ESTATE</b> <b>Clara Grant and Gilbertson House</b>
23.	Complete supply and installation of planters. As previously instructed planters are to be left empty without planting or soil. Mulalley to ensure that proposed location of coloured planters is confirmed by FHA. <b>Cressall and Alexander House</b>
24.	To complete the supply and installation of planters to front of blocks. Works to be undertaken as identified for Clara Grant and Gilbertson Houses above. <b>Knighthead Point/Quarterdeck Landscape Improvement Zone 3</b>
25.	Allow to brush down masonry wall adjacent electricity substation where efflorescence noted.

Item	Defect/Description	
	<p><b>Topmast Point</b></p> <p>26. Allow to undertake all works as identified on drawings to current site compound. These are to include the following:</p> <ul style="list-style-type: none"> <li>• Remove type one hardcore and re-turf.</li> <li>• Make good coping to brickwork dwarf walls.</li> <li>• Supply and fit new seating.</li> <li>• Clean up and repaint railings.</li> <li>• Install 8 No boulders.</li> </ul> <p><b>Bowsprit Point</b></p> <p>27. Complete rebuilding of section of wall along West Ferry Road.</p> <p><b>Midship Point</b></p> <p>28. No works identified.</p> <p><b>Kedge House</b></p> <p>29. Area previously achieved partial possession.</p> <p><b>Knightsbridge Estate</b></p> <p>30. Re-seed grassed area to rear of estate adjacent river.</p> <p>31. Allow to make good render finish to play area.</p> <p>32. Allow to touch up railings generally.</p>	











