

Walkthrough - Oakwood Meadow Plot



Morris Construction

ADDRESS
14 Oakwood Meadow

INSPECTED
13 Jul 2026

STATUS
In Progress

CONTRACTOR
Jamie Morris

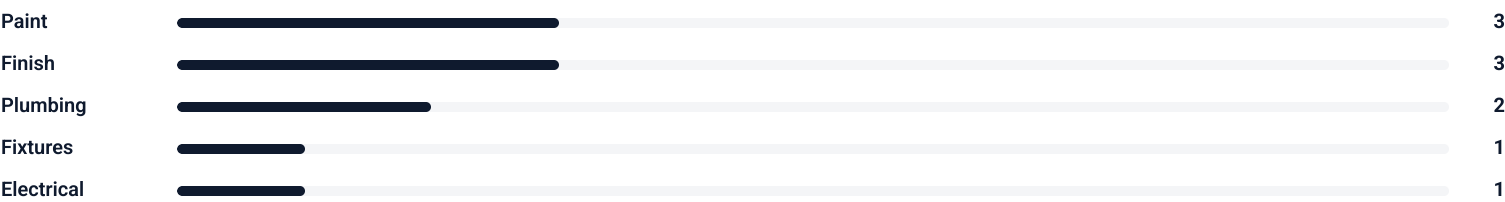
EMAIL
jamie.morris@yahoo.com

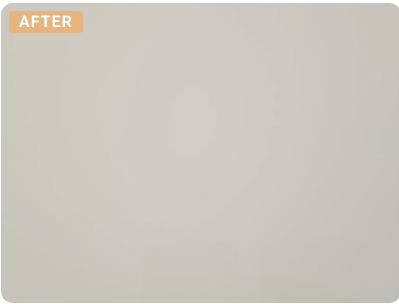
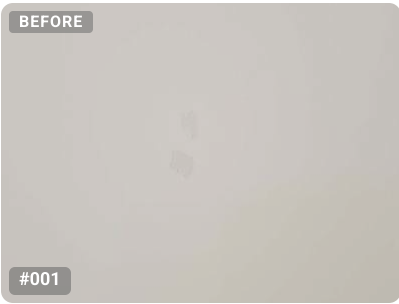


OPEN ITEMS BY SEVERITY



TOTAL ITEMS BY TRADE



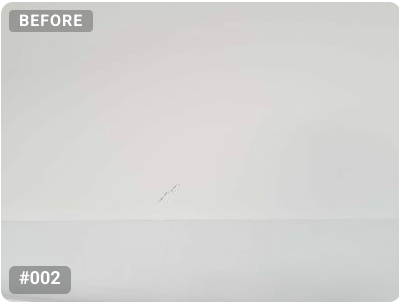


MINOR PAINT

Impact damage on plaster wall next to cabinets, resulting in chipped paint and exposed undercoat. Requires fine-surface filling, sanding, and spot-painting to match the existing wall finish.

Assigned: John · Painter decorator

RESOLVED



MINOR FINISH

Hairline cracking and separation in plaster wall directly above the door architrave/trim. Likely caused by timber shrinkage. Requires filling, sanding, and localized touch-up paint.

Assigned: John · Painter decorator

RESOLVED



MODERATE FINISH

Vertical shrinkage gap and split caulk line at the junction where the partition wall meets the timber architrave. Existing sealant has failed. Requires stripping back, re-caulking, and repainting.

Assigned: John · Painter decorator

OPEN



MODERATE FIXTURES

Kitchen cabinet cabinet doors are visibly misaligned with an uneven vertical gap and uneven horizontal height at the top. Cupboard hinges require manual adjustment to level the doors.

Assigned: Rob Brown

OPEN



MINOR ELECTRICAL

Double electrical socket has no power. Check internal connections.

Assigned: George Newson · Electrician

OPEN



MAJOR PLUMBING

Silicone sealant has peeled away and failed along the underside lip of the bath rim panel. Significant gap present, creating an active risk of water ingress behind the bath panel. Requires removing old silicone, sanitizing, and re-applying sanitary-grade silicone.

Assigned: Alex Jones · Plumber

OPEN



MAJOR PLUMBING

Bathroom basin mixer tap has an active, constant drip from the spout. Visible limescale and calcium buildup around the aerator nozzle. Tap cartridge requires replacement and aerator needs descaling.

Assigned: Steve Clark · Plumber

OPEN



MODERATE PAINT

Localized water splashing and staining on the plaster wall adjacent to the basin/toilet. Wall lacks durable moisture-resistant paint. Requires wiping clean, applying a stain-blocking primer, and repainting with durable bathroom paint.

Assigned: John · Painter decorator

OPEN



MINOR FINISH

Deteriorated, uneven, and poorly applied silicone sealant at the junction where the shower screen frame meets the tiled enclosure. Early signs of mildew growth and rust staining in the corner. Requires stripping back, sanitizing, and re-sealing with anti-mold sanitary silicone.

Assigned: Alex Jones · Plumber

OPEN



MINOR PAINT

Light horizontal scuff marks and pencil lines visible on the plaster wall. Requires light localized cleaning with an eraser; spot-priming and touch-up paint may be required if marks persist.

Assigned: John · Painter decorator

OPEN

APPENDIX / ITEM INDEX

#	ROOM	CATEGORY	DESCRIPTION	SEVERITY	ASSIGNED	STATUS
#001	Kitchen / living room	Paint	Impact damage on plaster wall next to cabinets, resulting in chipped paint and exposed undercoat. Requires fine surface filling, sanding, and spot painting to match the existing wall finish.	Minor	John	RESOLVED
#002	Kitchen / living room	Finish	Hairline cracking and separation in plaster wall directly above the door architrave/trim. Likely caused by timber shrinkage. Requires filling, sanding, and localized touch-up paint.	Minor	John	RESOLVED
#003	Kitchen / living room	Finish	Vertical shrinkage gap and split caulk line at the junction where the partition wall meets the timber architrave. Existing sealant has failed. Requires stripping back, re-caulking, and repainting.	Moderate	John	OPEN
#007	Kitchen / living room	Fixtures	Kitchen cabinet doors are visibly misaligned with an uneven vertical gap and uneven horizontal height at the top. Cupboard hinges require manual adjustment to level the doors.	Moderate	Rob Brown	OPEN
#008	Kitchen / living room	Electrical	Double electrical socket has no power. Check internal connections.	Minor	George Newson	OPEN
#004	Bathroom	Plumbing	Silicone sealant has peeled away and failed along the underside lip of the bath rim panel. Significant gap present, creating an active risk of water ingress behind the bath panel. Requires removing old silicone, sanitizing, and re-applying sanitary-grade silicone.	Major	Alex Jones	OPEN
#005	Bathroom	Plumbing	Bathroom basin mixer tap has an active, constant drip from the spout. Visible limescale and calcium buildup around the aerator nozzle. Tap cartridge requires replacement and aerator needs descaling.	Major	Steve Clark	OPEN
#006	Bathroom	Paint	Localized water splashing and staining on the plaster wall adjacent to the basin/toilet. Wall lacks durable moisture-resistant paint. Requires wiping clean, applying a stain-blocking primer, and repainting with durable bathroom paint.	Moderate	John	OPEN
#009	Bathroom	Finish	Deteriorated, uneven, and poorly applied silicone sealant at the junction where the shower screen frame meets the tiled enclosure. Early signs of mildew growth and rust staining in the corner. Requires stripping back, sanitizing, and re-sealing with anti-mold sanitary silicone.	Minor	Alex Jones	OPEN
#010	Bathroom	Paint	Light horizontal scuff marks and pencil lines visible on the plaster wall. Requires light localized cleaning with an eraser; spot-priming and touch-up paint may be required if marks persist.	Minor	John	OPEN

Jamie Morris

