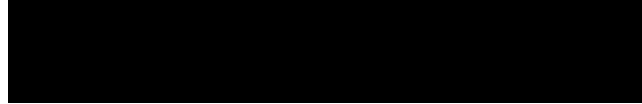


Snagging Inspection Report

Prepared for



Practical inspections and positive advice
Improving the quality of New Homes throughout the UK

Inspection Report

Client	██████████
Property Address	████████████████████ ████████████████████ ████████████████████
Property Description	4 Bed detached
Developer	Taylor Wimpey
Inspector	██████████
Date of Inspection	██████████
Works in Progress	None
Invoice No.	
Weather Conditions	Fine & dry

Report Instruction

To attend the property on behalf of the owner and carry out a 'snagging' inspection in accordance with notified procedures.

Scope

This report details results of a visual survey of the above property to primarily check standards of workmanship in accordance with any applicable new home warranty standards. This inspection report is subject to the terms and conditions provided at the time of booking.

Limitations

The report is based on a visual inspection at a specific time. Areas covered, unexposed or not accessible are not guaranteed to be defect free.

Additional Defects

Following inspection further defects may be caused by the process of remedial works or may occur prior to or during occupation. In such circumstances please notify your developer and New Home Advisor (we advise e-mail for speed and proof of delivery). Please note that if the defect is an emergency you should phone your developer for immediate assistance. Contact details should be provided in your Customer Care Manual.

1. The Volume of Defects in New Homes

Please be advised that new homes are built by hand and it is very unlikely that any new home will be completely defect free.

Regardless of the number of defects in your new home we will endeavor to support you and liaise constructively with your developer to ensure that they are rectified to standard.

The Time Scale of Remedial Works

New Home Advisor are unable to guarantee the length of time it will take for your remedial works to be completed, which is why our support packages extend for the duration of your 2 year warranty period.

Please be aware that our support service (Silver & Gold clients only) is designed to assist your communication with the developer. We cannot carry out all communication on your behalf but we will work with you to ensure remedial works are carried out as quickly as possible. On occasion your developer may need to order materials for your home and there may be a justified delay in completing the work.

Access

If you have completed on your property you must allow your developer access to ensure defects can be rectified. This is something that you need to arrange with the site team yourself as New Home Advisor cannot authorise access.

New Home Warranties

Your new home should be protected by a warranty to ensure that defects are resolved at no cost to yourself. The first 2 years of this warranty are the responsibility of the developer, however if they refuse to complete defects that fall below standards within a reasonable time scale we would advise that your warranty provider is contacted to request a resolution meeting.

Customer Care Manual

Your developer should have provided a manual for your new home explaining how to maintain and care for your home and the equipment it contains. Please take the time to read this document thoroughly as it could affect the terms of your warranty.

Positive Communication

It is important to try and maintain a good relationship with your developer – we advise that you keep a diary of all contact, log all telephone calls, take photographs of visible defects and liaise by e-mail where possible so that a written record of events can be easily produced if needed.

Snag No.	Description
	Front Entrance / Hallway
1.	Fill & touch up the paint on the Reveal lock side.
2.	Dent on the angle bead 800mm from the floor.
3.	Dirt on the door sealant.
4.	Touch up the skirting board under the radiator.
5.	Touch up the marks on the radiator & behind the radiator.
6.	Touch up the sealant on the LHS architrave to the study.
7.	Paint splashes on the flooring at the LHS architrave to the study
8.	Crack at the RHS architrave to the study
9.	Hole at the RHS & top architrave to the study
10.	Touch up the paintwork & wall at the newel post above the kitchen door & the paint runs on the staircase architrave
11.	Seal the under stairs door to the wall
12.	Touch up the RHS architrave & skirting at the bottom & the centre
13.	Stringer needs sanding at the 4 th step area on the hall side.
14.	Touch up the paint on the sloped ceiling / wall junction section under the stairs & also 100mm from the stair stringer edge.
15.	Gaps at the staircase spindles & spacers & the underside of the handrail needs a second coat of paint
16.	Seal the skirting top the wall at the RHS architrave to the living room
17.	Touch up the wall between the front door & living room 1400mm from the floor
18.	Paint run at the top RHS architrave to the living room
19.	Touch up the skirting at the LHS of the study
	STUDY
20.	Nail showing at the top architrave
21.	Seal the top architrave to the wall
22.	Crack at the RHS architrave under the light switch
23.	Seal the LHS architrave to the wall
24.	Chip in the door panel at the centre hinge
25.	Snots on the skirting beside the RHS architrave
26.	Touch up the paint at the RHS of the light switch
27.	Underside of the window sill has paint runs
28.	Pencil marks at the RHS radiator bracket
29.	Clean the electric fuse board cupboard
30.	Touch up the skirting at the internal corner also 100 & 600 from the corner
31.	Seal the flooring to the skirting along the wall opposite the window
32.	Flooring is lifting 1m from the window on the door wall.
33.	Skirting needs repainting
	W.C.
34.	Seal the RHS architrave to the tiles

35.	Seal the LHS top of the tiles beside the LHS architrave
36.	Grout needs cleaning off & tiles need polishing
37.	Clean the large grout blob at the RHS of the architrave 300 from the floor
38.	Fill the grout hole behind the centre of the radiator
39.	Radiator pipe covers not fitted correctly
40.	Tiles marked at the bottom of the pedestal on the LHS
41.	Wash hand basin marked at the back edge & above the overflow
42.	Internal corner at the RHS of the wash hand basin has dirty sealant
43.	Cover cap is missing on 1 feed pipe to the wash hand basin
44.	Bottom tiles marked at the RHS of the wash hand basin
45.	Sealant is rough around the toilet bowl
46.	Grout is missing at the back of the toilet bowl
47.	Sealant is missing at the back of the toilet bowl
48.	Grout has been left on the tiles at the LHS of the toilet bowl
49.	Screw cover cap is missing on the LHS of the toilet bowl
50.	Sticker left on the toilet bowl
51.	Grout on the toilet bowl & the bowl is dirty
52.	Was there really a need for so much sealant at the cistern feed valve?
53.	Dirty extractor vent, cover not sitting properly & what is the cord beside the vent for?
54.	Grout on the tiles beside the LHS architrave 100 from the architrave & tiles are dirty
55.	Touch up the door 100 above the top hinge
56.	Touch up the door edge on the lock side 450 from the bottom
57.	Some flooring edges are lifting
	KITCHEN
58.	Seal the top architrave to the wall
59.	Paint on the hinges internally
60.	Gap under the light switch
61.	RHS radiator valve is not plumb
62.	Seal the top architrave of the double doors to the wall
63.	Door catch needed for the bottom of the double doors
64.	Door rattles in the frame when closed
65.	Paint on all hinges
66.	Gap at the top of the socket at the LHS of the doors
67.	Touch up sealant at the RHS of the window frame
68.	Paint on the frame
69.	Sealant is dirty at the sill
70.	Underside & RHS edge of the sill is rough, needs sanding & painting
71.	Crack in the wall under the sill below both reveal edges
72.	Paint splash on the wall 400 from the RHS of the radiator & a mark under here
73.	Touch up the paint at the socket at the RHS of the patio door
74.	2 spots overhead the RHS of the patio door
75.	Sealant is rough at the patio door sill & the door sill is dirty
76.	Mark at the centre of RHS door frame
77.	Touch up the sealant at the LHS of the door frame
78.	Hole in the LHS reveal above the skirting

79.	Second coat of paint needed at the LHS door reveal
80.	Patio door handle is chipped
81.	Tape on the ALHS edge of the patio door
82.	Door frame / sill is dirty
83.	Right hand door hits the other door at the top when closing
84.	Light switch needs attention
85.	Socket at the LHS of the door has paint & pencil marks on the wall at the RHS socket
86.	Protective tape left under the handle of the RHS wall unit
87.	LHS wall unit door is not flush with the unit side wall. Other doors are
88.	Blank panel does not sit flush with the doors
89.	Upstand at the boxed in section should have been longer to mask the RHS joint
90.	Extra sealant required at the sides of the window sill towards the bottom
91.	Clean the windows
92.	Dirty heater timer switch
93.	Upstand joint at the heater timer switch is not flush
94.	Masking tape on the shelf of the unit at the RHS of the extractor
95.	Boiler door is dirty
96.	Gap at the RHS of the hob splash back at the bottom & pencil marks at the LHS at the bottom
97.	Back RHS of the hob is not secure to the worktop – complete unit is not secure
98.	Ceiling spotlight at the LHS of the patio door does not line up with the other spots
99.	Touch up the wall at the RHS & LHS of the extractor canopy
100.	Upstand at the LHS of the hob is dirty
101.	Rear of the blank wall unit panel at the LHS of the hob has plastic cover in place, screw protruding at the top & is dirty & does not line up with the door
102.	Carbon monoxide alarm is hidden above the wall unit
103.	Sink tap is not secured to the base - Moves around
104.	Clean the silicone on the LHS wall of the sink base unit
105.	Paint splashes in the cutlery door
106.	Dust in the drawer runners
107.	All units are dirty
108.	Small internal corner blank panel to the LHS of the sink unit does not line up with the other units
109.	Floor is not level at the RHS of the base units
110.	Kickboard at the LHS of the fridge / freezer is not acceptable – should fit the kickboard then fit the skirting to the wall.
111.	Flooring is not stuck in places – under the small window & others
112.	Gap under the light switch
	LIVING ROOM
113.	Double doors do not line up – banging when opening the main door & needs a floor catch fitting
114.	Nail in the LHS architrave at the centre
115.	Clean the door & glass
116.	Paint on the hinges
117.	Top edges are rough to touch & need sealing
118.	Seal the top architrave to the wall

119.	Reseal the RHS architrave to the wall
120.	Flooring at the RHS architrave is lifting 100 from the architrave
121.	Paint on the TV socket & underside of all sockets
122.	Gap at the top & bottom of the small window sash – breeze felt
123.	Sealant is dirty at the sill & clean the frame
124.	Scratch in the frame at the RHS of the front window
125.	Paint on the frame & clean the frame
126.	Crack under the sill at the RHS reveal edge
127.	LHS radiator bracket is not secure
128.	Radiator is not sitting on the LHS bracket
129.	Sand beneath the sill – paint knobs
130.	Touch up the spot on the wall over the centre of the window
131.	Touch up the wall above the radiator
132.	Touch up the wall at the back of the RHS radiator valve
133.	Fill & paint the wall at the RHS of the window 75mm near the top
134.	Paint on the hall door hinges
135.	Crack at the LHS architrave to the wall
136.	Seal the top architrave to the wall
137.	Chip in the top of the door
138.	Seal the RHS architrave to the wall
139.	Diagonal scrape line between the switch & socket
140.	Touch up the wall at the RHS architrave & under the light switch
141.	Paint on the socket & hole at the RHS socket beside the hall door
142.	Sand & touch up around the socket at the internal corner
143.	Top of the skirting needs attention below this socket
144.	Bottoms of the skirting needs attention all-round the room dirty & marked
145.	Hole beside the light at the hall door
	STAIRCASE / LANDING
146.	Staircase is creaking badly
147.	Sealant crack above the 3 rd step & touch up the wall 400 above here
148.	Prominent patch in the wall 3 rd step down from the top
149.	Crack under the timber sill & at the RHS on top of the sill – crack underneath the timber sill all round
150.	Chip in the top newel post & handrail needs attention at this junction
151.	Seal the skirting at the LHS of the top newel post
152.	Hole at the RHS at the light switch – paint splash above the switch & marks at the LHS
153.	Seal the top architrave to the wall at the master bedroom
154.	Bad touch up job on the door panel
155.	Seal the RHS architrave of the master bedroom door to the wall & fill the architrave to the door frame on the RHS 600 above the handle & sand the edge
156.	Touch up the wall between beds 1 & 3 – 1metre from the floor & at the RHS 600 from the floor
157.	Seal the top of the skirting at the LHS of bed 3
158.	Seal the top of the architrave to the wall at bed 3
159.	Bedroom 3 door does not close freely

160.	Touch up the wall at the RHS of the architrave to bed 3 – 1200 from the floor
161.	Seal the RHS of the bathroom architrave to the wall
162.	Seal the top of the bathroom architrave to the wall
163.	Bathroom light switch is loose
164.	Marks on the door & edge & frame at the RHS of the bathroom door
165.	RHS of the architrave to the bathroom is rough to touch & paint run on the wall 1600 from the floor
166.	Marks on the door & frame to bedroom 4 at the handle & opposite the handle
167.	Seal the top architrave to the wall at bedroom 4
168.	Marks on the door to the airing cupboard
169.	Seal the top architrave to the wall at the airing cupboard
170.	Crack at the RHS architrave & staircase small wall at bedroom 2
171.	Sides of door frames behind the hinges at the airing cupboard not painted
172.	Paint on the hinges
173.	Seal the top architrave to bedroom 2
174.	Cover plastic in place on the smoke alarm
175.	Nails of the gripper rods poking through the carpet
	BEDROOM 1
176.	Door is catching on the frame
177.	Carpet is stained at the door entrance
178.	Paint on the hinges
179.	Snot at the top architrave & nail showing – seal the architrave & bead to the wall
180.	Touch up the wall behind the door 600 from the floor
181.	Touch up the wall at the doorstep & 300 to the RHS of the doorstep
182.	2 holes in the wall at the external corner
183.	Carpet is stained under the TV point
184.	Crack in the skirting internal joint under the TV point
185.	Touch up the wall at the socket in the middle of the wall & to the RHS of the socket
186.	Touch up the reveals at the window head & RHS of the small window
187.	Clean & seal the pvc trim externally around the window & fascia
188.	Touch up the reveal to the RHS of the large window
189.	Tape & marks on the window externally
190.	Clean the underside of the socket
191.	Touch up the wall between the sockets 225 from the floor
192.	Badly finished around both the electric & data sockets – brushed not rolled
193.	Seal the skirting to the wardrobe at the LHS
194.	Dividing wall in the wardrobe is loose
195.	Dirt on the shelf
196.	Gap at the skirting
197.	Right hand wall of the wardrobe has a sticker left on it
198.	Top of the RHS wall has been roughly cut – needs trim or sealant
199.	Front wardrobe door does not run freely & the slow stop does not work. Frame scrapes on the runner & door does not close flush to the frame
200.	Radiator not level
201.	Touch up the wall at the RHS of the wardrobe

202.	Mark at the LHS of the en - suite door
203.	En – suite door is chipped at the top
204.	Paint on the hinges
205.	Touch up around the fan isolator switch
206.	Seal the top of the en – suite architrave to the wall
207.	Seal the LHS architrave of the bedroom door to the wall
208.	Hole at the RHS of the light switch & a nail under the switch
209.	Streaks below the switch
210.	Both architrave edges are rough at the edges at the light switch
	EN - SUITE
211.	Lights are flickering
212.	Chip in the door leaf edge at the top internally
213.	No doorstop fitted
214.	Seal the RHS architrave to the wall tiles
215.	Clean the tiles at the top architrave & also the internal corner at the RHS architrave at the top
216.	Clean & polish tiles
217.	Cut out required to the lower drawer shelf to allow the shelf pass through the trap
218.	Water is scalding – too hot for general use
219.	Gurgling at the wash hand basin when plug is removed – may cause trap to siphon
220.	Leak from the underside of the wash hand basin
221.	Mirror needs to be cleaned
222.	Discoloured tile grout on the shelf & grout on the tiles at the shelf trim
223.	Sealant is roughly applied at both corners of the shelf
224.	Grout blob at the internal corner to the RHS of the mirror
225.	Internal corner at the LHS of the topilet needs attention
226.	RHS of the shower door frame needs the hole filled & grout cleaned off
227.	Shower tray access cover needs to be resealed
228.	Shower tray is not fitted square & floor tiles run at an angle – room walls are not square
229.	Rough finish around the multi wick & grout on the tiles
230.	Cistern is not fitted squarely to the wall (not plumb) & debris behind the cistern
231.	Grout on the tiles at the RHS of the wash hand basin near the floor
232.	An awful lot of tile spacers thrown down the shower trap
233.	Crack in the border tile at the LHS feed pipe to the shower valve
	BEDROOM 3
234.	Door does not close freely
235.	Mark on the door leaf edge 600 from the floor
236.	Touch up the wall at the LHS architrave
237.	Door frame not painted behind the hinges
238.	Internal corner of the skirting needs filling & the skirting along here is marked
239.	Nails showing at the top architrave & needs sealing to the wall
240.	RHS architrave /skirting needs filling
241.	All skirting's need touching up

242.	Hole in the centre of the LHS wall 1 metre from the floor
243.	Sealant at the LHS reveal & sill is cracked
244.	Holes in the LHS reveal
245.	Top plastic fittings for the radiator brackets are not in place causing rad to rock
246.	Tape left on the sill externally
247.	Fascia & soffit needs to be cleaned
248.	Window sill is badly painted
249.	flooring is lifting at the LHS of the radiator
250.	Radiator valve is not fitted plumb
	BATHROOM
251.	Doorstop could have been fitted better which would have let the door open wider
252.	Seal the LHS architrave to the wall tiles
253.	Door is marked at the hinge side & 150 under the handle on the edge
254.	Top of the architrave is roughly finished
255.	RHS architrave has rough edges
256.	Grout blobs on all border tiles
257.	Border tile in the centre of the bath wall is sitting proud of the tile below
258.	Bath has been set too high – Panel is now too short – gaps at the top & bottom. Chip in the RHS of the panel & panel needs sealing to the tiles at both sides – New panel required
259.	Clean & polish the tiles
260.	Clean the silicone seal around the bath
261.	Crack in the border tile of the Right hand shower valve feed
262.	Shower valve is not fitted level
263.	Grout blobs at the LHS of the bath taps
264.	Reseal the internal corner to left hand side of the bath taps as there is slight movement in the bath which could lead to a leak
265.	Pile of dust from drilling left under the wash hand basin unit
266.	Cut out required to the lower drawer shelf to allow the shelf pass through the trap
267.	Tiles need to be cleaned & polished
268.	Grout blobs all over the bathroom
269.	Cistern is not fitted plumb
270.	Gap at the bottom of the multi wick
271.	Floor tile grout s cracked behind the toilet bowl
272.	Sealant is rough around the toilet sewer pipe
273.	Gap at the LHS toilet bowl screw fixing
274.	Wash hand basin legs do not sit on the floor correctly – need adjusting
	BEDROOM 4
275.	Seal the top architrave to the wall
276.	Crack above the RHS architrave
277.	Radiator is not level & valve is not plumb
278.	Crack in the window sill externally
279.	Mark on the wall at the LHS of the radiator

280.	Touch up the skirting at the long wall
281.	Touch up the wall above the skirting 1200 from the small window
282.	Hole in the underside of the small window sill & is not painted here
283.	Chip in the bottom of the door on the LHS
284.	Chip in the top of the door
	AIRING CUPBOARD
285.	Touch up the top of the door & frame internally – frame was painted & door closed before frame was dry
	BEDROOM 2
286.	Seal the top of the architrave to the wall
287.	Seal the LHS architrave to the skirting junction
288.	Slow stop on the wardrobe front door does not work
289.	Seal the RHS timber to the wall
290.	Mark on the wall above the shelf
291.	Brick chippings left in the small window sash frame
292.	Crack at the LHS small window reveal
293.	Touch up the sill internally
294.	Fill the hole 250 above the sill on the RHS
295.	Touch up around the socket & level the socket
296.	Seal the top of the skirting to the wall
297.	Paint runs 200 at the RHS of the socket at the skirting top
298.	Seal the top of all the skirting on the radiator wall
299.	Underside of the radiator needs painting
300.	Touch up the window sill
301.	Carpet is stained 1200 from the centre of the wardrobe & in front of the radiator & to the LHS of the radiator
	FRONT ELEVATION
302.	All manhole lids are not level – Large corner lid needs lowering
303.	Door frame is chipped at the RHS bottom & beside the handle
304.	Dent in the door on the LHS 300 from the step
305.	Clean the canopy fascia & soffit
306.	Gap at the canopy & lower tile on both sides
307.	Fill the hole at the hip irons on both sides of the canopy
308.	Lawn needs attention
309.	Clean the windows
310.	Paint on the brick at the RHS of the canopy centre bracket
311.	Cement splashes on the brickwork between the window & the door
312.	Down pipe bracket at the tile bottom is not fitted correctly
313.	Chipped hanging tile beside the LHS top corner tile
314.	Top RHS window reveal is not sealed to the trim
315.	Gutter end is falling to the LHS

316.	Some garden railing is loose – check all fittings
317.	Sealant has been left on the RHS hip tiles
318.	Top bolts on the canopy have been over tightened.
	RIGHT HAND ELEVATION
319.	Tile design panel is slightly off centre
320.	Felt showing on the soffit on the RHS
	LEFT HAND ELEVATION
321.	Cement splashes on the brickwork under the dpc
322.	Top hanging tile has not been fitted centrally
323.	Fascia & tile capping is dirty
	REAR ELEVATION / GARAGE
324.	Face bricks to garden walls & garage should have laid 3 course lower
325.	Rough brickwork to the garden step walls
326.	Bird stopper / cowl needed for the chimney
327.	Underground electrical feed to the garage should be laid at a lower level
328.	Some hanging tile fixings need to be hammered home
329.	Soffit joint strip needs to be refitted – cut too short
330.	Double doors are discoloured both externally & internally
331.	Bottom down pipe bracket is broken
332.	Outside light fitting – wiring is not fitted correctly & needs a water drain loop. Fitting is showing signs of water penetration
333.	Soffit on the rear of the garage is chipped
334.	Soffit & fascia on the garage is dirty
335.	Cement spots left on the garage wall internally. However, the client was removing these during the inspection.
	POINTS TO NOTE
336.	The property needs a complete thorough cleaning both internally & externally. All window & door openings need to be cleaned of all debris & dust.
337.	There are a lot of paint splashes on the flooring
338.	The Amtico floor covering has not been secured to the cement floor in places
339.	All wall tiles need the grout blobs carefully removing so as not to damage the tile surface & the tiles need to be thoroughly cleaned & polished off
340.	Sealant around window & door frames, bath edges etc needs to be cleaned
341.	Tops & bottoms of all internal doors need sanding & painting
342.	Door frames behind the hinges need painting
343.	Underside of most of the radiators need painting

