

Pre-Completion Snagging Report Sample

Created: 16 Nov 2022

Last Updated: 16 Nov 2022

110

TESTS COMPLETED

76%

OVERALL SCORE

39

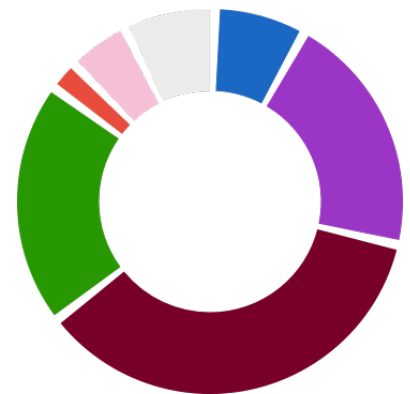
ACTIONS REQUIRED

RESPONSIBLE PERSON

- Cleaner
- Developer
- Multi Trade
- Engineer
- Plumber
- Ventilation Engineer
- Unassigned
- Unassigned

ACTIONS ASSIGNED

- 3 (8%)
- 8 (21%)
- 14 (36%)
- 8 (21%)
- 1 (3%)
- 2 (5%)
- 0 (0%)
- 3 (8%)



	RESULT	COMMENTS
ABOUT		
1.1 The Property	Pass	
1.2 Meet Your Inspector	Pass	
1.3 Our Service	Pass	<p>The inspection of your property will be undertaken by a suitably qualified inspector and should be non-disruptive and non-invasive and should assess fixtures, fittings and services by way of checks comparable with normal daily use.</p> <p>It has been approved by an industry-wide technical working group in collaboration with the New Homes Quality Board (NHQB) and its availability is a requirement of the New Homes Quality Code.</p> <p>The purpose of this Checklist is to assist the home building industry show a commitment to cooperation and transparency in delivering a high-quality standard to every new home.</p> <p>The customer can and should expect their home to be constructed to a high specification and that the approach to the home and surrounding area is safe on the day they move in. The home should be clean and ready for the customer to enjoy and live in safely from day one.</p> <p>Inspectors will follow the NHQB guidance below when completing the inspection and where it isn't possible to comply with the guidance make reference to this limitation in the inspection notes:</p> <p>Please note the following methodology must be used by the inspector</p> <ul style="list-style-type: none"> • External walls should be inspected in daylight from a minimum distance of 10m. • Internal ceiling, wall, paintwork finishes, mastic and sealing should be inspected in daylight from a minimum distance of 2m and not shining a light on the surface. Where no natural daylight is available, inspection should be carried out with a single light source. • Cupboards, wardrobes, surfaces and fitted furniture (including kitchens and bathrooms) should be inspected in daylight from a distance of 0.5m. • Glazing should be inspected in daylight from a minimum distance of 2m (laminated or toughened glass from 3m) and not shining a light on the surface, with fine scratches less than 25mm and bubbles or blisters if they are neither obtrusive or bunched, being acceptable. • All checks on the property unless otherwise stated will be visual from the ground [in the case of exterior] or from internal floors [in the case of the interior]. • For top floor apartments, loft spaces and eaves should only be checked where safely accessible to do so. <p>External common parts (where relevant)</p> <p>The Inspector will assume that the common parts include all areas beyond the confines of the subject property where there is no evidence to suggest the area is demised to a different property, and which are commonly included within a maintenance/repair agreement associated with properties of a similar type</p> <p>The inspection will be limited to those common parts that would normally be used by the occupier of the subject dwelling, i.e.</p>

		<p>the individual paths, parking areas, gardens, bin stores, storage, garages etc. that would normally be used by an occupier of that individual dwelling.</p> <p>Reports will include only those parts of the external structure, including walls, roofs, windows, doors, joinery etc. that are immediately and directly associated with the subject dwelling. It should exclude locked, or restricted access areas including electrical/lift/riser/services cupboards, lockers or buildings, restricted storage and maintenance facilities.</p> <p>Internal common parts</p> <p>The Inspector will assume that the common parts include all areas beyond the confines of the subject property where there is no evidence to suggest the area is demised to a different property, and which are commonly included within a maintenance/repair agreement associated with properties of a similar type.</p> <p>The inspection will be limited to those common parts that would normally be used by the occupier of the subject dwelling, i.e., the individual corridors, staircases, halls, landings etc. that would normally be used to access that individual dwelling. It should include only those parts that can normally and freely be accessed by an occupier of the subject dwelling without special permissions. It should exclude locked or restricted access areas including electrical/lift/riser/services cupboards, lockers or housings, roof spaces accessed from common areas, restricted storage and maintenance facilities.</p>
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1.4 Limitations to the Inspection	Pass	
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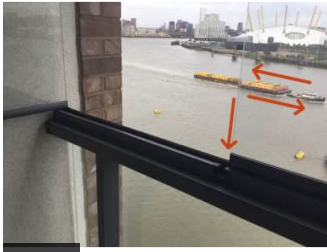
GENERAL

3.1 Health & Safety	Pass	
3.2 Scaffolding	N/A	
3.3 Roads & Footpaths	Pass	
3.4 Tidiness	Pass	

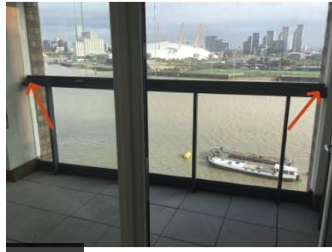
BALCONIES

4.1 Balconies	Fail	<p>There is a jump in the frameless sliding window beyond the point indicated this requires further investigation (see 4.1a)</p> <p>There is wobble to the frameless balcony window frame LHS and RHS. Would the builder ensure the frame is adequately fastened prior to handover (see 4.1b)</p> <p>At the time of inspection shrinkage cracks were noted at the top of the balcony reveal and window, however shrinkage cracks are a natural occurrence and it is up to the developer to use their discretion if these areas are to be remedied prior to handover (see 4.1c)</p>
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Action	Assignee	Due Date	Complete?	Action Comments
Trace, rectify and adjust where necessary.	Developer	N/A	No	



4.1 A



4.1 B



4.1 C

GARAGES

5.1 Walls	N/A	
5.2 Floors	N/A	
5.3 Roofs	N/A	
5.4 Doors	N/A	
5.5 Windows	N/A	
5.6 Services	N/A	

SURFACES

6.1 Paths & Driveways	N/A	
6.2 Edgings & Kerbs	N/A	
6.3 Lawns	N/A	
6.4 Steps	N/A	

DRAINS

7.1 Drains	N/A	
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SERVICES

8.1 Bin Stores	Pass	
8.2 Bike Stores	N/A	

BOUNDARIES

9.1 Fences	N/A	
9.2 Walls	N/A	
9.3 Gates	N/A	

COMMUNAL AREAS

11.1 Doors	Pass	
11.2 Doorbell	Pass	
11.3 Entrance Hall	Pass	
11.4 Corridor to Plot	Pass	
11.5 Flooring	Pass	

11.6 Stairwell	Pass	
11.7 Lift	Pass	
11.8 Communal Heating	N/A	
11.9 Escape Route	Pass	
11.10 Post Boxes	Pass	
11.11 Meter Room	N/A	

HALLWAY

12.1 Plastering & Dry Lining	Pass				
12.2 Finishes	Pass	At the time of pre inspection there were areas of minor paint patches in the hallway wall finish.			
12.3 Floors	Fail	There is evidence of paint stains on the floor throughout the hallway. All flooring should be cleaned and checked for signs of scratches or damage prior to handover.			
	Action	Assignee	Due Date	Complete?	Action Comments
	Clean flooring.	Cleaner	N/A	No	
12.4 Windows	N/A				
12.5 Skirting / Plinths	Pass				
12.6 Doors	Fail	There is evidence of paint stains and chips along the front door edges, sides and masking tape on the door hinges (12.6a). There is evidence of paint peel on the front door architrave which exposes the original wood finish (12.6b). There is a chip in the front door frame RHS of the upper strike plate (12.6c).			
	Action	Assignee	Due Date	Complete?	Action Comments
	Make good and decorate the damaged door areas and remove masking tape.	Multi Trade	N/A	No	
12.7 Cupboards	N/A				
12.8 Glazing	N/A				
12.9 Tiles	N/A				
12.10 Lights	Pass				
12.11 Sockets	Pass				
12.12 Consumer Unit (Assumed - Indicate Location)	Pass	The shelves should be screwed to the battens (currently they have not been attached).			
	Action	Assignee	Due Date	Complete?	Action Comments
	Attach screws to shelving.	Multi Trade	N/A	No	
12.13 Radiators	Fail	At the time of inspection underfloor heating was partially noted in the hallway. The underfloor heating was tested using a thermal imaging camera.			
	Action	Assignee	Due Date	Complete?	Action Comments

	The underfloor heating should be checked for any potential blockages prior to handover and the engineer should record his findings.	Engineer	N/A	No	
12.14 Entryphone		Fail	At the time of the pre inspection there appeared to be no video/entry phone fitted. Would the developer comment further on this?		
	Action	Assignee	Due Date	Complete?	Action Comments
	Developer to comment as there is no entry phone fitted.	Developer	N/A	No	
12.15 Alarm		N/A			
12.16 Doorbell		Pass			
12.17 Comms		N/A			



STUDY

13.1 Plastering & Dry Lining	N/A	
13.2 Finishes	N/A	
13.3 Floors	N/A	
13.4 Windows	N/A	
13.5 Skirting / Plinths	N/A	
13.6 Doors	N/A	
13.7 Lights	N/A	
13.8 Sockets	N/A	
13.9 Radiators	N/A	

LIVING ROOM 1

14.1 Room Name	N/A	
14.2 Plastering & Dry Lining	Pass	
14.3 Finishes	Pass	
14.4 Floors	Pass	
14.5 Windows	Pass	
14.6 Skirting / Plinths	Pass	
14.7 Doors	N/A	
14.8 Lights	Pass	
14.9 Sockets	Pass	
14.10 Radiators	Fail	At the time of inspection underfloor heating was partially detected in the kitchen/lounge using a thermal imaging camera.
	Action	Assignee
	Ensure no blockages in underfloor heating.	Engineer
		Due Date
		N/A
		Complete?
		No
		Action Comments

DINING AREA / DINING ROOM

15.1 Plastering & Dry Lining	Pass	
15.2 Finishes	Pass	
15.3 Floors	Pass	
15.4 Windows	Pass	
15.5 Skirting / Plinths	Pass	
15.6 Doors	N/A	
15.7 Lights	Pass	
15.8 Sockets	N/A	
15.9 Radiators	N/A	

KITCHEN

16.1 Plastering & Dry Lining	Pass	
16.2 Finishes	Fail	There is a chip along the edge of the mitre joint which leaves an inconsistent finish along the overall joint (see 16.2a). There is evidence of a plasterboard joint in the kitchen ceiling finish (see 16.2b).
	Action	Assignee
	Repair mitre joint and make ceiling finish good	Multi Trade
		Due Date
		N/A
		Complete?
		No
		Action Comments
16.3 Floors	Fail	There is evidence of scratch marks and stains in the floor finish. All flooring should be cleaned and checked for any signs of scratches or damage prior to handover (see 16.3a)
	Action	Assignee
	Repair scratches in flooring and clean.	Multi Trade
		Due Date
		N/A
		Complete?
		No
		Action Comments

16.4 Windows		Fail	There are lumps and chips visible in the kitchen window frame finish these inconsistent textural changes should be made good (see 16.4a). The edge of the LHS lounge window rubs against the frame (as indicated) there this action is not consistent with the other windows (see 16.4b).		
	Action	Assignee	Due Date	Complete?	Action Comments
	Make good the inconsistencies in the frame and adjust where necessary.	Multi Trade	N/A	No	
16.5 Skirting / Plinths		Pass	There are chips in the plinth finish this is mostly evident below the drawer (see 16.5a).		
	Action	Assignee	Due Date	Complete?	Action Comments
	Repair the inconsistencies in the plinth finish.	Multi Trade	N/A	No	
16.6 Doors		Pass	There is a sticky residue along the side of the kitchen door.		
16.7 Lights		Pass			
16.8 Sockets		Pass	There is a loose socket screw which requires tightening prior to handover.		
16.9 Radiators		N/A			
16.10 Cupboards		Pass	There is evidence of plastic at the corner filler panel joint (as indicated),		
	Action	Assignee	Due Date	Complete?	Action Comments
	Remove plastic wrap.	Multi Trade	N/A	No	
16.11 Drawers		Pass			
16.12 Kitchen Fittings		Pass			
16.13 Tiles		N/A			
16.14 Taps & Controls		Fail	There is an inconsistent finish and a leak at the base of the tap collar. This should be rectified prior to handover.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Adjust where necessary clean and apply an application of mastic.	Plumber	N/A	No	
16.15 Extractors		Fail	The kitchen extractor was tested however there was no level of effective extraction at the time of inspection.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Test and rectify extractors	Ventilation Engineer	N/A	No	
16.16 Hob / Cooker		Fail	There is a whistling sound even on the lowest cooker hood setting which requires further testing and investigation for any signs of blockage or damage prior to handover.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Clean and retest cooker hood.	Multi Trade	N/A	No	
16.17 Fridge / Freezer		Fail	The fridge handle is loose and therefore requires fixing prior to handover.		
	Action	Assignee	Due Date	Complete?	Action Comments

	Mount handle with appropriate adhesive	Multi Trade	N/A	No	
16.18 Dishwasher		Pass			
16.19 Washing Machine		N/A			



16.2 A



16.2 B



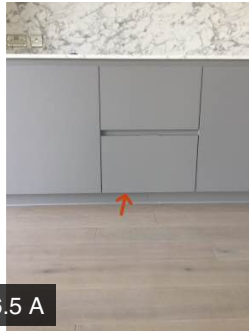
16.3 A



16.4 A



16.4 B



16.5 A



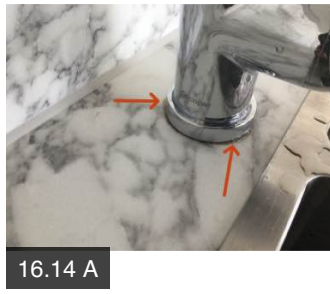
16.6 A



16.8 A



16.10 A



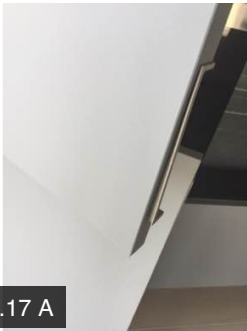
16.14 A



16.15 A



16.16 A



16.17 A

UTILITY

17.1 Plastering & Dry Lining	N/A	
17.2 Finishes	N/A	
17.3 Floors	N/A	
17.4 Windows	N/A	
17.5 Skirting / Plinths	N/A	

17.6 Doors	N/A	
17.7 Lights	N/A	
17.8 Sockets	N/A	
17.9 Radiators	N/A	
17.10 Cupboards	N/A	
17.11 Drawers	N/A	
17.12 Kitchen Fittings	N/A	
17.13 Tiles	N/A	
17.14 Taps & Controls	N/A	
17.15 Extractors	N/A	
17.16 Fridge / Freezer	N/A	
17.17 Dishwasher	N/A	
17.18 Washing Machine	N/A	

STAIRS & LANDING 1

18.1 Plastering & Dry Lining	N/A	
18.2 Finishes	N/A	
18.3 Floors	N/A	
18.4 Windows	N/A	
18.5 Skirting / Plinths	N/A	
18.6 Doors	N/A	
18.7 Cupboards	N/A	
18.8 Glazing	N/A	
18.9 Tiles	N/A	
18.10 Lights	N/A	
18.11 Sockets	N/A	
18.12 Radiators	N/A	
18.13 Smoke / Heat / CO2 Detectors	N/A	

MASTER BEDROOM

19.1 Room Name	Pass	
19.2 Plastering & Dry Lining	Pass	
19.3 Finishes	Pass	Inconsistent ceiling finish to bedroom
	Action	Assignee
	Make good the inconsistency in the ceiling finish	Multi Trade
		Due Date
		N/A
		Complete?
		No
		Action Comments
19.4 Floors	Fail	There is a lumpy finish throughout the carpet fitment this should be corrected prior to handover.

Action	Assignee	Due Date	Complete?	Action Comments
Make good the lumpy carpet finish.	Unassigned	N/A	No	
19.5 Windows	Fail	The edge of the bedroom window rubs against the frame (as indicated) which is not consistent with the other windows.		
Action	Assignee	Due Date	Complete?	Action Comments
Adjust action where necessary	Multi Trade	N/A	No	
19.6 Skirting / Plinths	Pass	There are inconsistent textural changes along the skirting board however these inconsistencies are not visible along the entire length of the skirting board.		
Action	Assignee	Due Date	Complete?	Action Comments
Inconsistent textural changes in skirting board to be made good	Multi Trade	N/A	No	
Action 2	Unassigned	N/A	No	
19.7 Doors	Pass	The door rattles within its frame when closed and therefore requires adjusting prior to handover.		
Action	Assignee	Due Date	Complete?	Action Comments
Adjust where required.	Multi Trade	N/A	No	
19.8 Lights	Pass			
19.9 Sockets	Pass			
19.10 Radiators	Fail	At the time of inspection a thermal image was taken of the bedroom floor however underfloor heating was only detected partially around the outer perimeter of the room (see 19.10a).		
Action	Assignee	Due Date	Complete?	Action Comments
The overall working of the underfloor heating should be investigated and checked for any signs of potential blockages.	Engineer	N/A	No	
19.11 Wardrobes	Fail	The wardrobe door especially on the RHS jumps along the track when it is opened and closed and therefore requires further investigation and fixing prior to handover.		
Action	Assignee	Due Date	Complete?	Action Comments
Trace and rectify the fault which exists (as described).	Multi Trade	N/A	No	
19.12 Drawers	N/A			



19.3 A



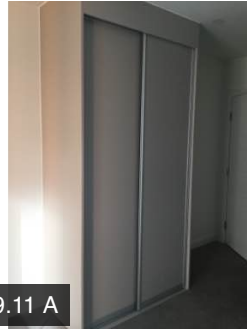
19.4 A



19.5 A



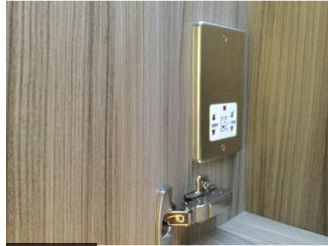
19.6 A



MASTER BEDROOM ENSUITE

20.1 Plastering & Dry Lining		Pass			
20.2 Finishes		Pass	There is evidence of chips on the bathroom cabinet (as indicated).		
	Action	Assignee	Due Date	Complete?	Action Comments
	Make good the cabinet finish.	Developer	N/A	No	
20.3 Floors		Pass	Cleaning		
20.4 Windows		N/A			
20.5 Skirting / Plinths		Pass			
20.6 Doors		Pass			
20.7 Lights		Pass			
20.8 Sockets		N/A	At the time of inspection the shaver sockets were not tested.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Test shaver sockets.	Developer	N/A	No	
20.9 Radiators		Fail	Would the builder ensure there are no blockages in the underfloor heating.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Check for blockages in underfloor heating.	Engineer	N/A	No	
20.10 Baths		N/A			
20.11 Shower Trays		Pass			
20.12 Cubicles / Wet Rooms		N/A			
20.13 Basins		Pass			
20.14 Taps & Controls		Pass			
20.15 Pedestals		N/A			
20.16 Toilets & Seats		Pass			
20.17 Shaving Points		N/A	Unable to test shaver socket this should be tested prior to handover.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Test shaver socket	Developer	N/A	No	
20.18 Towel Rail		Pass			

20.19 Extractor		Fail	The extractor does not extract and therefore requires rectifying prior to handover.		
	Action	Assignee	Due Date	Complete?	Action Comments
	rectify extractor	Ventilation Engineer	N/A	No	



BEDROOM 2

21.1 Room Name	Pass				
21.2 Plastering & Dry Lining	Pass				
21.3 Finishes	Pass				
21.4 Floors	Fail	There is a lumpy finish throughout the carpet fitment this should be corrected prior to handover.			
	Action	Assignee	Due Date	Complete?	Action Comments
	Remove lumps from carpet fitment	Unassigned	N/A	No	
21.5 Windows	Pass				
21.6 Skirting / Plinths	Pass				
21.7 Doors	Pass				
21.8 Lights	Pass				
21.9 Sockets	Pass				
21.10 Radiators	Fail	At the time of inspection a thermal image was taken of the bedroom floor however underfloor heating was only detected entering the room and partially around the outer perimeter of the room (see 21.10a).			
	Action	Assignee	Due Date	Complete?	Action Comments
	The overall working of the underfloor heating should be investigated and checked for	Engineer	N/A	No	

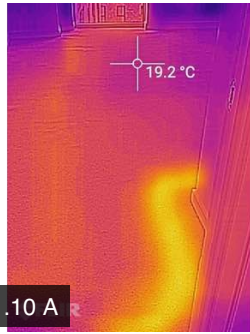
any potential blockages.

21.11 Wardrobes

N/A

21.12 Drawers

N/A



BEDROOM 2 ENSUITE

22.1 Plastering & Dry Lining

N/A

22.2 Finishes

N/A

22.3 Floors

N/A

22.4 Windows

N/A

22.5 Skirting / Plinths

N/A

22.6 Doors

N/A

22.7 Lights

N/A

22.8 Sockets

N/A

22.9 Radiators

N/A

22.10 Baths

N/A

22.11 Shower Trays

N/A

22.12 Cubicles / Wet Rooms

N/A

22.13 Basins

N/A

22.14 Taps & Controls

N/A

22.15 Pedestals

N/A

22.16 Toilets & Seats

N/A

22.17 Shaving Points

N/A

22.18 Towel Rail

N/A

22.19 Extractor

N/A

BEDROOM 3

23.1 Room Name

N/A

23.2 Plastering & Dry Lining

N/A

23.3 Finishes

N/A

23.4 Floors

N/A

23.5 Windows	N/A	
23.6 Skirting / Plinths	N/A	
23.7 Doors	N/A	
23.8 Lights	N/A	
23.9 Sockets	N/A	
23.10 Radiators	N/A	
23.11 Wardrobes	N/A	
23.12 Drawers	N/A	

BATHROOM

24.1 Plastering & Dry Lining	Pass	
24.2 Finishes	Fail	There are scratches and stains on the surface of the washbasin shelf these imperfections should be remedied prior to handover (see 24.2a)
	Action	Assignee
	Remove stains and scratches from surfaces	Developer
		Due Date
		N/A
		Complete?
		No
		Action Comments
24.3 Floors	Pass	The floor should be cleaned prior to handover (see 24.3a)
	Action	Assignee
	Cleaning	Developer
		Due Date
		N/A
		Complete?
		No
		Action Comments
24.4 Windows	N/A	
24.5 Skirting / Plinths	Pass	
24.6 Doors	Pass	
24.7 Lights	Pass	
24.8 Sockets	N/A	
24.9 Radiators	Fail	The underfloor heating should be fully checked for any potential blockages.
	Action	Assignee
	Check for blockages.	Engineer
		Due Date
		N/A
		Complete?
		No
		Action Comments
24.10 Baths	Pass	The bath is stained and requires cleaning (see 24.10a)
	Action	Assignee
	Cleaning	Cleaner
		Due Date
		N/A
		Complete?
		No
		Action Comments
24.11 Shower Trays	N/A	
24.12 Cubicles / Wet Rooms	N/A	
24.13 Basins	Fail	There is a chip in the washbasin finish (see 24.13a)
	Action	Assignee
	Repair chip	Developer
		Due Date
		N/A
		Complete?
		No
		Action Comments
24.14 Taps & Controls	Pass	
24.15 Pedestals	Pass	

24.16 Toilets & Seats	Pass	The toilet should be cleaned prior to handover.			
	Action	Assignee	Due Date	Complete?	Action Comments
	Cleaning	Cleaner	N/A	No	
24.17 Shaving Points	N/A	No tested			
24.18 Towel Rail	Pass				
24.19 Extractor	Fail	At the time of inspection the extractor did not extract (see 24.19a)			
	Action	Assignee	Due Date	Complete?	Action Comments
	Refer to engineer	Engineer	N/A	No	



24.2 A



24.3 A



24.10 A



24.13 A



24.16 A



24.17 A



24.19 A

AIRING CUPBOARD

25.1 Plastering & Dry Lining	N/A	
25.2 Finishes	N/A	
25.3 Floors	N/A	
25.4 Skirting / Plinths	N/A	
25.5 Doors	N/A	
25.6 Lights	N/A	
25.7 Sockets	N/A	
25.8 Hot Water Tank	N/A	

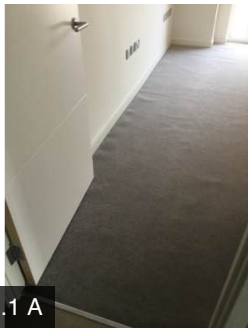
LOFT

26.1 Hatch	N/A	
26.2 Ladder	N/A	
26.3 Felt	N/A	
26.4 Ducting	N/A	

26.5 Insulation	N/A	
26.6 Cable & Wires	N/A	
26.7 Timbers	N/A	
26.8 Cold Water Tanks	N/A	

SERVICES

27.1 Heating	Fail	<p>Whilst there was evidence of underfloor heating in the apartment the thermal imaging camera detected inconsistencies in the thermal images.</p> <p>Bedroom 2 underfloor heating was only visible around the outer perimeter.</p> <p>Bedroom with en-suite underfloor heating was partially visible around outer perimeter.</p>			
	Action	Assignee	Due Date	Complete?	Action Comments
	Referred to engineer	Engineer	N/A	No	
27.2 Boiler	Pass				
27.3 Smoke / Heat / CO2 Detectors	Pass				



27.1 A



27.1 B

FINAL COMMENTS

There is a high pitched sound to the vent Axia and the extractors do not appear to be extracting bathrooms and kitchen

Client to discuss appropriate method with developer when installing 85 inch TV to living room and 65 inch TV to bedroom with ensuite.

The client noted concerns of damp issues within the apartment however at the time of inspection there was no visible evidence of damp on the ceiling, walls or skirting board within the apartment.

The underfloor heating should be fully checked and tested prior to handover.