



## SAMPLE REPORT

Tuesday, 15 April 2025

95 Snags Identified

A handwritten signature in black ink, appearing to be 'MP'.

Professional Snagging Survey 



**Snag 1 Master Bedroom**  
Radiator not level

## Snag 2

Window reveal out of tolerance, 5mm tolerance here 3mm



- 3mm when up to 1.5m in height
- 5mm where larger.

**Figure 13: Tolerances for internal openings****Tolerances for internal openings**

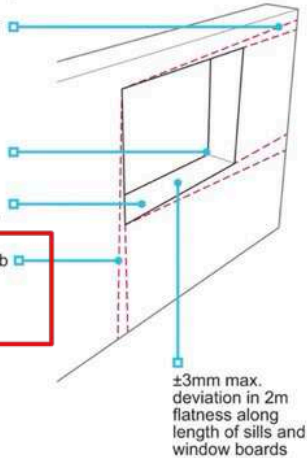
head and sill: max. 3mm out of level for openings up to 1.5m wide  
max. 5mm out of level for openings over 1.5m wide

± 5mm max. deviation of square for reveals up to 250mm deep

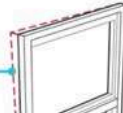
max. 3mm out of level across reveal (measured from frame)\*

reveals: max. 3mm out of plumb for openings up to 1.5m high  
max. 5mm out of plumb for openings over 1.5m high

\*tiled sills, in bathrooms, for example, may be intentionally laid sloping away from the window

**Figure 14: Tolerances for windows****Tolerances for windows**

window distortion: max. 3mm out of plumb for windows



3D



**Technical Disclaimer:** The NHBC Standards are produced by NHBC as guidance solely for our builder customers as to





### Snag 3

Make good decoration



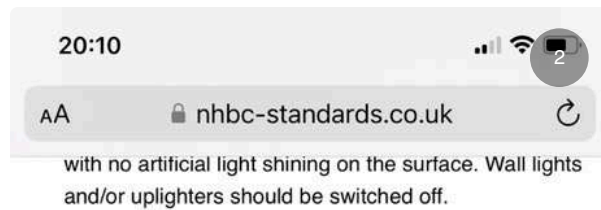
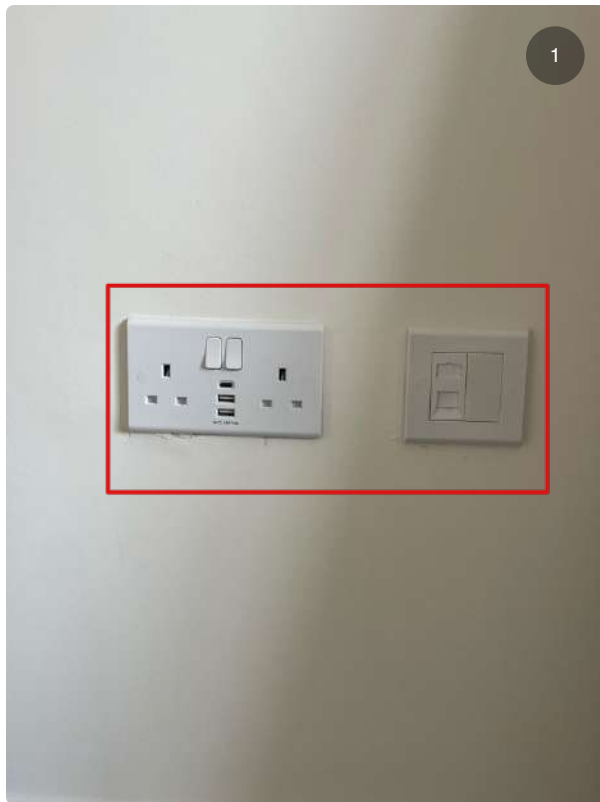
### Snag 4

Make good decoration , not even been patched prior to decorating

This is consistent throughout the plot patching completely missed prior to decorating, substandard and unacceptable finish to ceilings and partitions

## Snag 5

Make good decoration , see image 2 minor textural differences we aren't looking at minor textural differences here

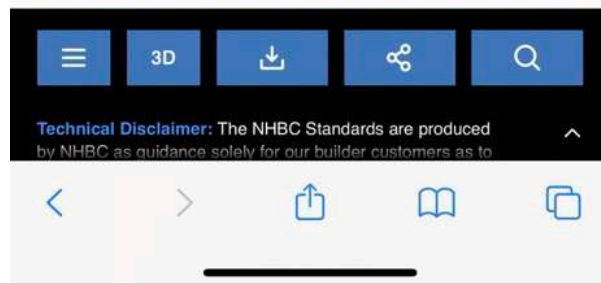


### Walls

Walls should:

- be reasonably uniform, although there may be minor textural differences around lights and other fittings
- have no visible gaps between fittings and the surface (eg around switch plates)
- have jointing tape fully covered and unobtrusive in the finished surface
- have flat walls and within a  $\pm 3\text{mm}$  deviation measured using a 2m straight edge with equal offsets
- be a maximum of 8mm from plumb for walls up to 3m high. Taller walls should be a maximum of 8mm from plumb per storey and 12mm in total.

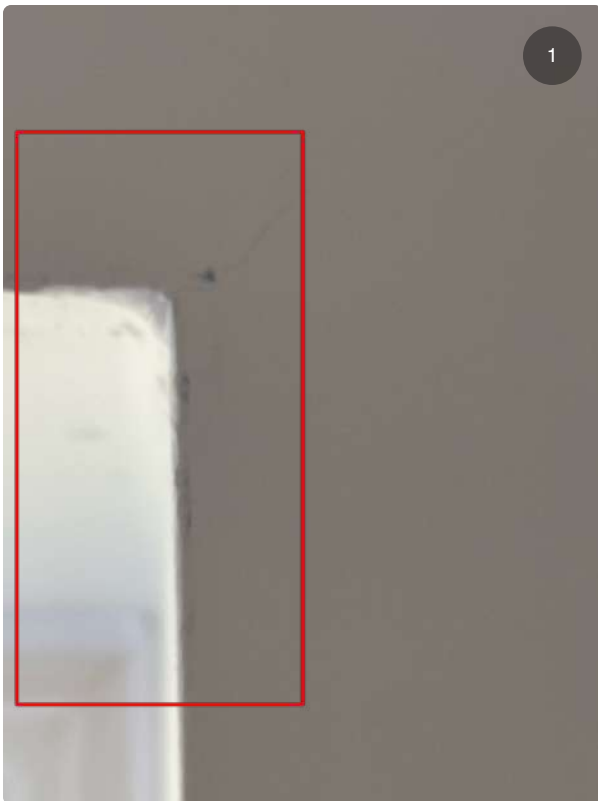
Figure 7: Straightness of internal walls in section





## Snag 6

Make good decoration

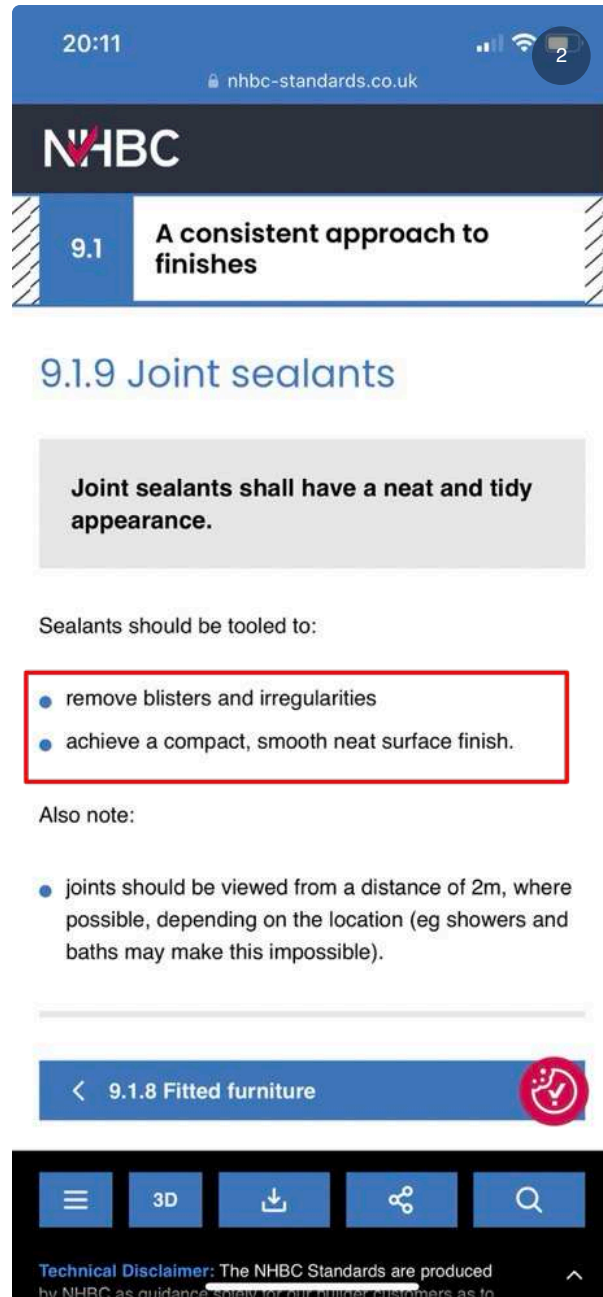


## Snag 7

Make good finish to window reveal

## Snag 8 En-suite

Reapply untidy sealant bead

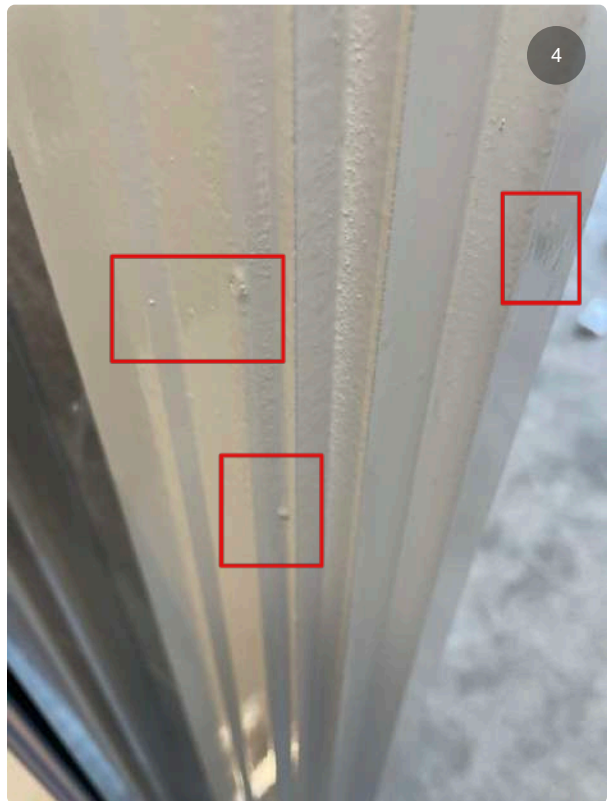


## Snag 9

Make good decoration to door frame, stops and architrave

This is consistent throughout the plot with all doors and frames , the finish is substandard and unacceptable

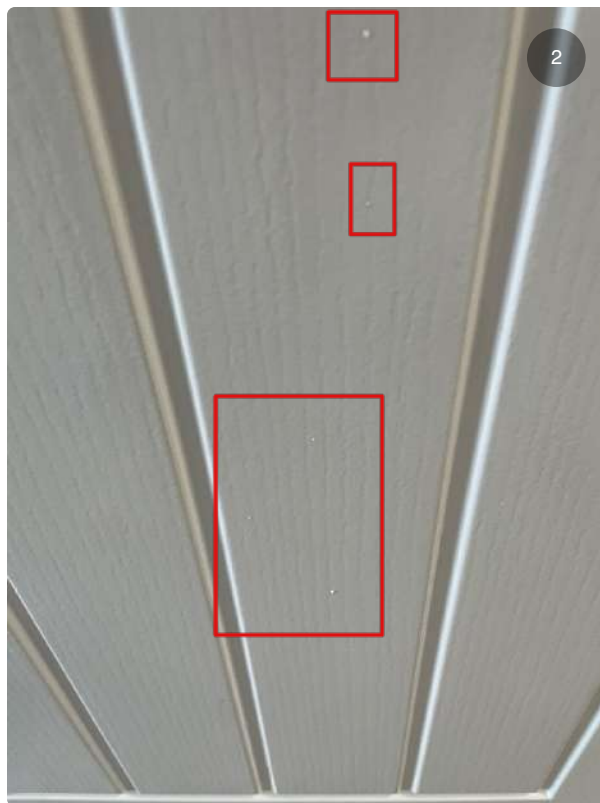
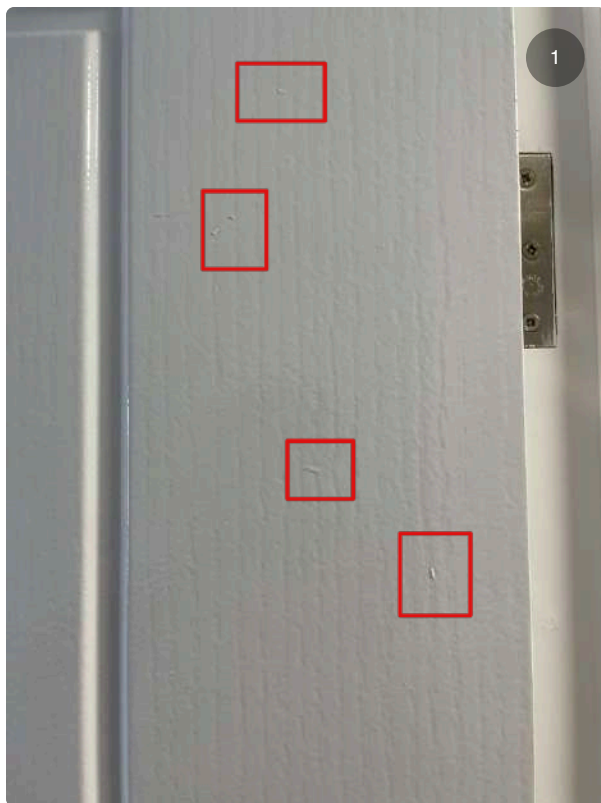






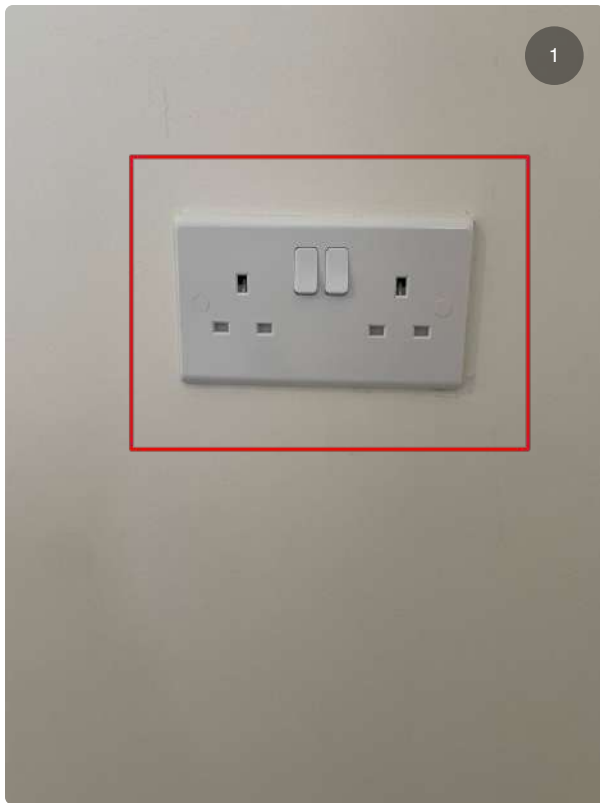
## Snag 10

Make good decoration



## Snag 11 Bedroom 2

Radiator not level



## Snag 12

Make good decoration



## Snag 13

Make good decoration



## Snag 14

Make good decoration and level socket

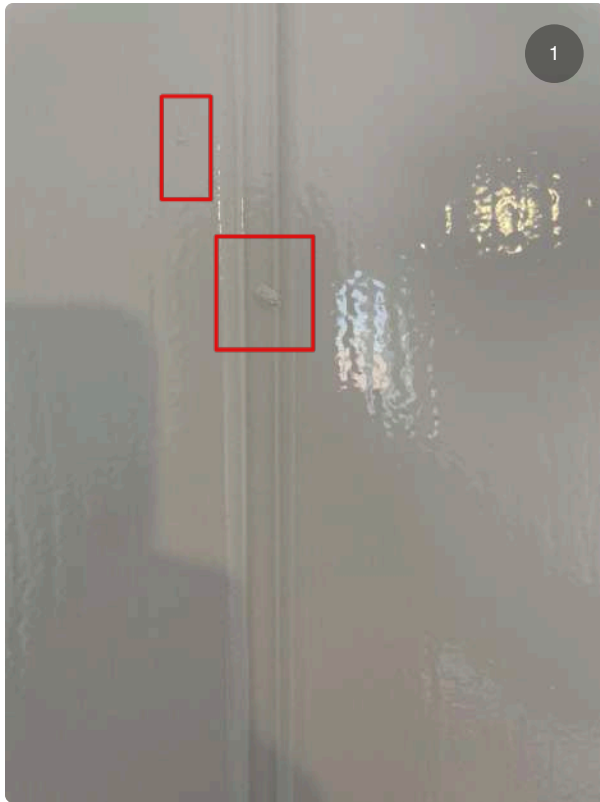


## Snag 15

Make good decoration

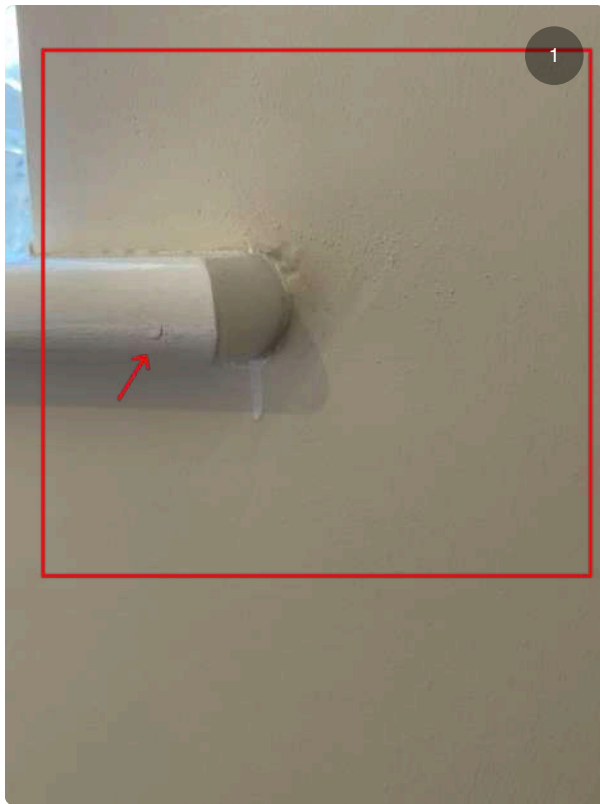
## Snag 16

Make good decoration to door



## Snag 17

Make good decoration to wall and window board



## Snag 18

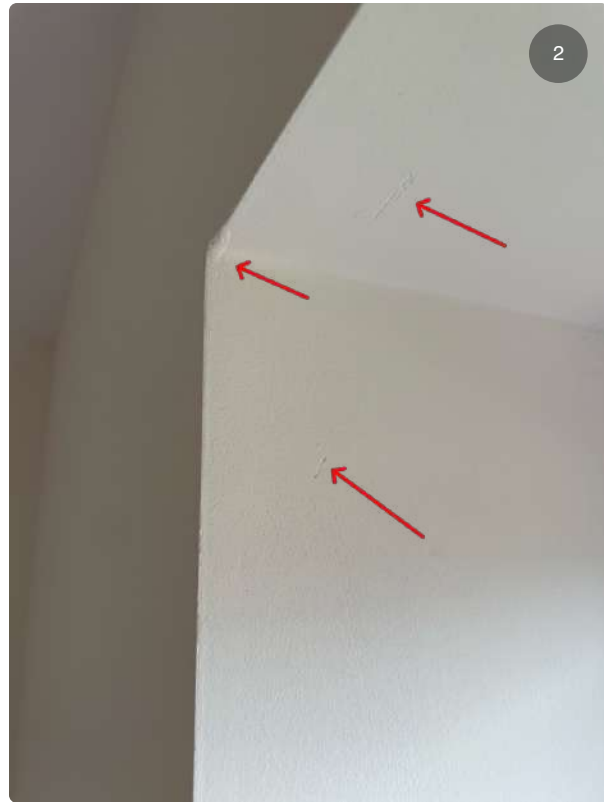
Make good unfinished patching either side of radiator





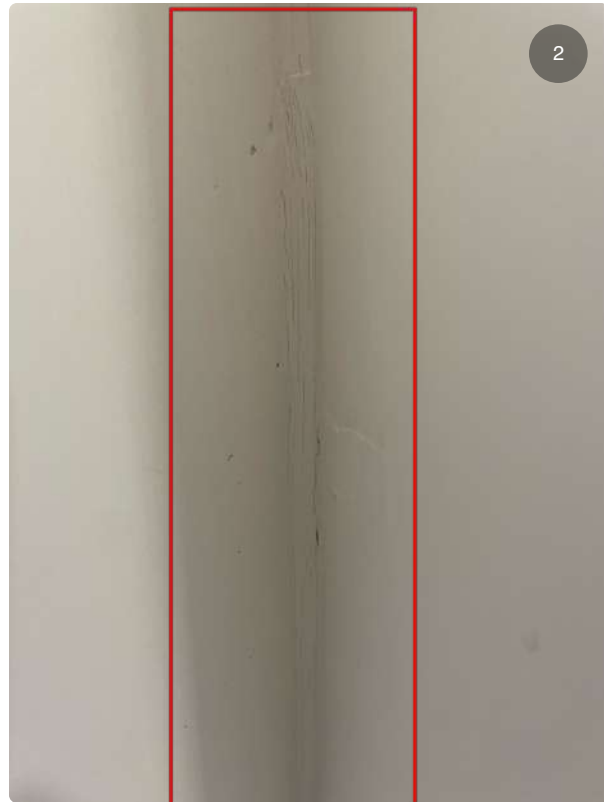
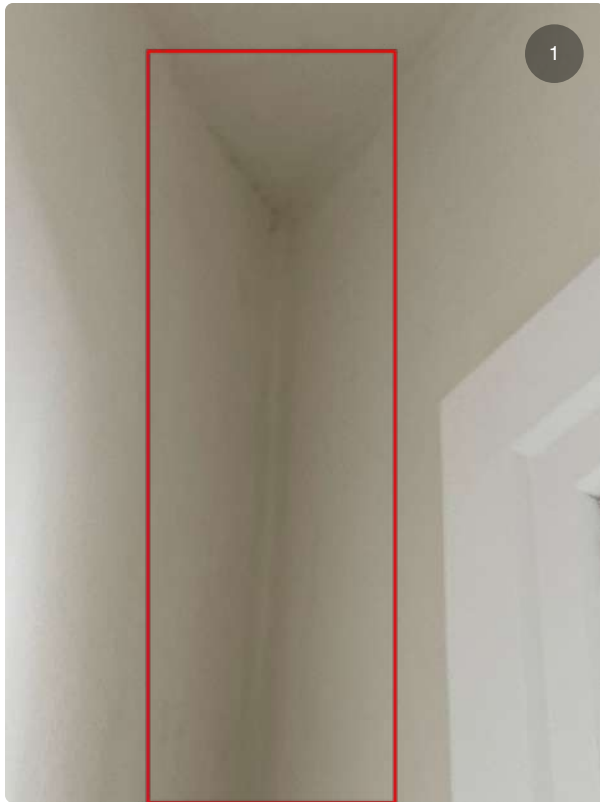
## Snag 19

Make good finish to reveal



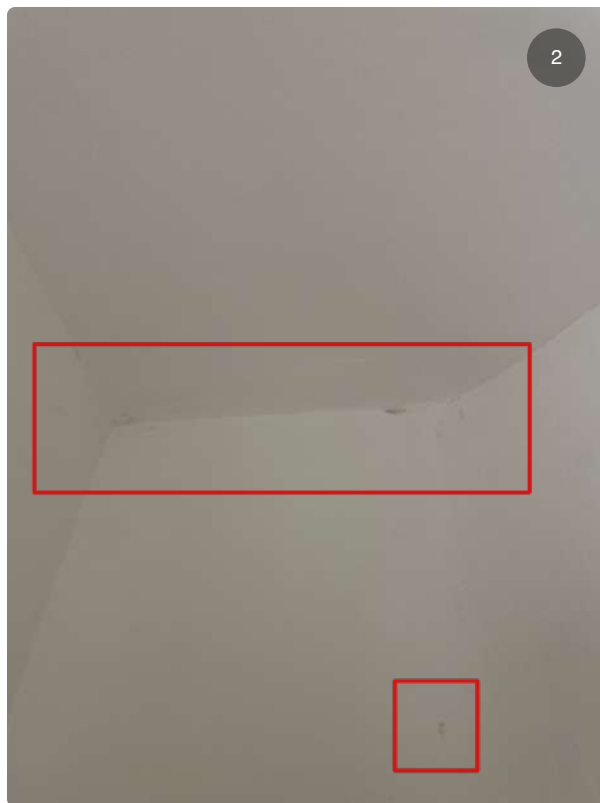
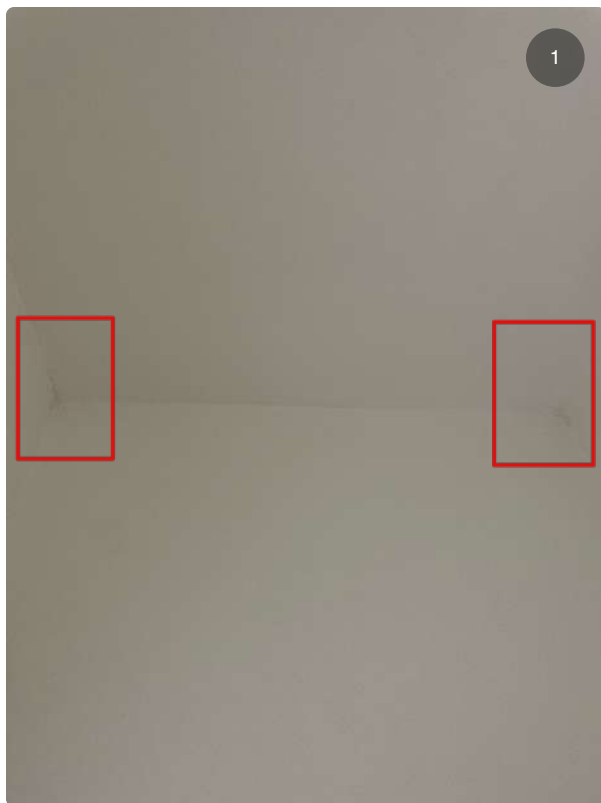
## Snag 20 Bathroom Cupboard

Make good drylining and decoration



## Snag 21

Make good tape jointing and decoration

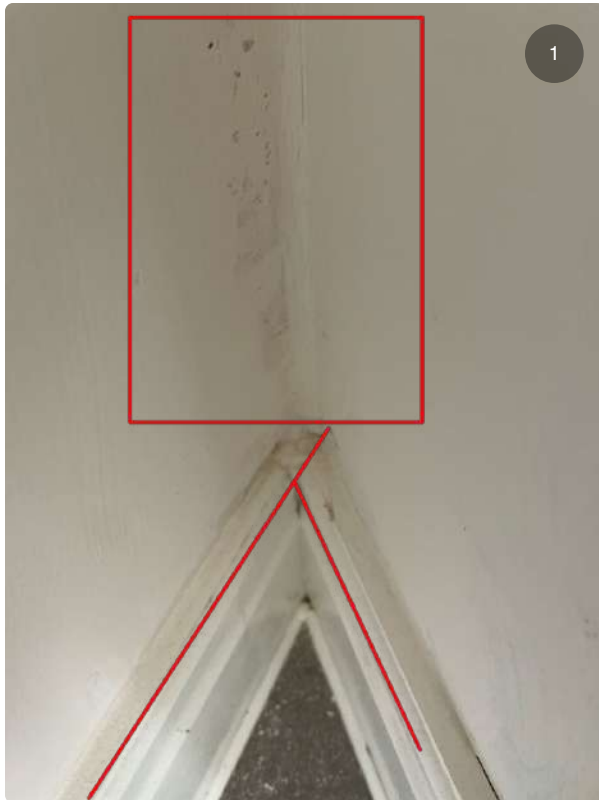


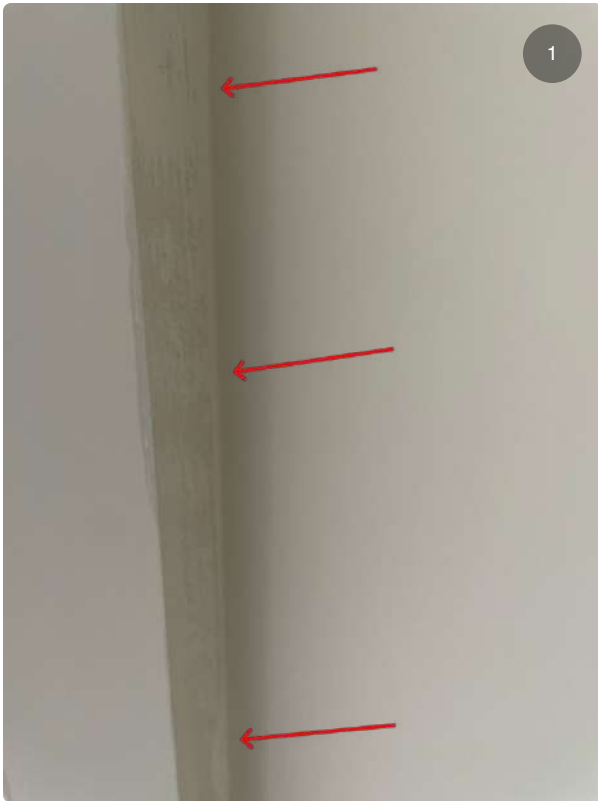
## Snag 22

Make good finish to internal joint

Skirting poorly fitted , cut short. Skirting board on the left (image 1) should have ran into the corner and the skirting board on the right would've butted up neatly

Make good wall and decoration to skirting joint (image 2)





### Snag 23

Finish decorating internal beside architrave



### Snag 24

Make good decoration



## Snag 25 Bathroom

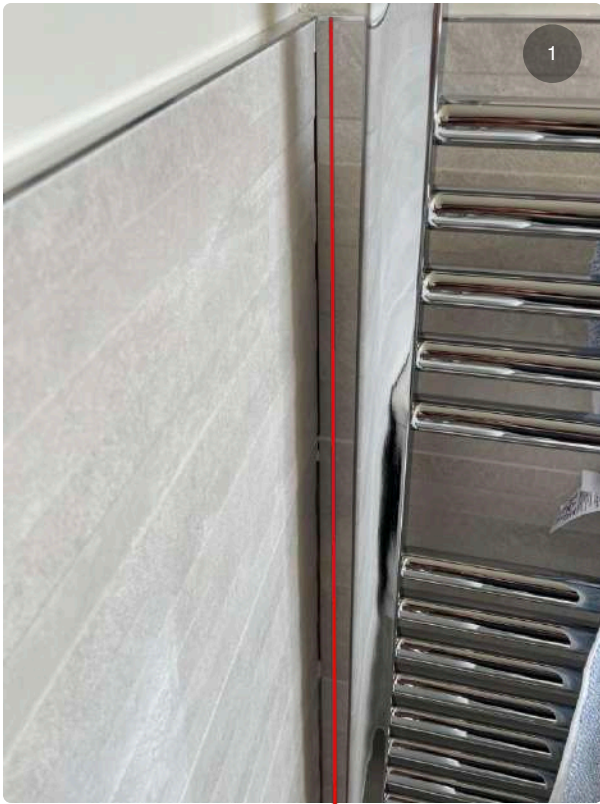
Bath panel frame on show, conceal with plastic trim



## Snag 26

Bath panel poorly fitted , to lose moves and rattles all over. Refit fixed panel without excessive movement





## Snag 27

Sealant bead to be applied

## Snag 28

Dirt and dust from construction stage still on tile bead , standard of cleaning throughout plot is substandard and needs reviewing.

Tidy up grout to tile bead



## Snag 29

Construction dirt and dust to sanitary ware, cleaning non existent before handover



## Snag 30

Make good finish to reveal and reapply untidy sealant beads





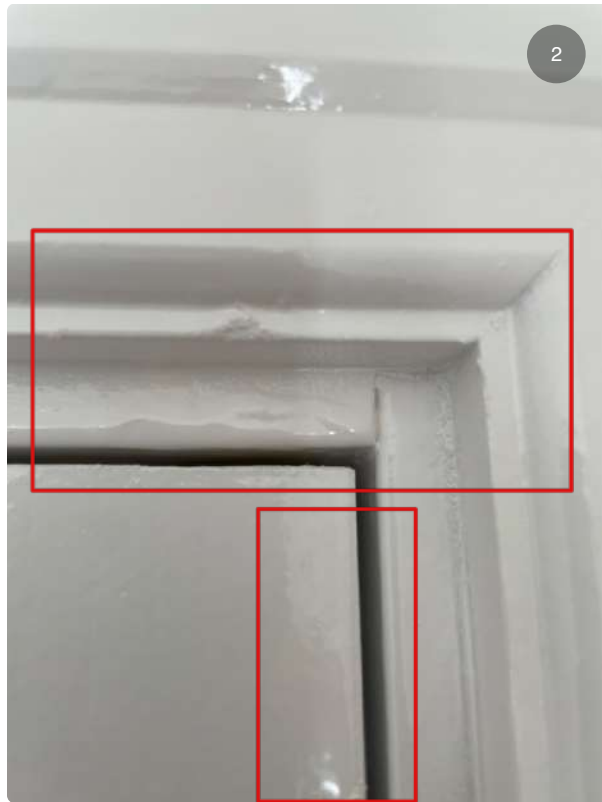
### Snag 31

Window doesn't stay open just falls down , adjustment needed

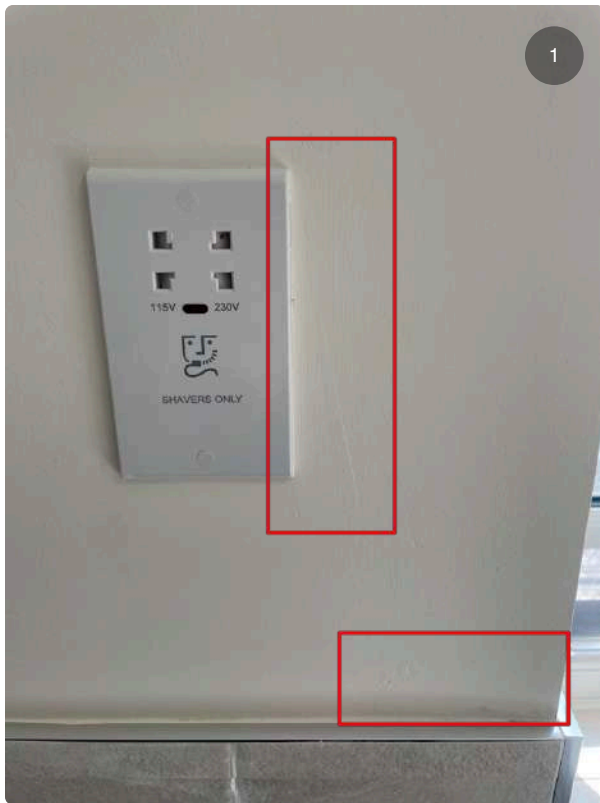
### Snag 32

Make good decoration to door and architraves

Reapply untidy sealant bead , contains debris where applied without preparation to area of application







### Snag 33

Make good decoration



### Snag 34 Bedroom 3

Make good decoration



### Snag 35

Make good decoration



### Snag 36

Fix socket level and make good decoration

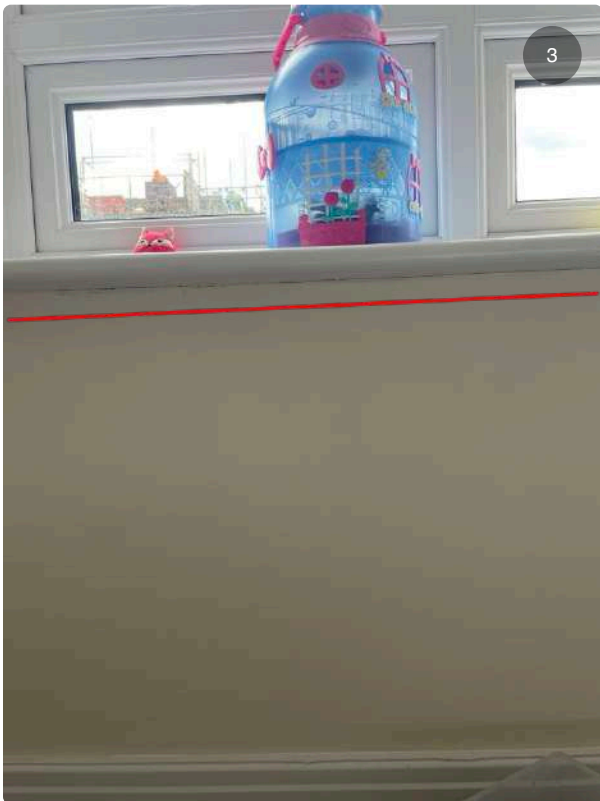


### **Snag 37**

Make good decoration

### **Snag 38**

Make good decoration under and around window board including window board horns , substandard finish





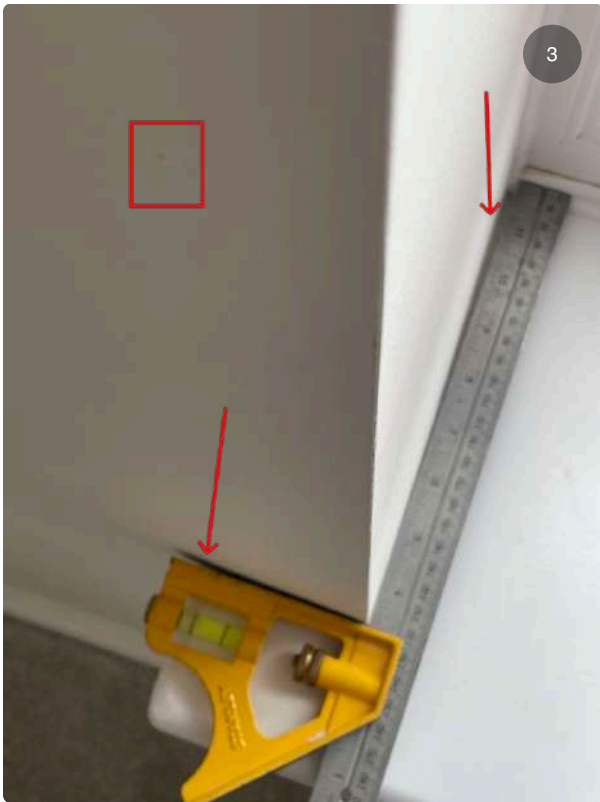
### Snag 39

Make good decoration to skirting board

### Snag 40

Window reveals are out of tolerance by 5mm tolerance here is 3mm

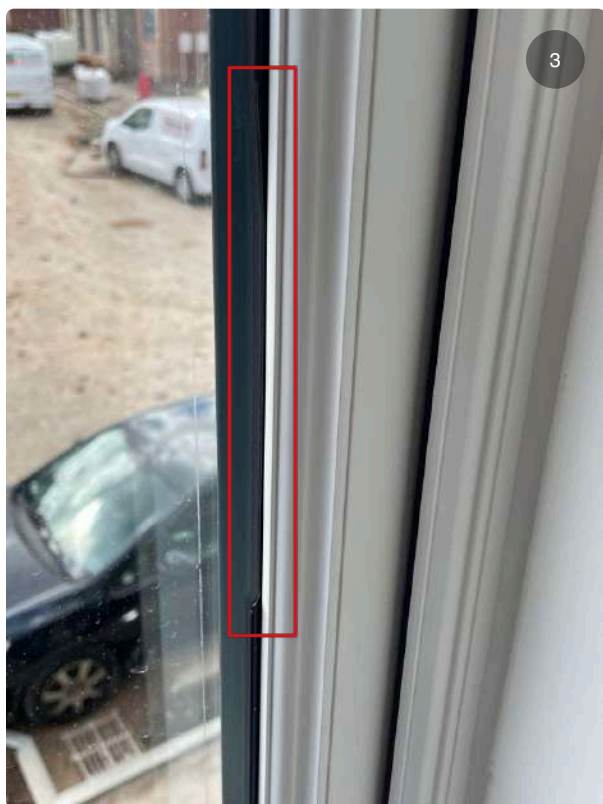






## Snag 41

Glazing seal damaged in 3 places to same pane , replace glazing



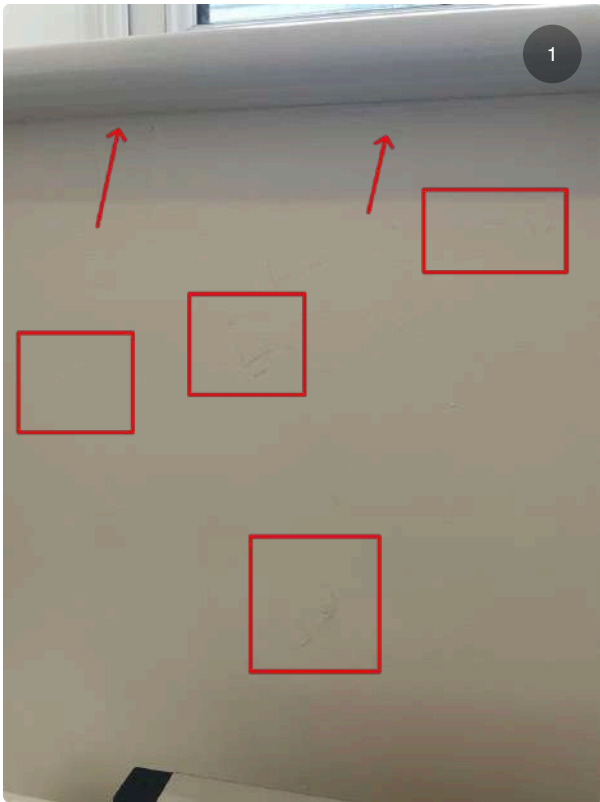
## Snag 42

Door hinges covered in paint spills , consistent throughout plot



## Snag 43 Landing

Make good decoration





## Snag 44

Radiator not level

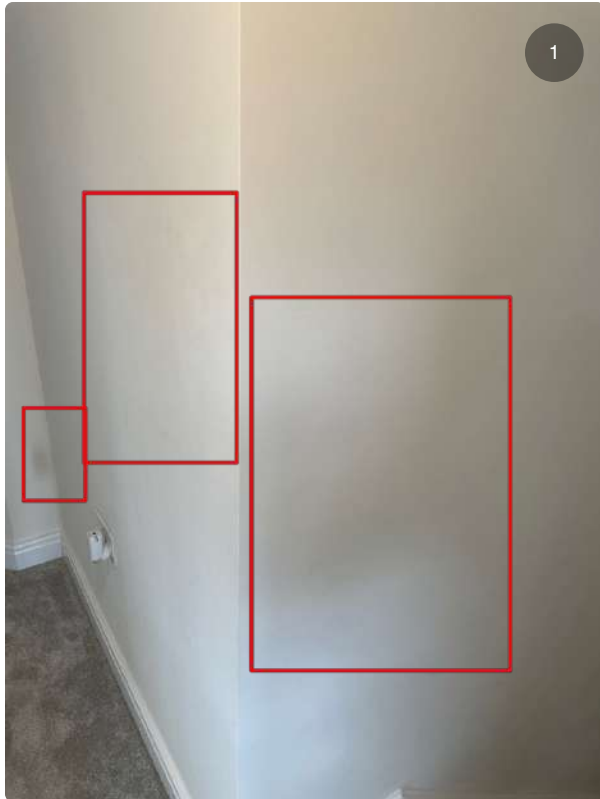
## Snag 45

Make good finish to reveal



## Snag 46

Make good decoration, patchy and inconsistent to many areas  
See image to , this paint work doesn't define the term reasonably



20:30

AA nhbc-standards.co.uk

**NHBC**

9.1 A consistent approach to finishes

### 9.1.10 Paint finishes

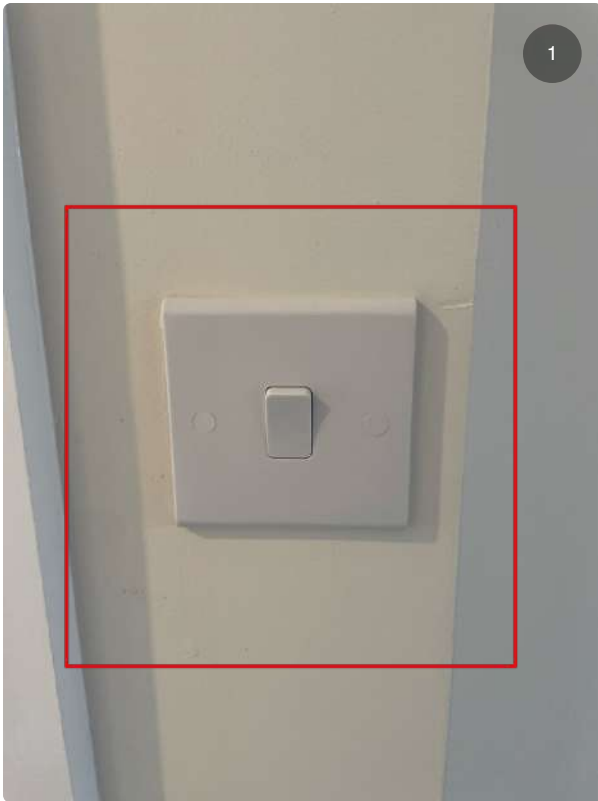
**Painted and varnished surfaces shall be even in appearance and free from conspicuous runs and prominent brush marks.**

Painted and varnished surfaces should:

- be reasonably smooth and free from nail holes, cracks and splits
- have joints filled
- be reasonably uniform in colour, texture and finish.

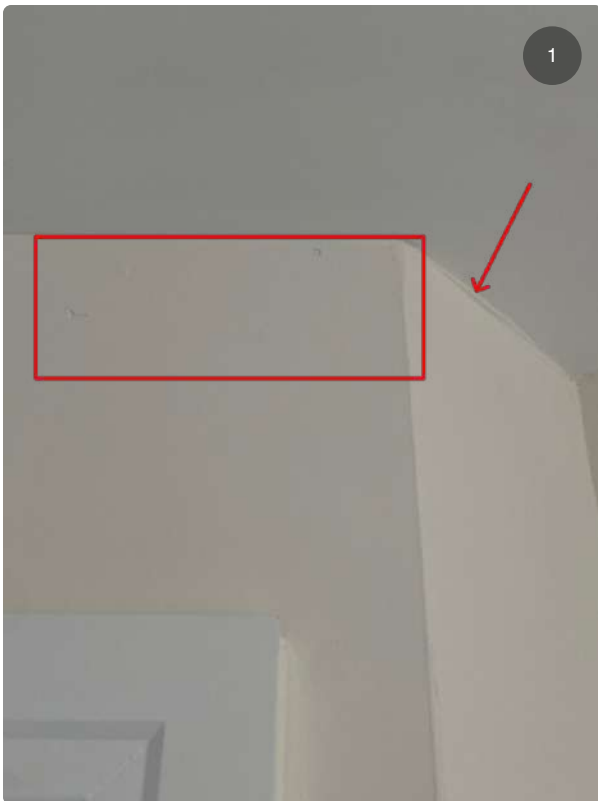
Also note:

**Technical Disclaimer:** The NHBC Standards are produced by NHBC as guidance solely for our builder customers as to



### Snag 47

Make good decoration



### Snag 48

Make good finish to walls



## Snag 49 Lounge

Unfinished work to bay window ceiling

## Snag 50

Ceiling to bay window needs taking down and refitting squarely it runs in and out from end to end , poor workmanship







## Snag 51

Sealant missing to bay window unit corners

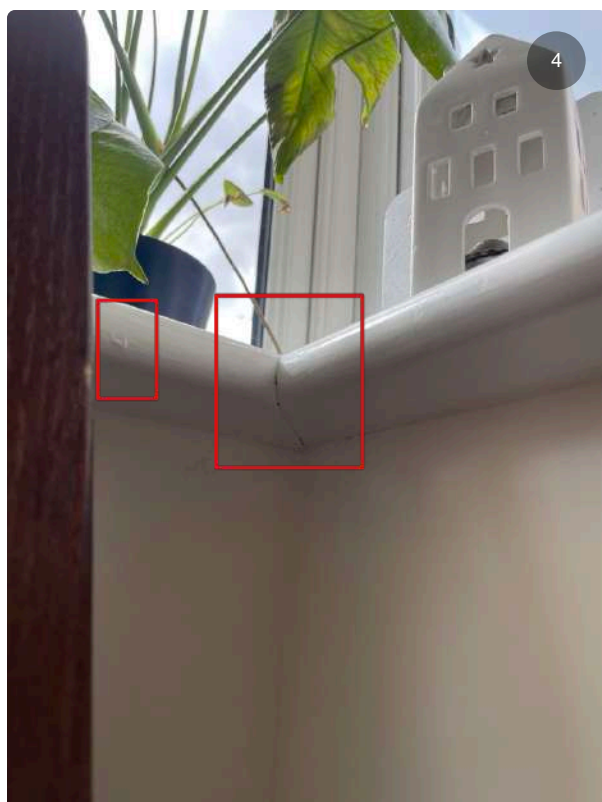


## Snag 52

Reapply untidy sealant bead

## Snag 53

Bay window board needs redecorating , horns require attention very poor workmanship





### **Snag 54**

Make good decoration LHS of radiator bay window , unfinished patching just painted over again as in many areas throughout plot

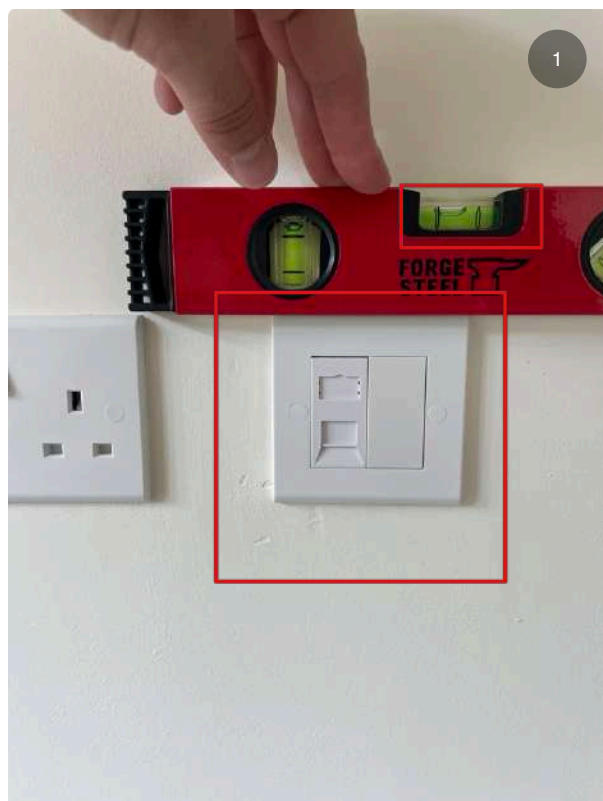
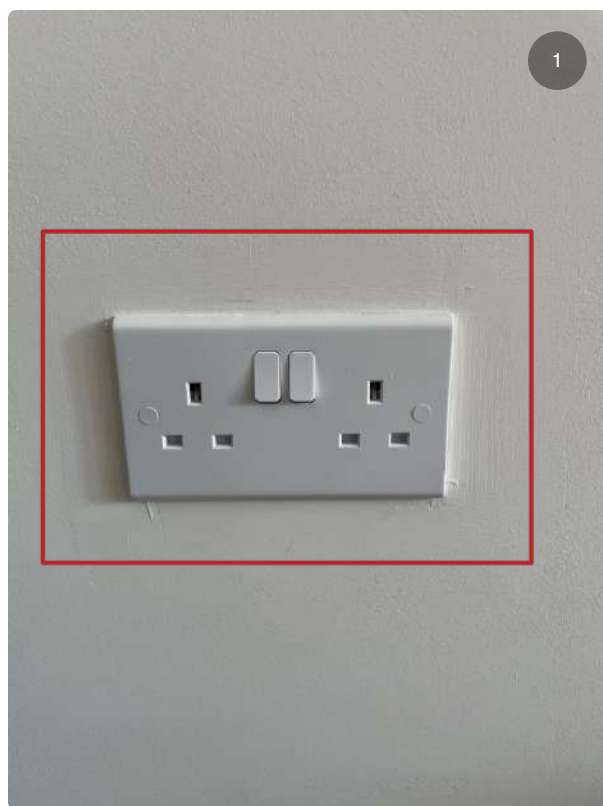


### **Snag 55**

Make good decoration to skirting board

## Snag 56

Make good decoration



## Snag 57

Fix Ethernet point level and make good decoration



### **Snag 58**

Make good decoration to architrave



### **Snag 59 W/c**

Make good finish to window reveal edge



## Snag 60

Make good decoration



## Snag 61

Make good decoration to architraves and internal joint



## Snag 62

Door rattling in keep

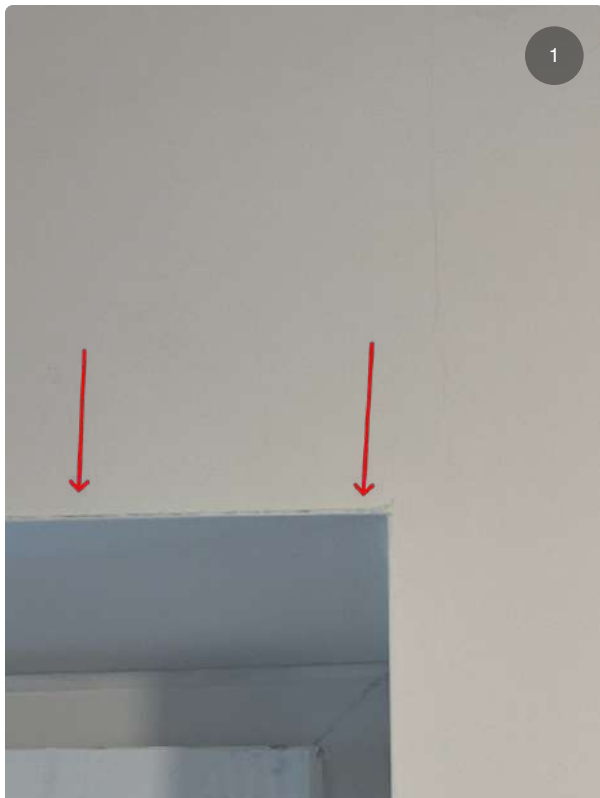


## Snag 63 Entrance Porch

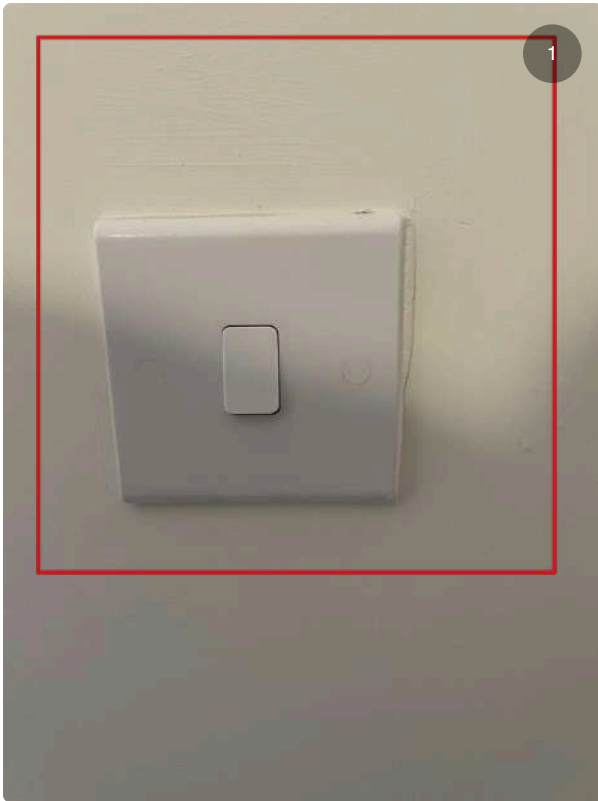
Make good finish to wall

## Snag 64

Make good finish to reveal







## Snag 65

Make good decoration



## Snag 66

Make good decoration

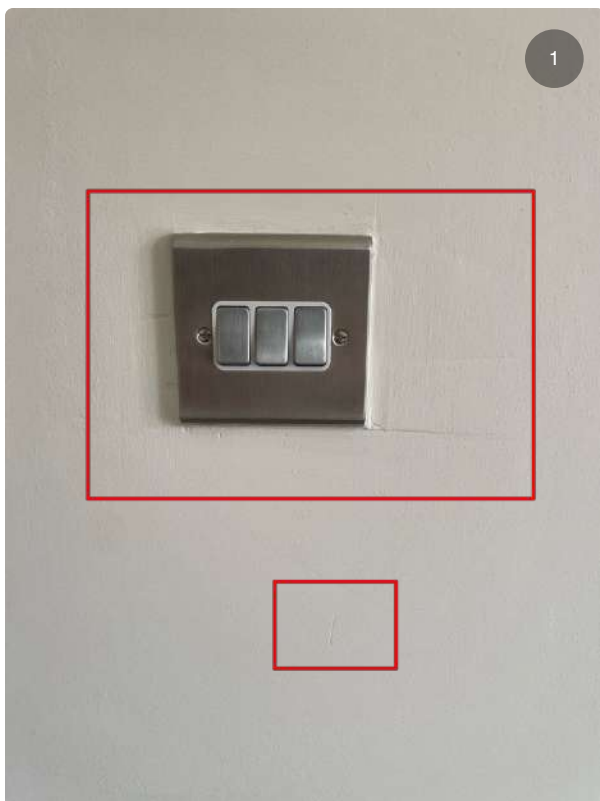


## Snag 67

Make good decoration , kitchen doorway

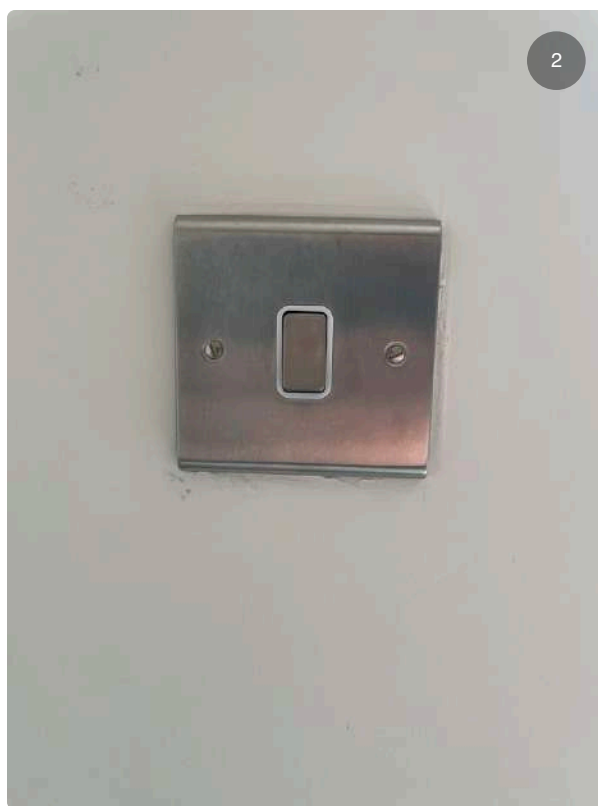
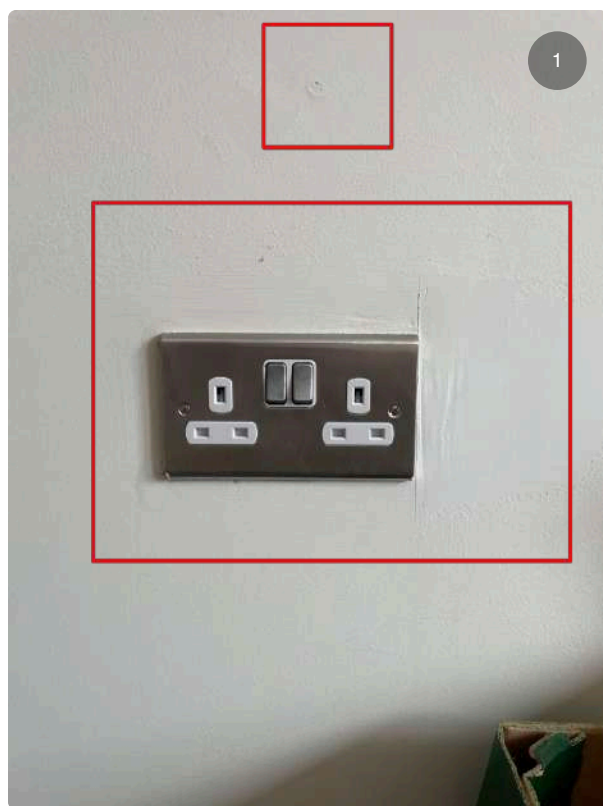
## Snag 68 Kitchen

Make good decoration



## Snag 69

Make good decoration



## Snag 70

Reapply sealant bead

## Snag 71

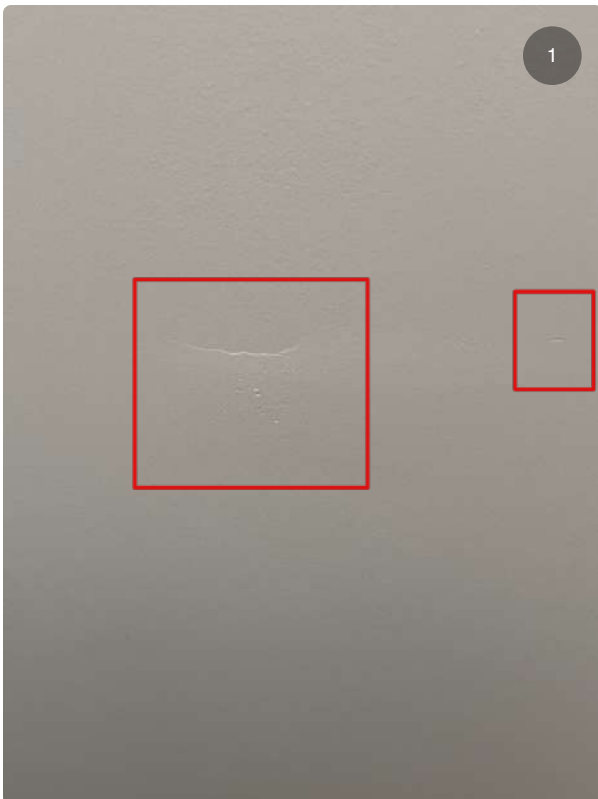
Remove blue chips protection from kitchen units , other units still have protection on to . Missed at build clean stage 2nd clean and sparkle , standard of cleaning to plot poor





### Snag 72

Untidy sealant around sink reapply



### Snag 73

Make good ceiling

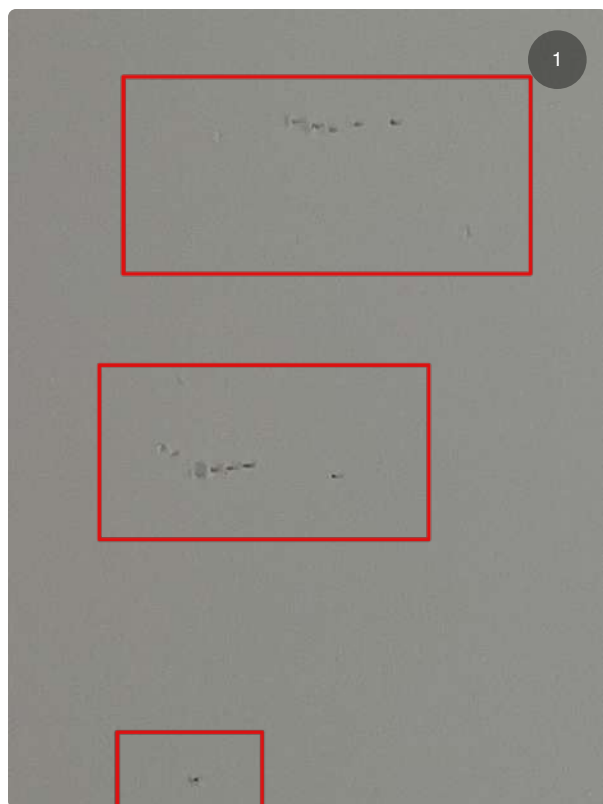
## Snag 74

Kitchen down lights covered in joint cement and paint , all down lights are the same



## Snag 75

Again unpatched holes in wall just painted over , make good decoration



## Snag 76

Kitchen unit doors need alignments

Adhesive on unit door not cleaned off , kitchen units aren't cleaned  
dirty and grubby







### Snag 77

Close margin between doors and align



### Snag 78

Unit door not flush with neighbouring door

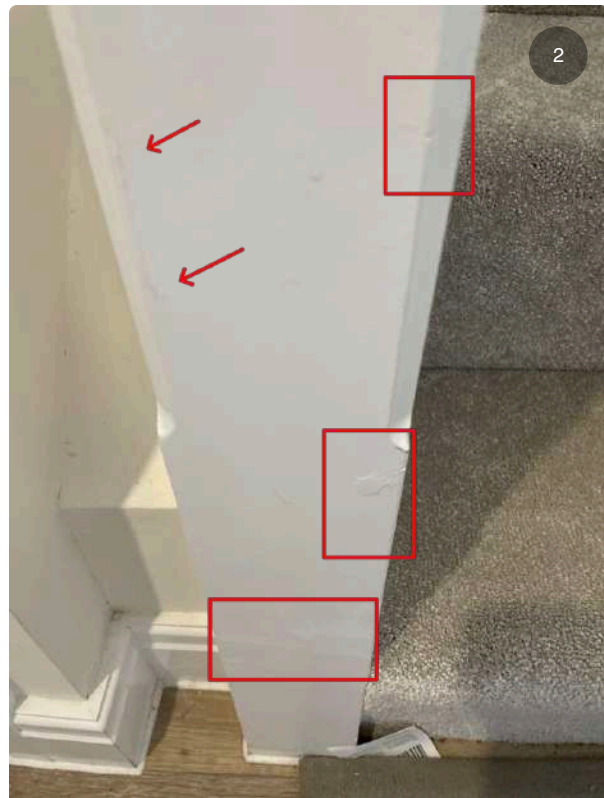
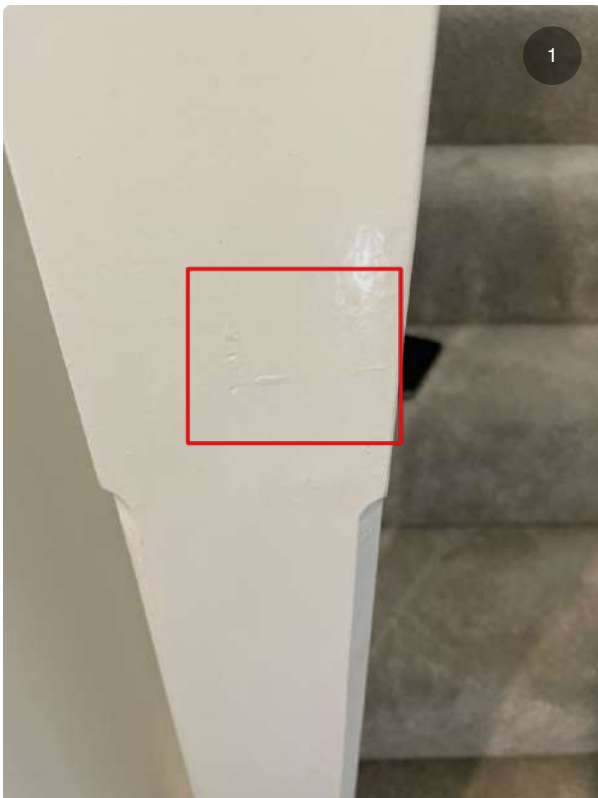


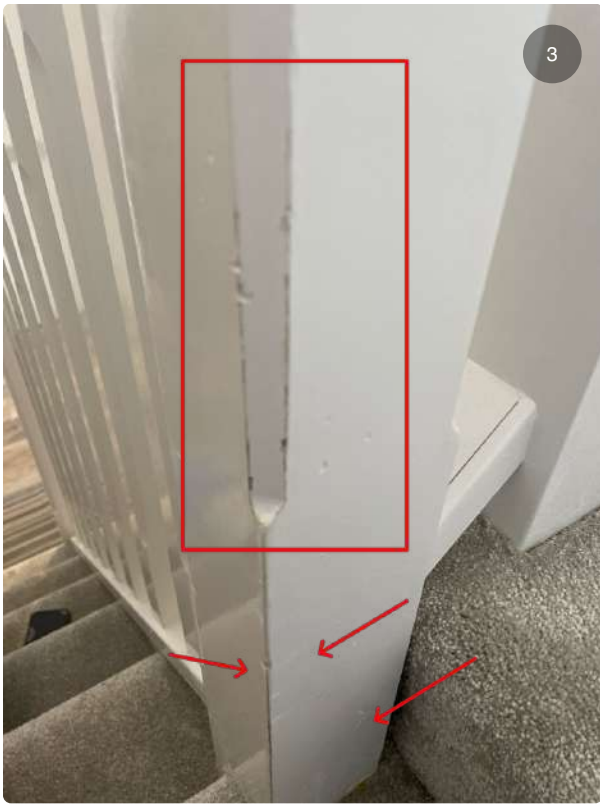
## Snag 79

Paint or jointing materials dust on upstand

## Snag 80 Stair Well

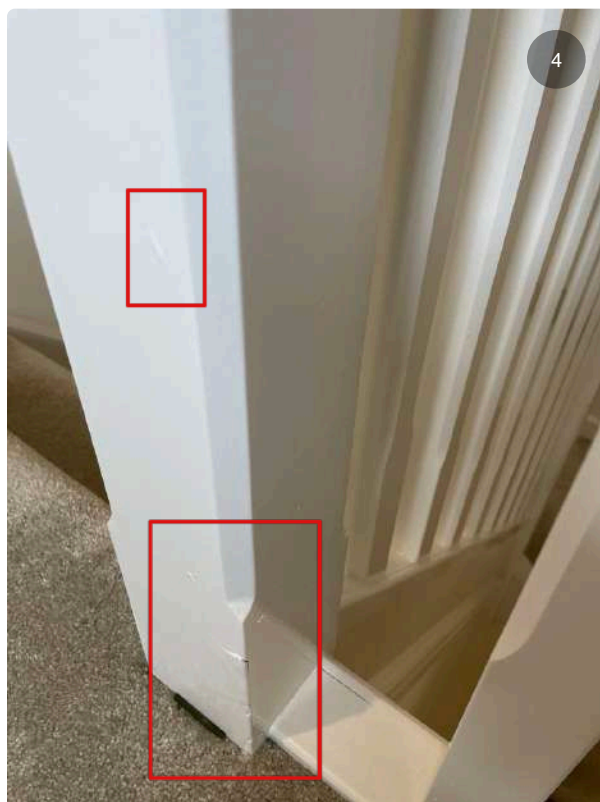
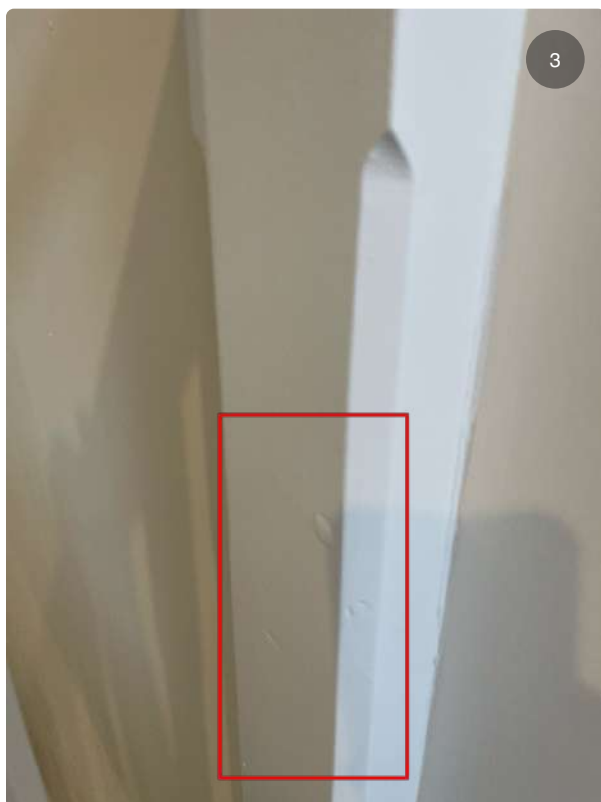
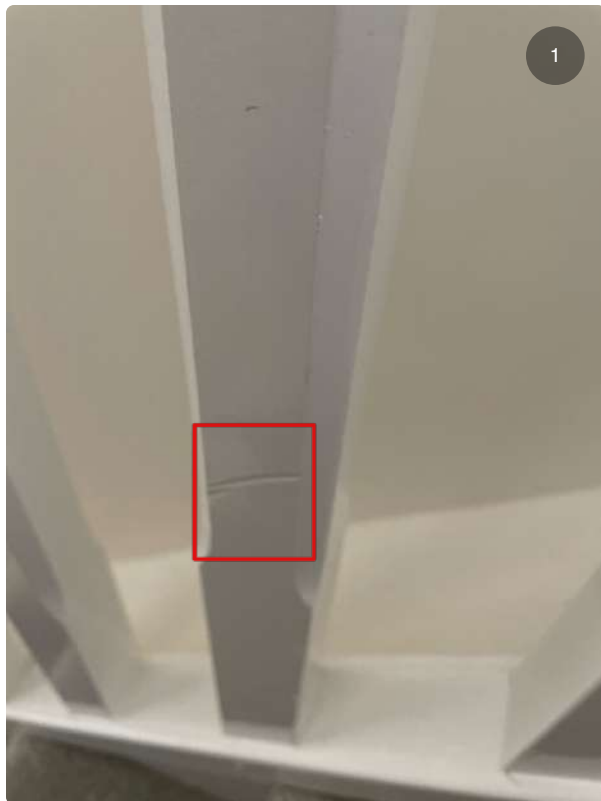
Make good decoration to stairs





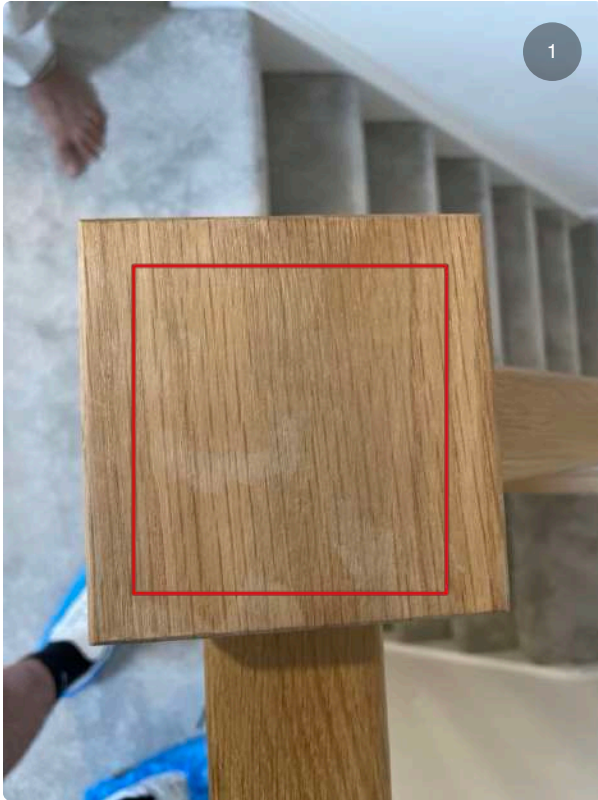
## Snag 81

Newel post and balustrades require attention poor finish



## Snag 82

Newel caps not varnished





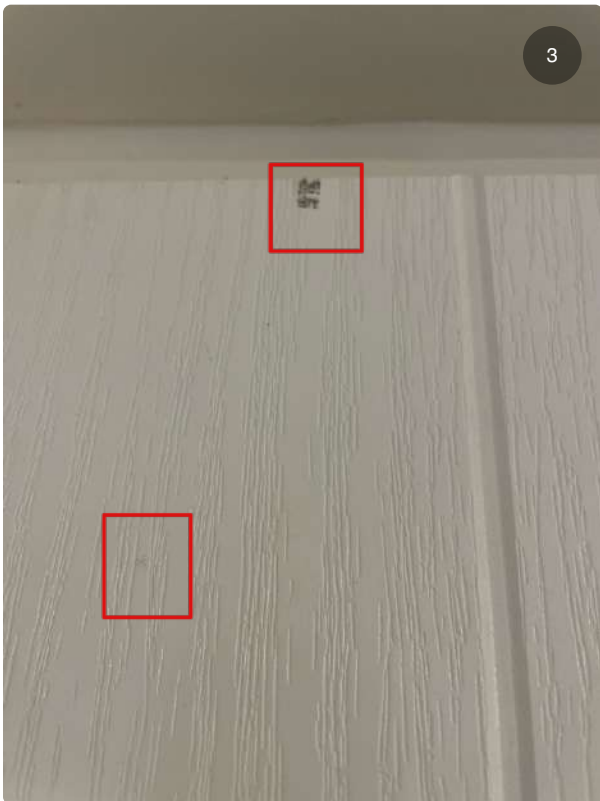
## Snag 83

Deflection to half landing and steps 2&3 on first flight , investigate and rectify accordingly



## Snag 84 Front Door

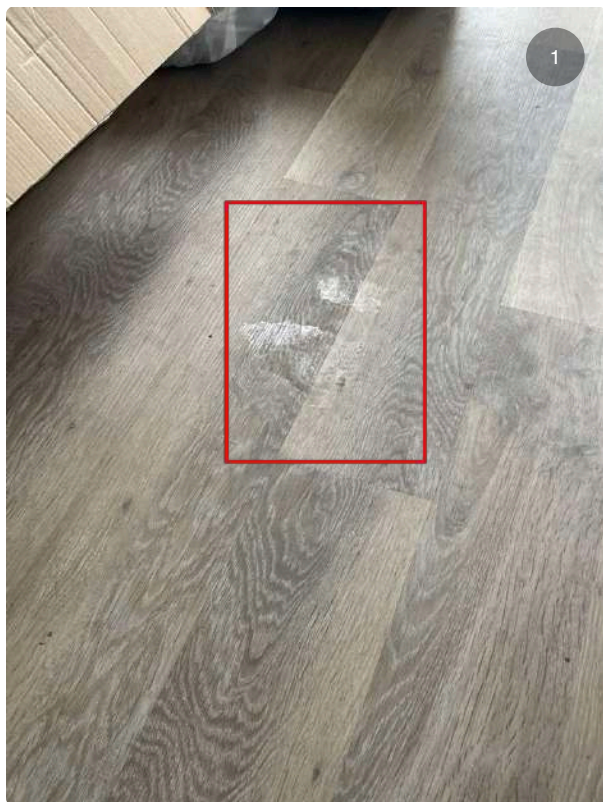
Front door marked  
Close gaps in skirting board





## Snag 85 Ground Floor Antico

Unknown adhesive/substance staining antico in kitchen , lounge and entrance hall





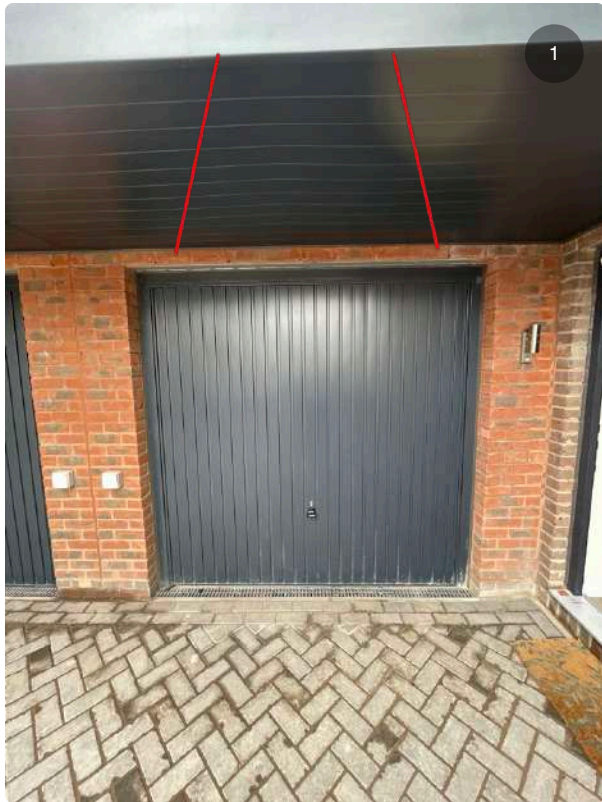
## Snag 86 Garage

Unfinished patch to ceiling



## Snag 87 External

Canopy warped



## Snag 88

Damaged block work



## Snag 89

Debris in sealant



## Snag 90

Home owner can't get vehicles on the drive due to level of drive way to pavement , car bottoms out



Private roads, shared private drives and private drives should:

- be appropriate for the loads
- provide reasonable access to and from a garage or car parking area
- have a maximum gradient of 1:6
- where the gradient is more than 1:10 and the gradient changes, have suitable transition lengths to reduce the risk of vehicles grounding.



### Snag 91

Remove mortar snots from block work



### Snag 92

Remove mortar snots from block paving



## Snag 93

Inconsistent ground level not 150mm below DPC



## Snag 94

Adjust gate bolt lock won't engage



## Snag 95 Loft

Discarded waste in loft from electrical installations