



Snagging Report

Greville Park – Snagging Report (Q1923)

Property: 2 Greville Park, Mullingar, Co. Westmeath

Client: [REDACTED] (present at inspection)

Surveyor: The Property Surveyors- MD Nick Dolan

Date: 20/11/2025

Job Ref: [REDACTED]

Contact: 00353 (0) 1 211 9120

Address: Ballymount Cross Business Park, Dublin 24



1. Executive Summary

A full snagging inspection was carried out at [REDACTED], covering all internal and external areas of the property, including the attic, bedrooms, bathrooms, kitchen, utility spaces, doors, windows, floors, skirting, staircase, and external features such as footpaths, garden areas, and fencing. The client, [REDACTED] was present during the inspection.

Overall, the property is structurally sound and demonstrates a generally high standard of finish; however, multiple defects were observed across joinery, windows, doors, flooring, bathrooms, kitchens, utility spaces, and external areas. Many issues relate to alignment, finishing, and cleanliness, which, if unaddressed, could lead to operational problems, safety concerns, or increased remedial costs.

Key observations include:

- **Attic & Hot Press:** The water storage tank and ventilation pipes are correctly lagged and vented. The hot press architrave, visible from the stairs into the attic, has a gap along the top requiring filling and repainting.
- **Windows & External Areas:** Several windows, including the master bedroom and rear elevations, are misaligned or catching. Exterior windowsills across the property are heavily soiled with paint, plaster, and construction debris. The back footpath and area around the air-to-water unit have algae staining, requiring power washing. Minor defects were observed in the U-channel drainage at the front door.
- **Internal Doors & Latches:** Door latches and handles show residual paint marks. Some doorstops are misaligned. Loose grub screws were identified across multiple handles.
- **Floors:** Uneven floorboards in the master bedroom and minor levelling issues elsewhere need correction. Previously lifted strips were not reinstated correctly.
- **Staircase & Handrails:** The top stair step sits proud of the OSB floor by approximately 5 mm. The top handrail bracket has a chip, and paint residues are present on multiple brackets.
- **Bathrooms & Ensuite:** The main bathroom bath has a dent/crack on the outer edge, the doorstop is misaligned, and minor finishing issues exist around the extractor fan. The en-suite has residual staining and dirty window sills.
- **Kitchen & Utility Areas:** Doors, counters, and hinges have paint and plaster residue. The double doors into the laundry area are misaligned with paint splashes.
- **Fencing & Garden:** One rear fence panel is bowed; minor debris is present across the garden.

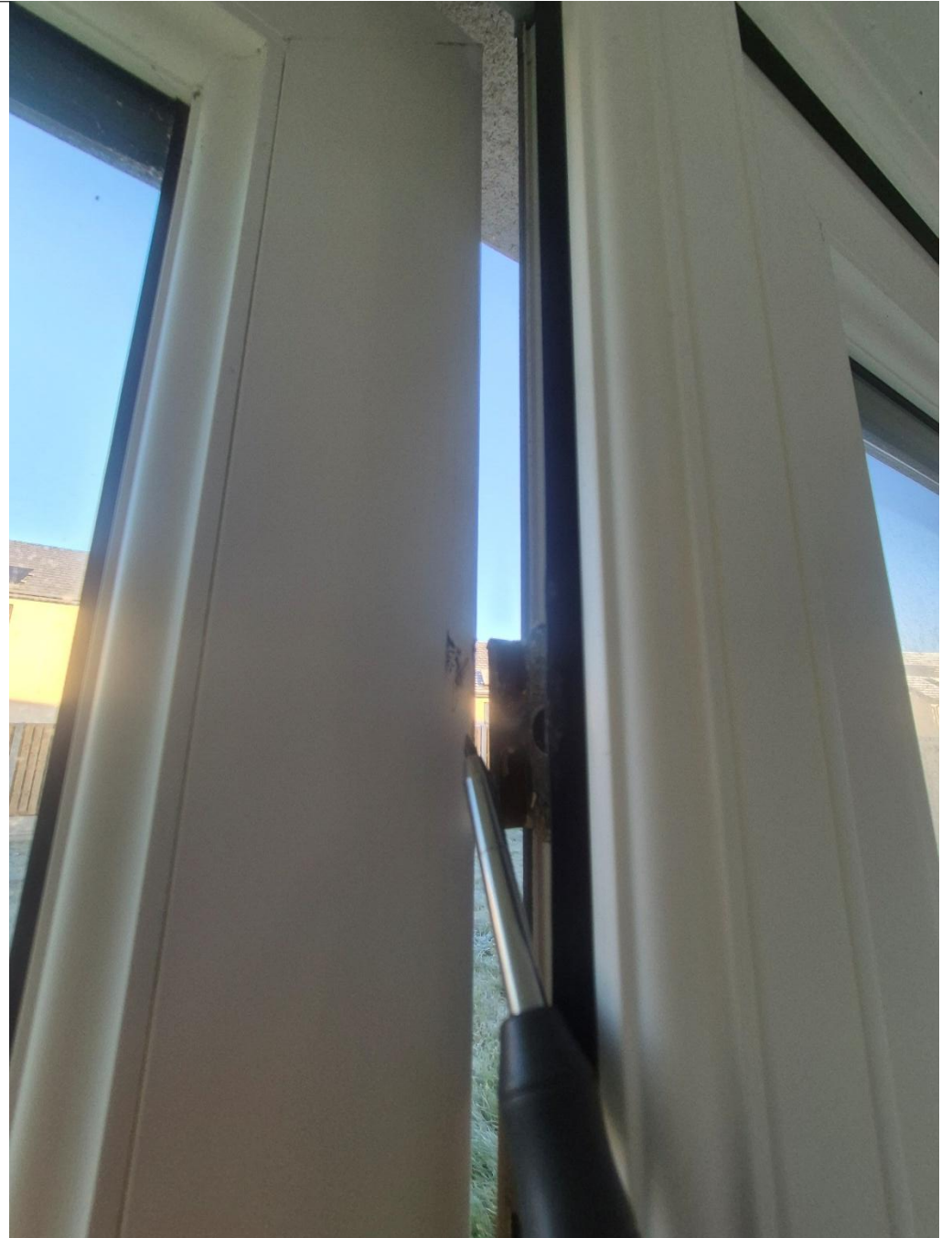
In summary, while the property is fundamentally well constructed, **attention to detail, alignment, and cleaning is required** to meet the standards expected of a new home and ensure full compliance with Irish Building Regulations. Addressing these snags now will prevent future functional problems, safety issues, and higher remedial costs.



#	Area / Location	Issue / Description	Status Y/N	Notes / Required Action	Priority
1	Attic	Water tank correctly lagged; ventilation pipes properly vented		No action required	Low
2	Attic Hatch / Stairs	Gap at top of architrave around attic hatch		Fill and paint to ensure proper finish	Medium
3	Front Windows	Exterior windowsills dirty with plaster/paint residue		Clean all exterior windowsills	Medium
4	Internal Doors	Latches with paint marks		Clean all internal door latches and handles	Low
5	Back Left-hand Bedroom	Small mark on architrave		Fill and touch up paint	Low
6	Main Bathroom	Bath dent / crack on outer left-hand side		Repair or replace bath panel	High
7	Main Bathroom	Extractor fan surrounds rough and uneven		Sand, fill, and repaint for finish	Medium
8	Main Bathroom	Doorstop misaligned (strike side)		Remove and reinstall; align doorstop correctly	Medium
9	Master Bedroom	Window catching bottom right corner		Adjust window alignment	Medium
10	Master Bedroom	Windows dirty with construction debris		Clean all windows thoroughly	Medium
11	Master Bedroom Ensuite	Blue residue under radiator on floor		Clean residue	Low
12	Master Bedroom Ensuite	Window outside dirty		Clean exterior window	Medium
13	Master Bedroom	Crack in wall/ceiling corner (left side)		Fill and repaint both sides of corner	Medium
14	Master Bedroom	Floorboards removed/reinstalled unevenly; lip 5–10mm		Adjust floorboards to level	High
15	Master Bedroom	Cut strip along floor for services not level		Secure and correct uneven area	Medium
16	Staircase Top Step	Top step OSB sitting proud ~5mm		Level step to correct height	Medium
17	Staircase Handrail	Large chip on left-hand top bracket		Repair and refinish handrail	Medium
18	Staircase Handrail Brackets	Paint residue on brackets		Clean paint from all brackets	Low
19	Bottom Stair Window Safety Latch	Not working correctly		Adjust or repair latch	Medium
20	Small Room Off Kitchen / Fuse Board	Nail protruding from doorstop frame		Remove or fix nail	Low



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21	Back Left-hand Window	Window hitting frame, difficult to close		Adjust or replace window	Medium
22	Hallway → Living Room Door	Doorstop running off level (top to bottom 10mm)		Adjust doorstop to level	Medium
23	Back Windows & Air-to-Water System	Windows heavily marked; footpath stained / algae		Clean windows and power-wash back footpath	Medium
24	Skirting Half-Landing Bottom	Grubby marks / dirt		Clean or repaint skirting	Low
25	Washroom / Bathroom Paintwork	Caulking incomplete / poorly finished		Re-caulk and finish properly	Medium
26	Washroom Doors	Scuff marks on centre panel		Clean and touch up paint	Low
27	Attic Hatch Ladder / Stairs	Dirty / plaster on steps		Clean thoroughly	Low
28	Internal Door Handles	Grub screws loose		Tighten all door handle screws	Low
29	Front Door U-Channel Drainage	Mitered angle inside corner ~10mm off		Adjust or re-cut to eliminate gap	Low
30	Master Bedroom Window	Slight rubbing / marks		Adjust window to correct alignment	Medium
31	Rear Door	Misaligned, hitting catch; door not locking properly		Adjust/repair door and lock; touch up marks	High
32	Rear Left Window	Misaligned, difficult to close		Adjust or replace window	Medium
33	Back Footpath / Garden	Algae / green staining; panels slightly bowed		Clean path, remove debris, inspect panels	Medium
34	Kitchen / Double Door (Washing Area)	Paint splashes on bottom right corner and left hinge		Clean paint residue	Low
35	Front Right Window Sill	Dirty with construction residue		Clean thoroughly	Medium
36	Downstairs Bathroom Sink Stopper	Not holding water		Adjust / replace stopper	Medium
37	Switches Right-Hand Side Door	Poorly painted, rough finish		Sand and repaint	Medium
38	Various Floors / Surfaces	Dust and debris throughout		Clean entire property	Low

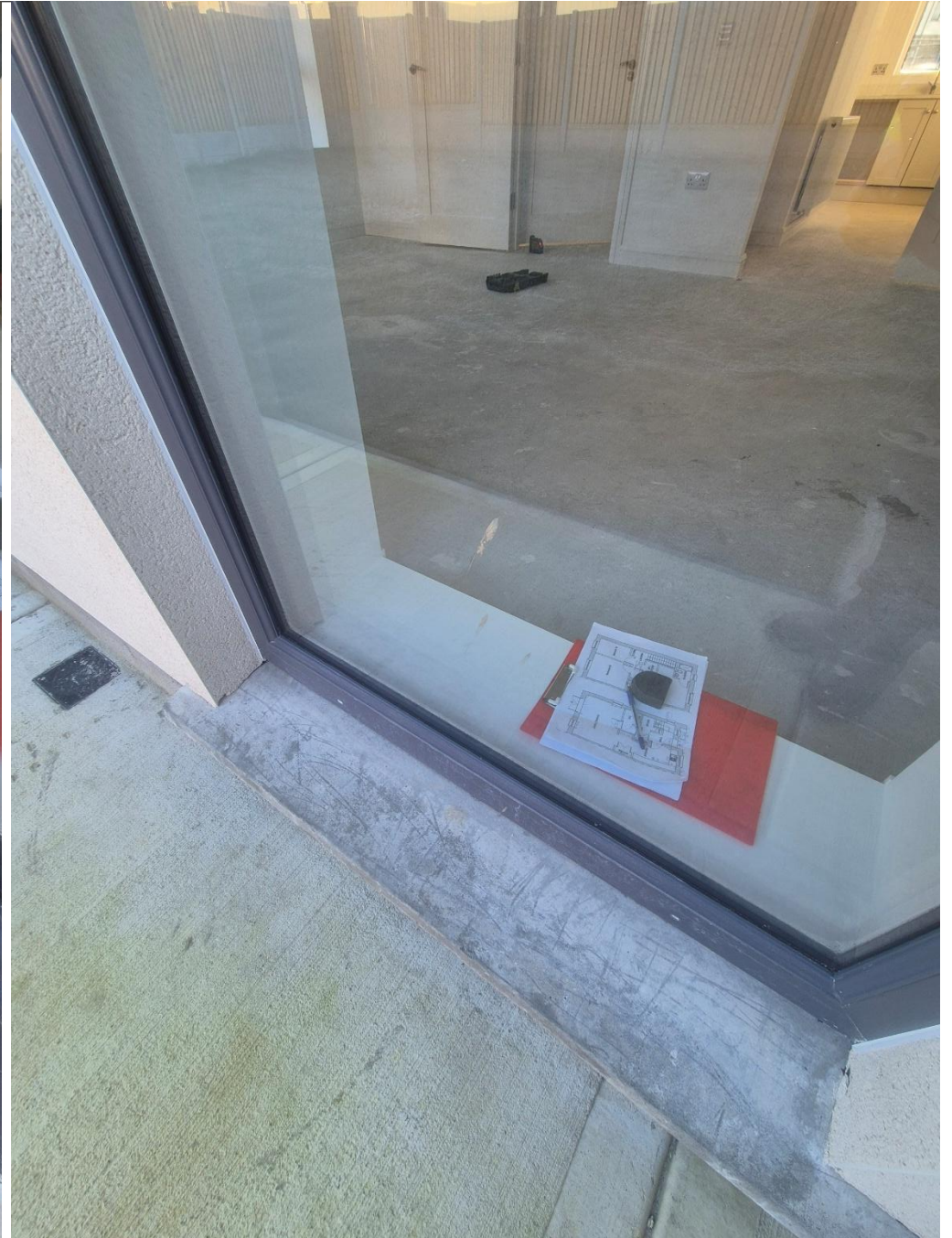








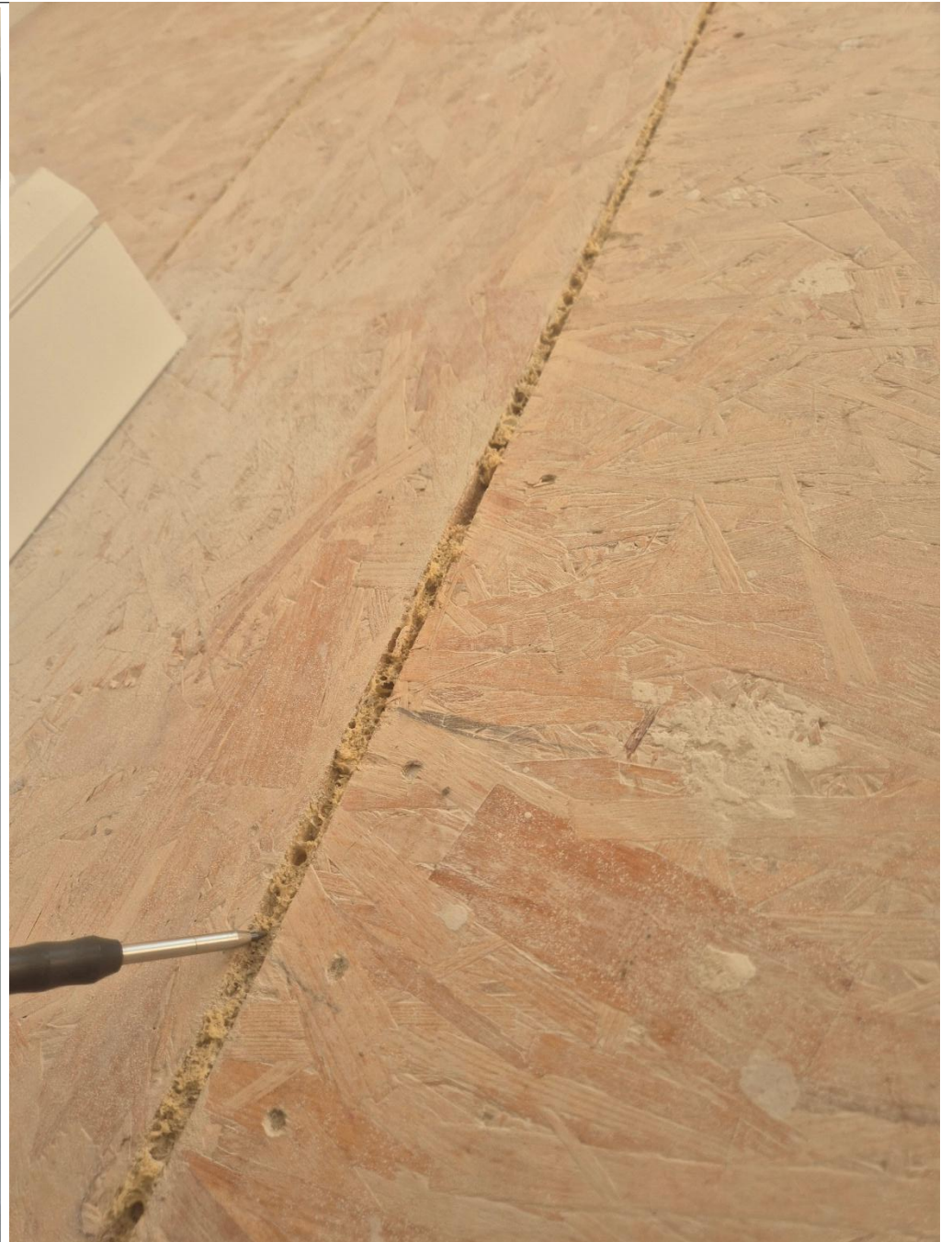








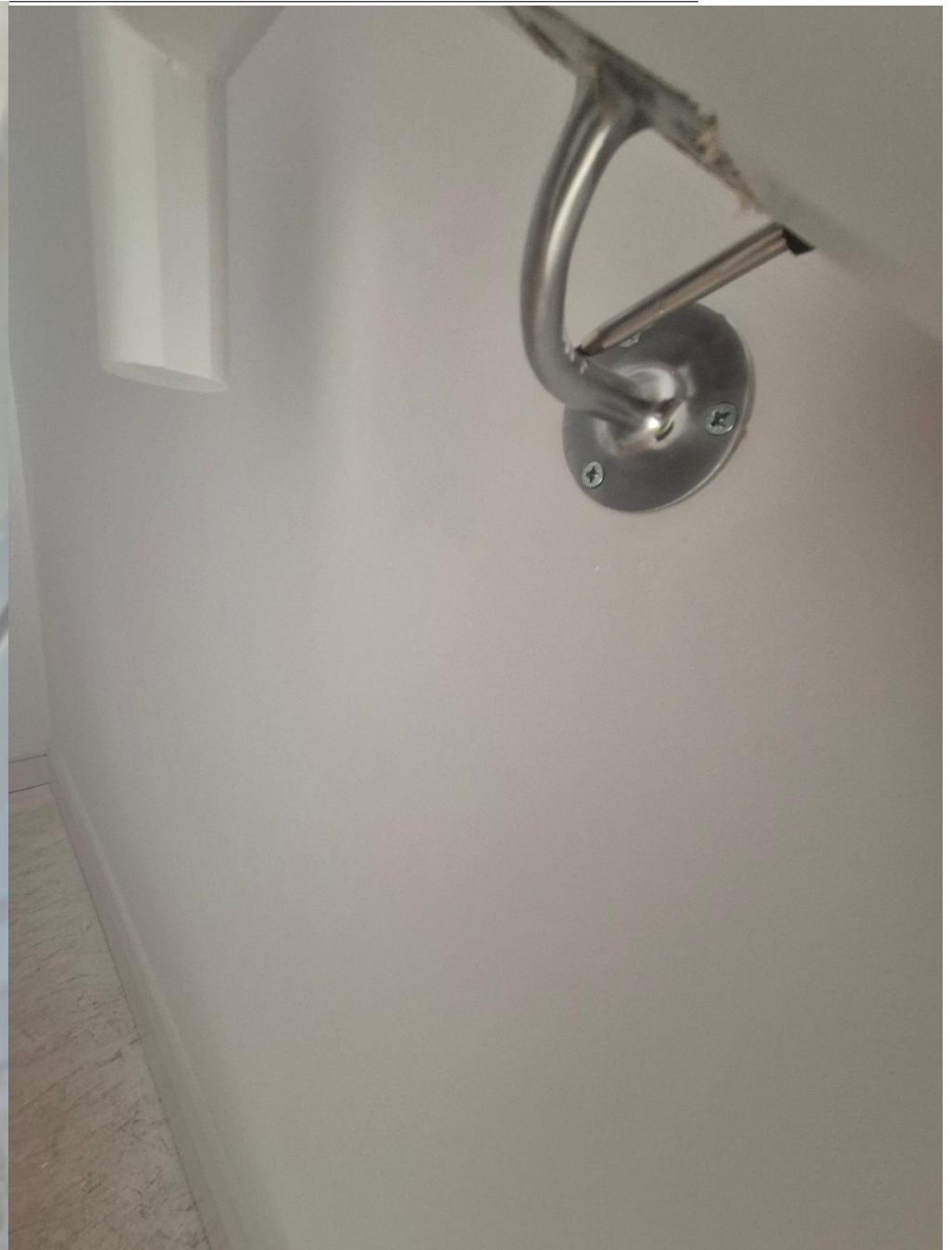


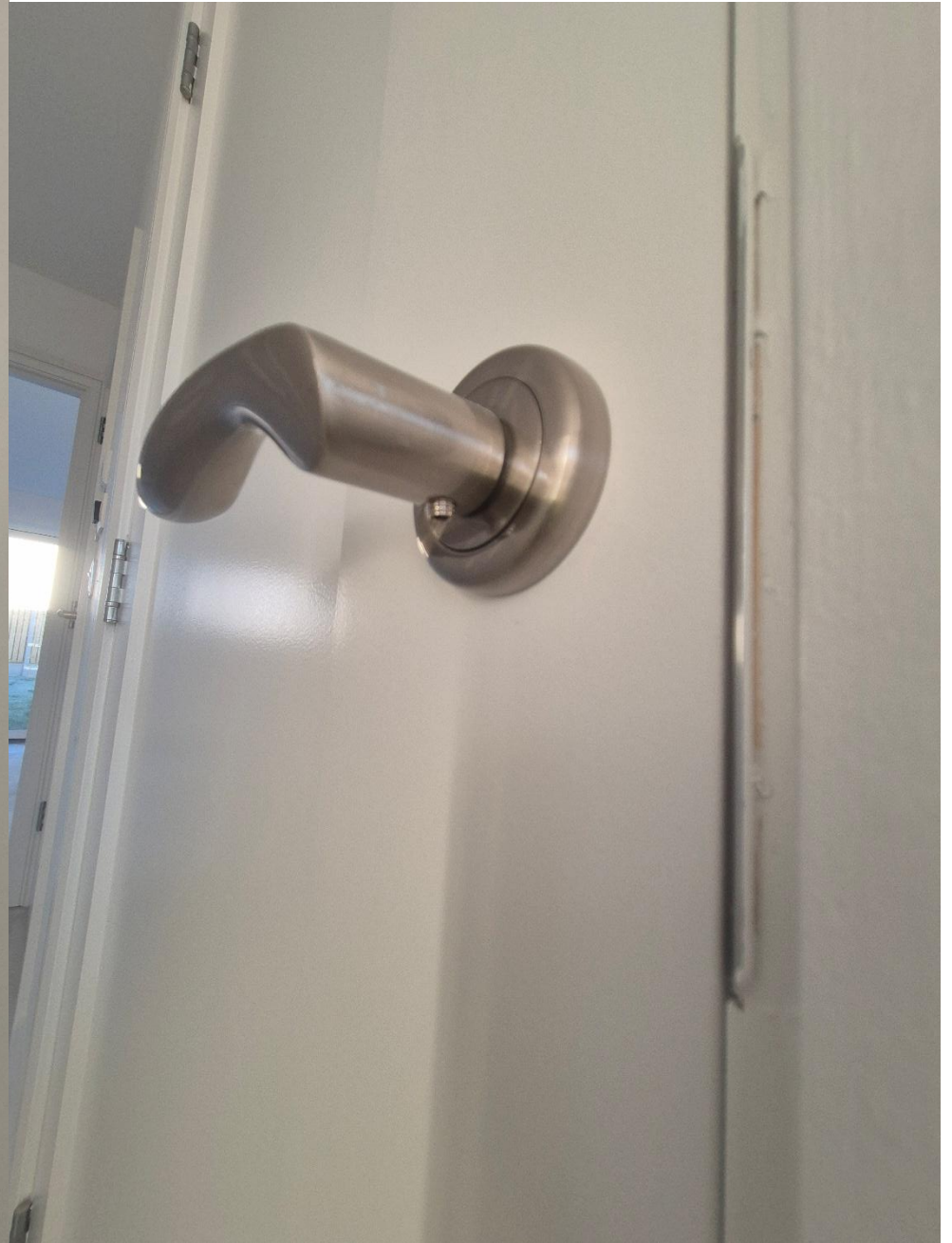




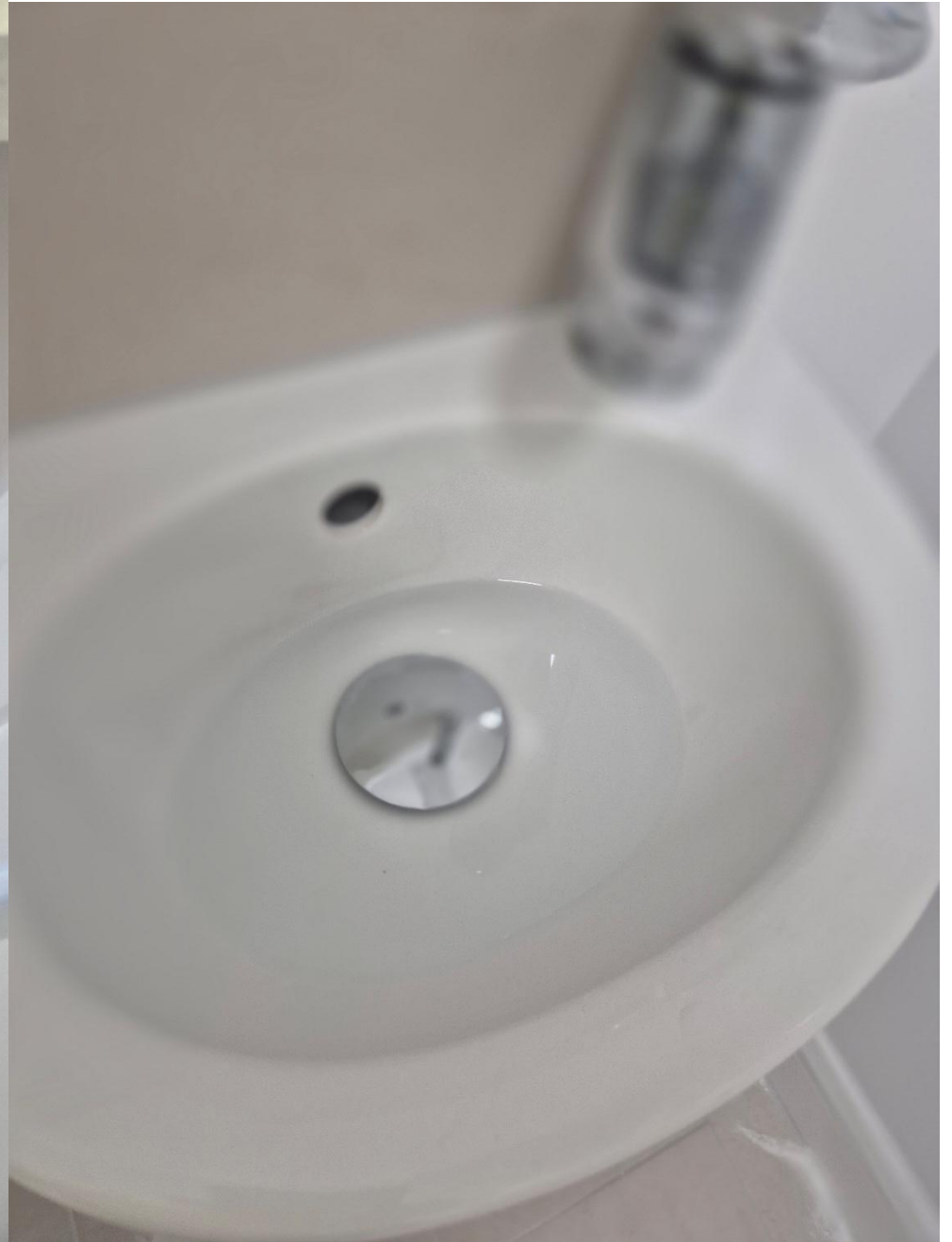




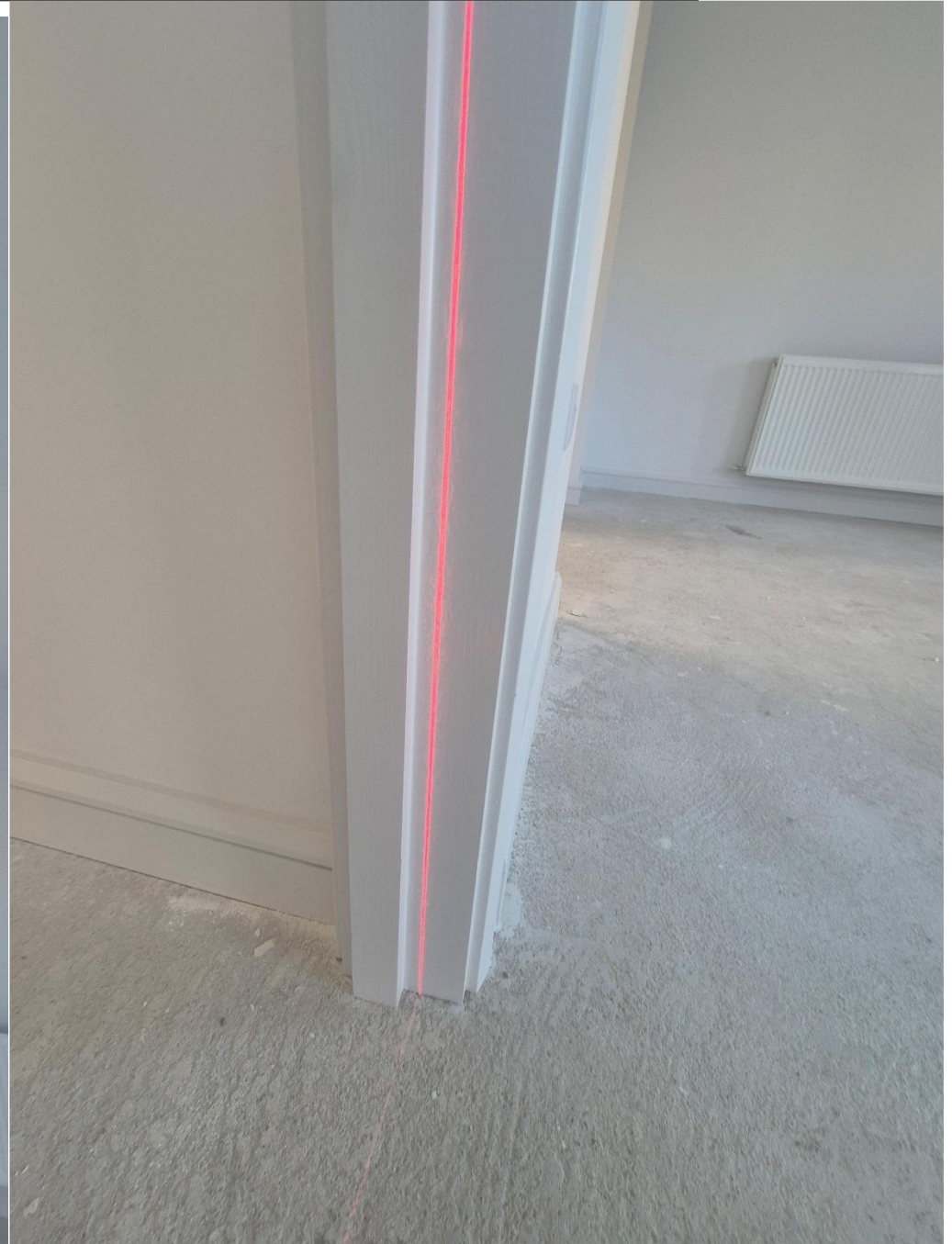




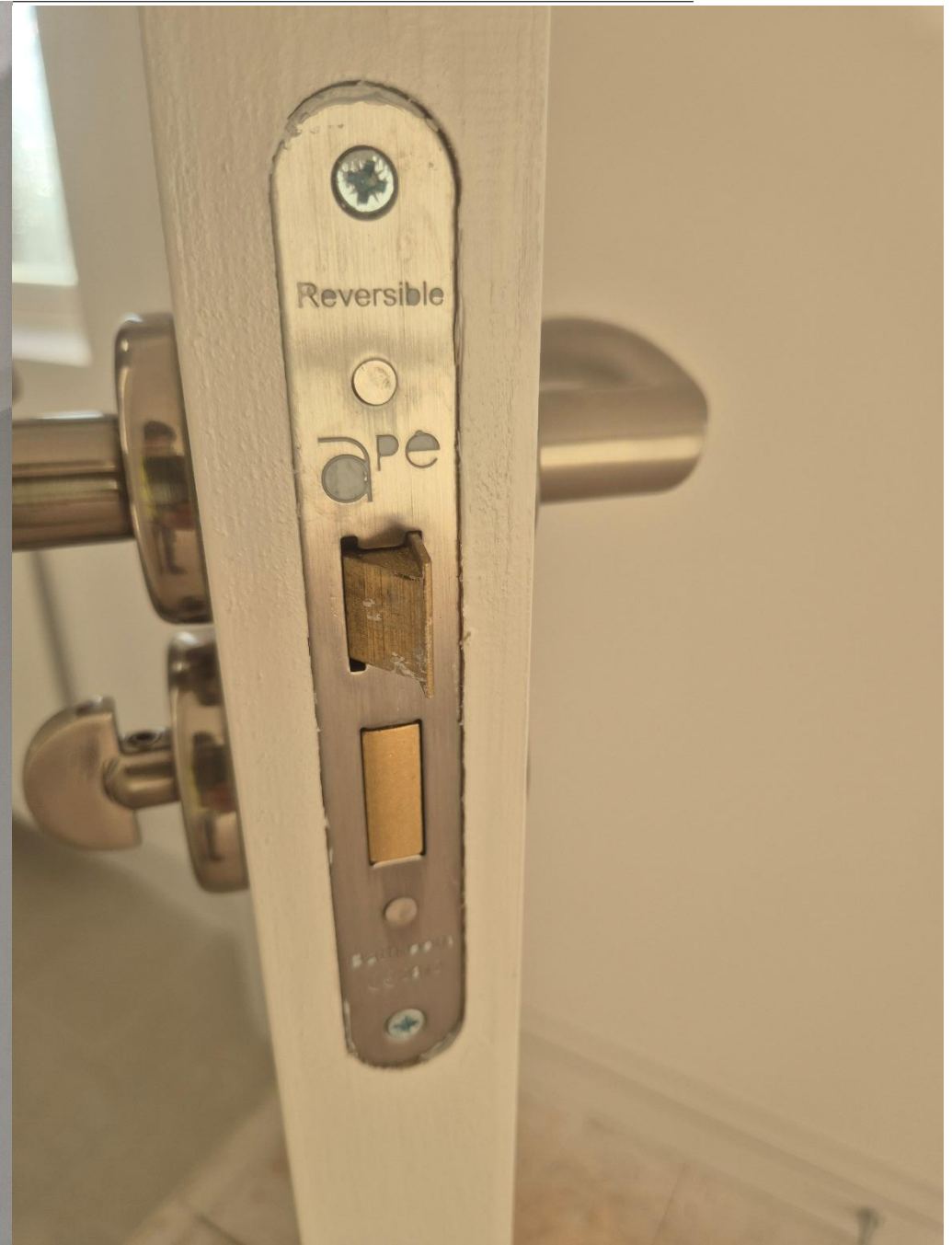


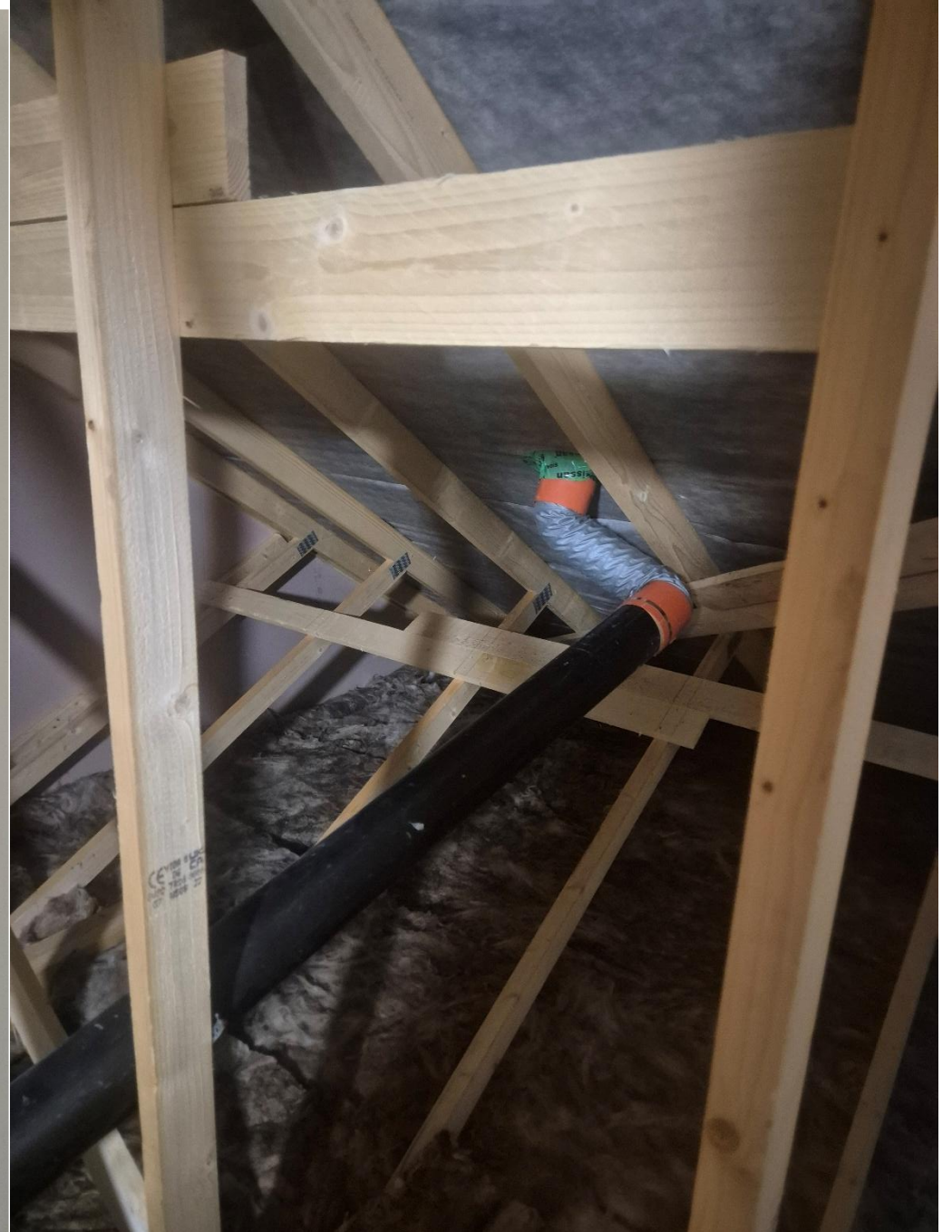


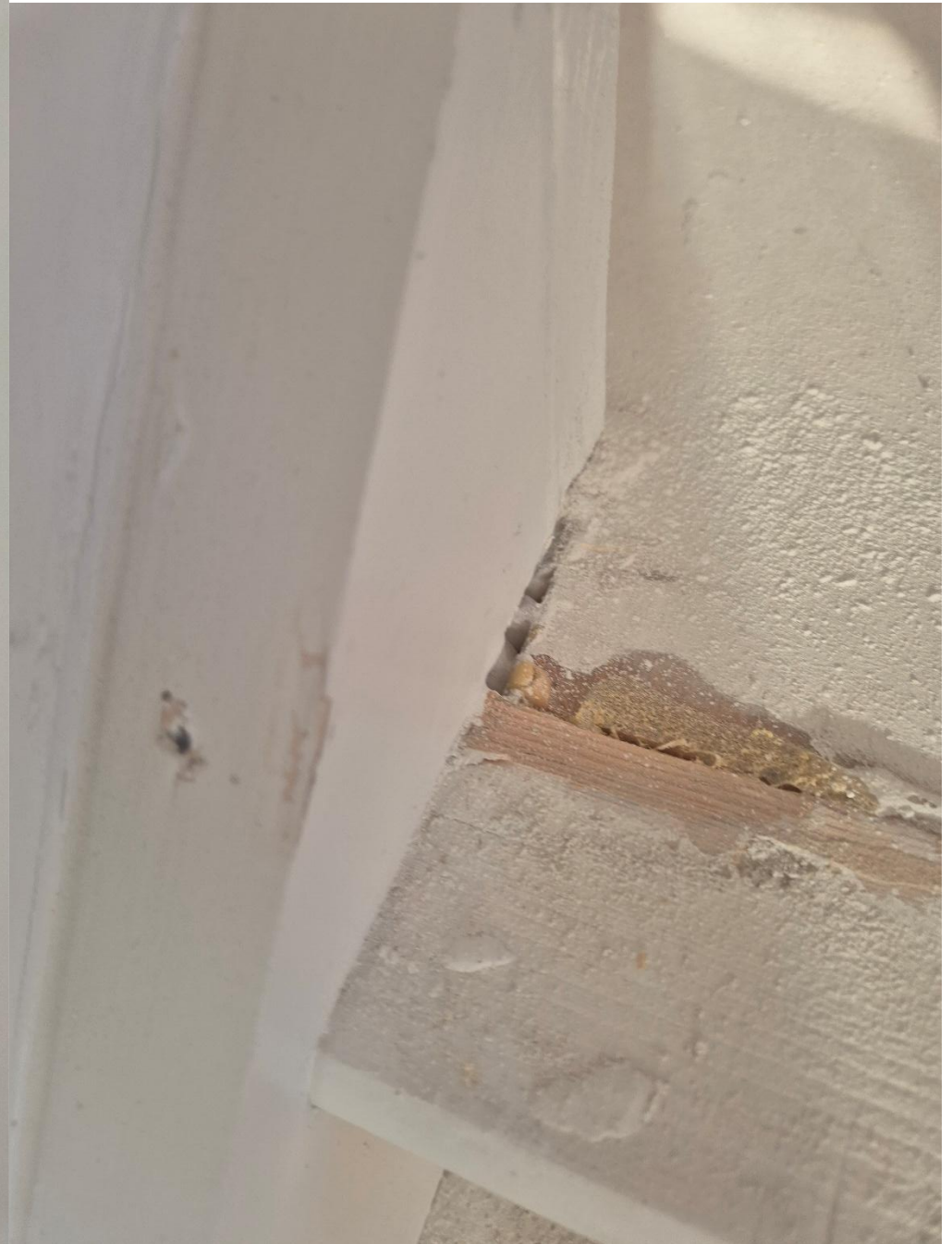












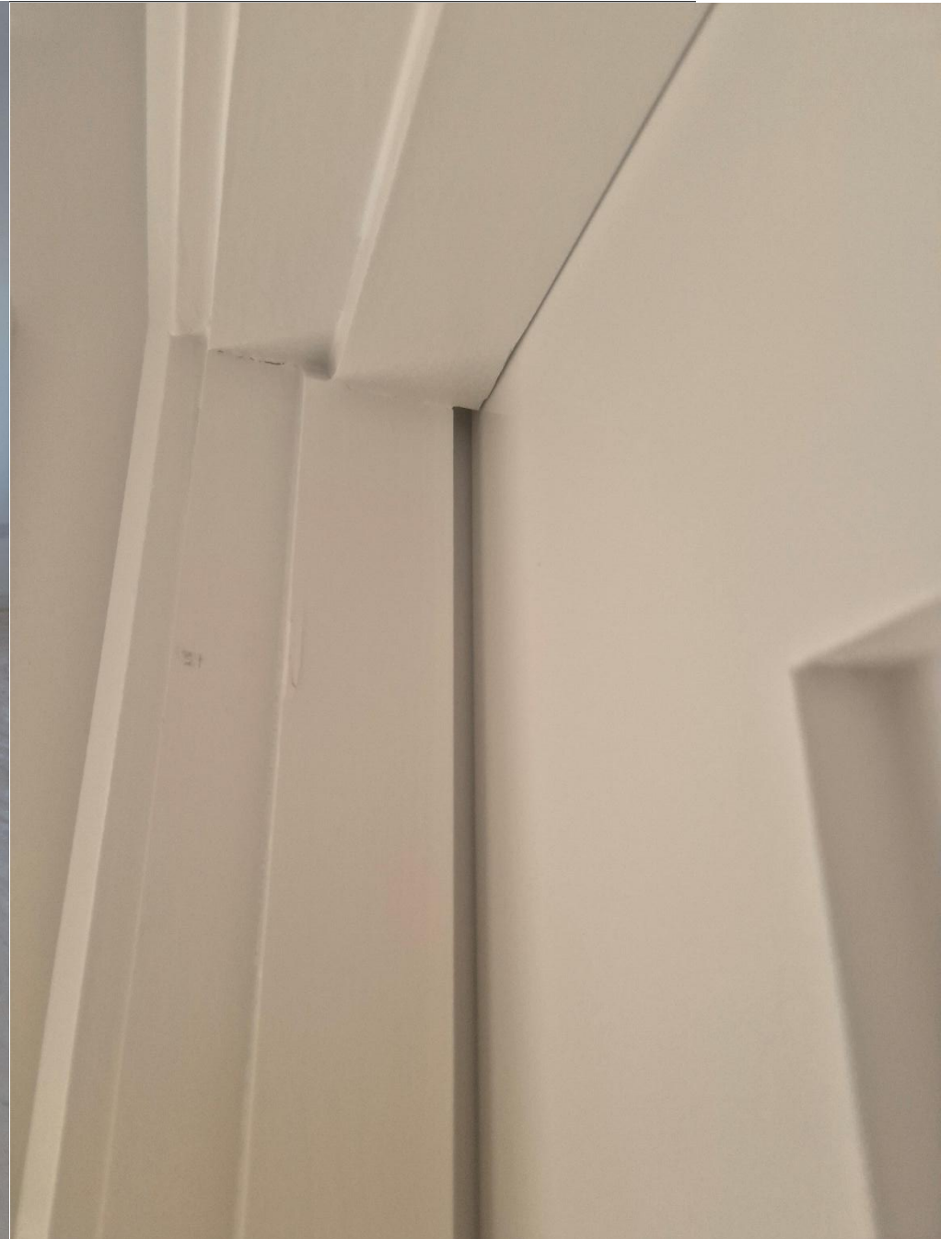




















2. Additional Items

1. Provide keys for all windows and external and internal doors.
2. Demonstrate operation of all systems including heating controls, intercom, fire alarm, security system, CCTV, and MVHR.
3. Flush and clear the underground drainage system to remove any construction debris.
4. Complete a full clean of the property, both internally and externally.
5. Inspect all glass panes for scratches or damage; replace any defective glass.
6. Test all plumbing, electrical, and heating appliances and fittings to ensure correct operation.
7. Provide manuals, warranties, and guidance documentation for all appliances and systems, where applicable.

3. General Remarks

1. This inspection has been carried out in accordance with the client's instructions.
2. It is recommended that all documentation relating to Planning Permission, Building Regulation Approval, and Fire Safety Certification be obtained where relevant.
3. No building survey has been conducted. Areas of the structure that were covered, unexposed, or inaccessible have not been inspected; therefore, no guarantee can be made that these areas are free from defect. The roof void has not been examined where applicable.
4. The energy efficiency of the property, or associated systems (heating, ventilation, cooling), has not been assessed.
5. None of the services, internal or external, have been physically tested during this inspection.
6. The property is of speculative construction. It has not been commissioned or initiated by the client, and this report does not include commentary on the original construction specification. No detailed specification for the property has been reviewed.
7. This snagging report is not exhaustive. Additional minor finishing works may be required due to the nature of new build construction.
8. It is strongly recommended that all items identified in this report be completed to a satisfactory standard prior to final completion or handover of the property.