

VISUAL SNAGGING INSPECTION REPORT

PROPERTY		CLIENT	
INSPECTION	3 September 2026 at 8:15 a.m.	CONDITIONS	Fair and dry
UTILITIES	Power on; water available	INSPECTOR	Nick Dolan
REPORT	Issued 4 September 2026	REFERENCE	SS-20260903-26EF Version 1.0

PURPOSE AND HEADLINE FINDINGS

At the client’s instruction, a visual, non-invasive snagging inspection was carried out at the property on 3 September 2026 to record readily apparent defects, incomplete items and finishing issues within the agreed scope before handover.

Thirty schedule entries were recorded: four P2 items requiring urgent attention before normal use or handover, 17 P3 workmanship/function items, seven P4 finishing/cleaning items and two observations. No P1 immediate-referral item was recorded. This is not a statement that the property is safe, compliant or free from concealed defects.

P1	P2	P3	P4	OBS
0	4	17	7	2

Main attention areas: final entrance security, open service boxes, front living-room window locking, the utility sink waste leak, door/window adjustments and completion of external finishes.

INSPECTION BASIS AND LIMITATIONS

Scope and method

- The inspection was visual and non-invasive and was limited to areas that were safely and readily accessible at the time.
- No opening-up, dismantling, destructive testing, lifting of fixed finishes or movement of heavy items was undertaken.
- The report records conditions apparent during a single visit. Concealed, latent, intermittent or developing defects may not have been visible.
- Photographs illustrate selected observations and are not an exhaustive record of every surface or component inspected.

Conditions and limited checks

Weather was reported as fair and dry. Power and water were available. Accessible socket outlets presented for inspection were checked using the inspector's plug-in socket indicator and displayed the expected indication at the time. This was a limited indication only and was not an electrical installation test, certification or statement of electrical safety or compliance.

Accessible taps were operated only where specifically noted. No plumbing pressure test, prolonged drainage test, heating/ventilation commissioning, gas-safety test or appliance-safety test was carried out. The moisture noted at the utility sink waste is recorded as an observed operational issue, not a diagnosis of cause.

Outside this inspection

Building fabric	Safety and certification	Documents and commercial matters
No structural survey, intrusive damp investigation, airtightness test, thermal imaging, BER assessment or underground drainage survey.	No fire-safety assessment, electrical installation test, gas-safety inspection or certification of Building Regulations compliance.	No verification of planning, legal title, warranties, certificates, approved drawings, valuation or repair costs.

Priority key

P1 Immediate referral	P2 Urgent before use / handover	P3 Important workmanship / function	P4 Routine finish / clean	OBS Information / not assessed
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Priority is a practical sequencing aid, not a risk assessment or certification. The contractor remains responsible for selecting suitable repair methods and for carrying out work safely and in accordance with the project requirements.

SNAG SCHEDULE

Continuous register of the observations recorded during the inspection. Photo references correspond to the photographic schedule that follows.

Ref	Location	Element	Observation	Recommended next step	Priority	Photo ref
01	Roof space	Quilt insulation	Local areas of quilt insulation over the ceiling were uneven and appeared disturbed, leaving inconsistent coverage. No opening-up was undertaken and the reason for the disturbance was not established.	Re-lay the quilt insulation to provide continuous, even coverage without avoidable gaps or compression. Keep ventilation paths clear and coordinate around services.	P3	01A–01B
02	Upper floor – rear right bedroom	Door architrave / latch	The architrave margin was too tight for the latch tongue to pass freely; the latch contacted the architrave before reaching the strike plate.	Refit or adjust the architrave and door-set margins so the latch clears the trim and engages the strike plate without binding. Make good disturbed finishes.	P3	02
03	Upper floor – general	Skirtings	Sections of skirting had been cut to length but were not fixed at the time of inspection. Flooring installation appeared to remain outstanding in those areas.	Complete the flooring interface, securely fix the skirtings, make good joints and agree responsibility for final paint touch-ups before handover.	P3	03
04	Main bathroom – rear	Bath panel / closure	The side closure below the bath was absent. The associated end detail should also be checked and completed where applicable.	Supply and securely fit the correct bath panel/closures, maintaining access to serviceable fittings where required, then complete adjoining finishes neatly.	P3	04
05	Drying cupboard	Socket surround	A small unfinished gap was visible immediately to the left of the socket faceplate.	Make good the local gap neatly with a compatible finishing material, without obstructing or contaminating the electrical accessory.	P4	05
06	Drying cupboard	Shelving	The rear support/infill to the shelving was incomplete, leaving a gap at the back through which stored items could fall.	Complete the missing rear batten/infill and secure the shelving arrangement, then make good the finish.	P3	06
07	Entrance hall	Front door lock cylinder	The front entrance door did not have its permanent finished lock-cylinder arrangement in place at the time of inspection.	Install the intended permanent cylinder/lock furniture, verify smooth locking from both sides and confirm all final keys are controlled and issued at handover.	P2	07
08	Front exterior	Service boxes	Two service boxes below the main meter/service enclosure were open and their external door covers were not fitted.	Fit the correct covers/doors, ensure they close securely and obtain confirmation from the relevant installer that the enclosures are complete before handover.	P2	08
09	Front exterior	Canopy-to-render junctions	Gaps and exposed base finish were visible where both sides of the entrance canopy meet the rendered wall finish.	Complete the junctions with a suitable compatible external finishing/sealing detail and match the surrounding render as closely as practicable.	P3	09A–09B
10	Ground floor – general	Final clean	Construction dust and debris remained on finished floor surfaces.	Carry out a full builders clean, including edges, frames, tracks and concealed collection points, before the final handover inspection.	P4	10
11	Ground floor bathroom	Door latch / strike	The latch and strike plate were misaligned. The latch did not engage when the door was pulled closed and the door could reopen.	Adjust the strike, latch and/or door alignment so the door closes freely and remains positively latched.	P3	11
12	Kitchen / hall doorway	Door latch / strike	The latch and strike plate were misaligned. The latch did not engage when the door was pulled closed.	Adjust the strike, latch and/or door alignment so the door closes freely and remains positively latched.	P3	12
13	Front living room	Main window locking	The left-hand opening section could be opened while its handle was left in the locked position; the locking mechanism did not appear to engage.	Have the window installer adjust or repair the locking mechanism and verify secure engagement at all locking points before handover.	P2	13
14	Front living room	Smaller window operation	The smaller window did not close and latch freely during operation; binding or misalignment was noted.	Adjust the hinges, sash alignment and locking hardware as required, then verify smooth opening, closing and positive latch engagement.	P3	14
15	Upper floor – front left bedroom	Window operation	The opening section caught slightly during operation and did not move fully freely.	Adjust the sash, hinges and locking hardware as required, then verify smooth operation and positive closure.	P3	15

Ref	Location	Element	Observation	Recommended next step	Priority	Photo ref
16	Main bedroom en-suite	Door handle	The door handle was loose and had excessive movement during normal operation.	Securely refit the handle and spindle or replace defective components, then verify reliable latch operation.	P3	16
17	Kitchen	Sink perimeter sealant	Excess sealant had squeezed out around parts of the sink-to-worktop perimeter, leaving an uneven finish.	Carefully remove excess material and renew local sealant where necessary to provide a continuous, neat finish without damaging adjoining surfaces.	P4	17
18	Utility room	Sink perimeter sealant	The sink perimeter sealant was uneven, with visible bulges at the edges.	Trim excess material and renew local sealant where necessary to provide a continuous, neat finish.	P4	—
19	Kitchen island	Cabinet doors	The outer door in each of the two double-door sets contacted the adjacent gable/end panel and did not move freely.	Adjust hinges, door alignment and margins so all doors operate freely with consistent clearances and without rubbing the finished panels.	P3	18A–18B
20	Kitchen island – rear-door end	Worktop finish	A conspicuous scratch/finish defect was visible on the underside/edge of the worktop near the corner of the island.	Assess the damaged area and carry out an appropriate manufacturer-approved repair or replacement to restore a consistent finish.	P3	19
21	Utility room	Sink waste connection	Moisture was detected at the seal/junction between the sink waste fitting and the underside of the sink while the tap was operated.	Promptly inspect, refit or reseal the waste connection as required. Dry the area and repeat an operational check to confirm no further moisture is present.	P2	20
22	Under-stairs store	Door architrave / latch	The architrave margin was too tight for the latch tongue to pass freely; the latch contacted the trim before reaching the strike plate.	Refit or adjust the architrave and door-set margins so the latch clears the trim and engages correctly. Make good disturbed finishes.	P3	21A–21B
23	Utility external door	Door-leaf finish	A prominent black mark was present at the lower right-hand corner of the external face of the door.	Clean the mark using a finish-compatible method. If it remains, carry out an appropriate local repair or touch-up to the door finish.	P4	22
24	Rear exterior – utility door	Rendered corner / bead	At the right-hand side of the utility door, the rendered corner/bead detail stopped short and the finish appeared incomplete.	Complete and make good the corner detail using a compatible external render system, then blend the finish with the surrounding work.	P3	23
25	Rear exterior – utility door	Brick/render junction	At the left-hand side of the utility door, facing brickwork projected beyond the adjacent rendered edge, unlike the general set-back detail elsewhere.	Have the contractor review the junction against the intended façade detail and make good the transition to provide a consistent, weather-resisting finish.	P3	24
26	Rear exterior – utility door	Facing brickwork	The second brick above the base on the right-hand side projected beyond adjacent brickwork and the surrounding mortar margins were uneven.	Reset or make good the local brick and mortar work as appropriate, matching the alignment, joint profile and finish of the adjoining brickwork.	P3	25
27	Utility external door frame	Frame finish near keep	Local surface damage was noted beside a receiver/keep on the external door frame.	Clean and prepare the affected area, repair the surface as required and reinstate the protective decorative finish.	P4	—
28	Rear kitchen double doors	Secondary door frame	Debris remained within the frame/threshold area of the secondary door leaf.	Clean out the frame and threshold fully and verify that both leaves close and seal without obstruction.	P4	—
29	Utility room	Washing-machine services	A cold-water supply point and waste provision were present below the utility sink. No appliance was connected and the final appliance connection was not assessed.	If appliance installation forms part of the contract, confirm that the final connection, securing and operational checks are completed by the appropriate installer.	OBS	29
30	Upper landing	Handrail	The handrail height was reported as approximately 930 mm. No compliance assessment of the stair or guarding arrangement formed part of this visual snagging inspection.	If confirmation is required, have the completed stair and guarding arrangement checked against the approved design and applicable building-control requirements.	OBS	—

CLOSING NOTES AND RELIANCE

General presentation

The roof space and bathroom areas generally presented in reasonable visual order for the stage observed, apart from the specific items recorded in the schedule. Accessible bathroom sealant appeared visually neat and isolation valves were visible below the wash-hand basin. These comments are limited visual observations and are not tests of watertightness, performance or compliance.

Recommended close-out

- Ask the contractor to respond against each schedule reference and identify the proposed close-out action.
- Complete P2 items before normal occupation or handover, then address P3 functional/workmanship items and P4 finishing items.
- Retain relevant certificates, commissioning records, warranties and handover documents from the appropriate contractors and certifiers.
- Arrange a focused reinspection after reported completion. A reinspection is itself visual and cannot confirm concealed work unless suitable evidence is provided.

Conclusion

The schedule identifies a limited number of urgent handover items together with a broader set of adjustment, completion and finishing items. The most significant recorded matters relate to final entrance security, incomplete service-box covers, front living-room window locking and moisture at the utility sink waste connection. The remaining items should be closed out systematically and checked again before final acceptance.

Reliance and issue control

This report was prepared for Megan Duffy in connection with the identified property. It should not be relied upon by any third party without the prior written agreement of Alvora Construction. Nothing in this report limits any right or remedy that cannot lawfully be limited.

PREPARED BY	Nick Dolan, Snagging Inspector	ISSUE DATE	4 September 2026
REVIEWED BY	Nick Dolan	VERSION	1.0 — First issue
BUSINESS	Snag Surveyors — a trading name of Alvora Construction	REPORT REF	SS-20260903-26EF

PHOTOGRAPHIC SCHEDULE

Selected inspection photographs. Images are illustrative and should be read with the corresponding schedule entry.



Photo 01A Roof space — disturbed and uneven quilt insulation coverage.
20260903_081917.jpg



Photo 01B Roof space — detail of quilt insulation displaced around services.
20260903_081931.jpg



Photo 02 Rear right bedroom — latch contacting tight architrave margin.
20260903_082200.jpg



Photo 03 Upper floor — skirting section cut but not fixed.
20260903_082212.jpg

PHOTOGRAPHIC SCHEDULE

Selected inspection photographs. Images are illustrative and should be read with the corresponding schedule entry.



Photo 04 Main bathroom — bath side closure/panel absent.
20260903_082234.jpg



Photo 05 Drying cupboard — local unfinished gap beside socket faceplate.
20260903_082536.jpg



Photo 06 Drying cupboard — incomplete rear shelf support/infill.
20260903_082604.jpg



Photo 07 Entrance hall — permanent front-door cylinder arrangement incomplete.
20260903_082709.jpg

PHOTOGRAPHIC SCHEDULE

Selected inspection photographs. Images are illustrative and should be read with the corresponding schedule entry.



Photo 08 Front exterior — two service boxes without external covers.
20260903_082739.jpg



Photo 09A Front canopy — incomplete rendered junction at one side.
20260903_082817.jpg



Photo 09B Front canopy — incomplete rendered junction at opposite side.
20260903_082824.jpg



Photo 10 Ground floor — construction debris remaining on finished floor.
20260903_082939.jpg

PHOTOGRAPHIC SCHEDULE

Selected inspection photographs. Images are illustrative and should be read with the corresponding schedule entry.



Photo 11 Ground-floor bathroom — door-latch engagement issue.
20260903_083122.jpg



Photo 12 Kitchen/hall door — strike/keep alignment detail.
20260903_083140.jpg



Photo 13 Front living room — main opening window did not lock securely.
20260903_083204.jpg



Photo 14 Front living room — smaller window operation/closure issue.
20260903_083324.jpg

PHOTOGRAPHIC SCHEDULE

Selected inspection photographs. Images are illustrative and should be read with the corresponding schedule entry.



Photo 15 Front left bedroom — opening window caught during operation.
20260903_083402.jpg



Photo 16 Main bedroom en-suite — loose door handle.
20260903_083500.jpg



Photo 17 Kitchen — excess sealant at sink-to-worktop perimeter.
20260903_083738.jpg



Photo 18A Kitchen island — outer cabinet door contacting gable/end panel.
20260903_084138.jpg

PHOTOGRAPHIC SCHEDULE

Selected inspection photographs. Images are illustrative and should be read with the corresponding schedule entry.



Photo 18B Kitchen island — second outer cabinet door with tight margin.
20260903_084145.jpg



Photo 19 Kitchen island — damaged/scratched worktop finish near corner.
20260903_084110.jpg



Photo 20 Utility sink — waste outlet/seal junction where moisture was detected.
20260903_084227.jpg



Photo 21A Under-stairs store — latch obstructed by tight architrave margin.
20260903_084258.jpg

PHOTOGRAPHIC SCHEDULE

Selected inspection photographs. Images are illustrative and should be read with the corresponding schedule entry.



Photo 21B Under-stairs store — strike/architrave alignment detail.
20260903_084300.jpg



Photo 22 Utility external door — black mark at lower right-hand corner.
20260903_084410.jpg



Photo 23 Utility door exterior — incomplete render corner/junction.
20260903_084625.jpg



Photo 24 Utility door exterior — inconsistent brick/render junction.
20260903_084525.jpg

PHOTOGRAPHIC SCHEDULE

Selected inspection photographs. Images are illustrative and should be read with the corresponding schedule entry.



Photo 25 Utility door exterior — projecting brick and uneven mortar margins.
20260903_084634.jpg



Photo 29 Utility room — washing-machine service points below sink.
20260903_084458.jpg