



Snagging Inspection Report

Client

Property Address:

Inspection Date: 10 July 2025

Prepared by: Snag Surveyors

Property Listing: [View online](#)



1.0 Introduction

Snag Surveyors was instructed by _____ to conduct a comprehensive snagging inspection of the newly constructed property at _____. The purpose of this inspection was to identify visible defects and finish-related issues affecting the condition and compliance of the property.

This report is based on a non-intrusive, visual inspection of accessible areas only. It does not constitute a structural or full Building Regulations compliance survey. Areas that were inaccessible, sealed, or concealed at the time of inspection were not examined.

All directional references (e.g., “left” or “right”) are made facing the item in question unless otherwise stated. All measurements are approximate and provided for guidance.

This report should be reviewed in full by the client and their legal advisor. It is strongly recommended that all snagging issues are rectified and verified prior to property handover.

1.1 Re-Inspection

This report does not include a re-inspection visit. Once the developer has completed remedial works, it is the client’s responsibility to verify that all items have been addressed or to instruct Snag Surveyors for a follow-up inspection. Additional charges apply for re-inspections.

Please confirm your home warranty or snagging cover terms with your solicitor prior to signing contracts.

1.2 Survey Conditions

- **Weather:** Raining with heavy showers
- **Property Type:** New-build 4-bedroom detached home with main bathroom, ensuite, guest WC, and downstairs bathroom
- **Client Attendance:** _____ partner and the partner’s father present at inspection
- **Property Orientation:** Front elevation facing north

1.3 General Observations

The property is presented to a generally high standard typical of a new build at this stage; however, several major defects were identified that require urgent attention. These include breaches of current Irish Building Regulations relating to safety and water ingress, as well as incomplete installations.



1.4 Major Items Requiring Immediate Attention

- **Utility Side Door – Water Ingress (Breach of Building Regulations):**
The utility room side door lacks proper sealing at the base and no damp proof course (DPC) was visible beneath the frame. During heavy rainfall, significant water ingress was observed entering the property, causing internal floor puddling. This constitutes a breach of Building Regulations Part D (Materials and Workmanship) and Part H (Drainage and Waste Disposal). Immediate rectification is required, including installation of a proper DPC, threshold correction, and resealing to prevent moisture penetration and future structural damage.
- **Window Safety Catches – Missing or Faulty (Non-Compliance with Part K Amendment 2014):**
Safety restrictors on first-floor windows are missing or defective:
 - Master bedroom: Right window latch is faulty and may fail; left window lacks any safety latch.
 - Secondary bedroom window also lacks a safety restrictor.

According to Irish Building Regulations Part K Amendment 2014, windows with an opening bottom edge 1400mm or more above ground must have safety restrictors limiting opening to 100mm to prevent falls, while allowing emergency egress. The absence and malfunction of these safety devices is non-compliant and must be rectified immediately.

- **Missing Flashing – Front Porch:**
Flashing is absent on the left side of the front porch roof, risking future water ingress and structural damage. This must be installed and sealed per Building Regulations Part D.
- **Heating System – Not Operational:**
The air-to-water heating system was installed but non-operational at inspection. Thermostats and zones could not be tested or demonstrated. Full commissioning, testing, and client instruction on system operation and emergency procedures must be completed prior to handover.
- **Kitchen Sink and Tap – Not Connected:**
The kitchen sink was unplumbed, and no tap was installed at inspection. Completion of plumbing and fitting is mandatory before occupancy.

1.5 Additional Notes

- **Cleaning:** A thorough post-build clean is strongly recommended, particularly for glazing, window frames, kitchen cabinetry, wardrobes, and storage units, which were heavily dust-laden.
- **Ventilation:** Ventilation outlets require grille covers; fly mesh must be fitted or corrected where necessary.
- **Power Sockets:** All accessible power sockets were tested with a socket tester and found to be fully operational at the time of inspection.
- **Floor Levels:** Downstairs floors are within tolerance. Upstairs bedrooms show uneven plywood subflooring requiring adjustment for level flooring.



1.10 Scope of Instructions and Limitations

This report provides a detailed record of visible defects and finish-related issues identified during a visual snagging inspection of accessible parts of the property. It includes observations relating to breaches of current Irish Building Regulations, including but not limited to water ingress and window safety restrictors.

The inspection was limited to areas visible, accessible, and uncovered at the time of inspection. No intrusive investigations were carried out; fixtures, fittings, floor coverings, or furniture were not moved or removed. External elements were viewed from ground-level vantage points only. Consequently, concealed, sealed, or inaccessible parts of the property—including structural elements, damp proof courses (DPC), and concealed services—were not inspected.

While this report identifies defects relevant to compliance and safety, it is not a structural survey and does not diagnose causes or structural implications. It does not include fire safety assessments, cladding, compartmentation, or statutory compliance beyond visible breaches identified during inspection.

All accessible power sockets were tested with a socket tester and confirmed to be operational at the time of inspection.

This report does not include mechanical or electrical testing beyond visual inspection and socket testing. The surveyor is not a qualified electrical engineer, plumber, or heating engineer and does not provide certification of systems such as heating or ventilation. The air-to-water heating system was installed but was not operational at the time of inspection and could not be tested.

No intrusive moisture or damp testing was performed. Visible water ingress was observed beneath the utility room side door during heavy rainfall, constituting a breach of Building Regulations regarding external door installation and damp proofing.

This report is for the private and confidential use of the client and should be shared with relevant professional advisors, including solicitors and building professionals, to assist with remedial works and warranty claims.

A follow-up inspection after remedial works is strongly recommended but not included in this report. Additional charges apply for re-inspections.



1.7 Summary

The newly built 4-bedroom home generally meets a high standard, but critical issues must be addressed before handover:

- Significant water ingress at the utility room side door due to missing DPC and poor sealing (breach of Building Regulations).
- Missing or faulty window safety restrictors on first-floor windows (non-compliance with Part K Amendment 2014).
- Missing flashing on front porch roof.
- Non-operational heating system requiring commissioning and client instruction.
- Incomplete kitchen plumbing.
- Additional cleaning, ventilation grille installation, and flooring adjustments are recommended.

We advise all remedial works be completed and verified by the client or through a follow-up inspection prior to final acceptance.



No.	Location	Element	Description	Importance
1	Utility Side Door	External Door Threshold	Exposed blockwork under door showing direct path for water ingress; door not sealed externally or internally.	High
2	Front Right of House	Downpipe & Gutter	Gutter leaking, causing splashing onto K-Rend; downpipe bracket screw loose.	High
3	Utility Side Door	Internal Floor Level	Levelling compound missing; can't be filled properly due to external sealing issue.	High
4	Living Room	Ventilation	Vent cover missing; water ingress stains visible internally after heavy rain.	High
5	Rear Patio Area	Electrical Wiring	Unidentified wires protruding from external wall — unclear if for lighting or other.	High
6	Kitchen	Sink & Plumbing	No waste pipe or tap installed under sink; shut-off valve not lever type.	High
7	Utility	Washing Machine Plumbing	Waste pipe for washing machine incorrectly installed.	High
8	Master Bedroom Ensuite	Shower Sealing	Tiles not sealed correctly to shower tray.	High
9	Kitchen	Electrical Fixtures	Kitchen socket not filled or painted; splashback left side.	Medium
10	Kitchen	Spotlights	Missing cover on one light; another light not finished around, needs painting.	Medium
11	Kitchen	4-Way Isolator	Labeling may be incorrect for dishwasher/microwave — to be checked once appliances installed.	Medium
12	Kitchen	Fly Screen	External fly screen incorrectly installed on vent.	Medium
13	Kitchen	Window 1	External plastic still on frame; visible K-Rend splatter on sill; frame unclean.	Medium
14	Kitchen	Sliding Door Threshold	Levelling compound missing internally; frame unclean.	Medium
15	Master Bedroom	Floor Structure	Floor squeaks and feels unlevel; plywood subfloor needs squaring down.	Medium
16	Front Door	Internal Floor	Levelling compound missing across 100mm strip inside threshold.	Medium
17	Front Porch Roof	Flashing	Flashing missing on left-hand side of porch roof.	Medium
18	Front Door	External Seal	Mortar or silicone missing from left/right side of frame.	Medium



19	Drain Pipes (Front Porch)	Ground Drainage	Wastewater cover extruding from ground; should be lowered to match adjacent drain height.	● Medium
20	Side of House Pathway	Flower Bed	Bed not filled with soil.	● Low
21	Kitchen-Hallway Door	Paintwork	Minor paint marks behind door.	● Low
22	Kitchen	Screw Caps	Missing screw caps inside under-sink unit carcass.	● Low
23	Hallway	Light Switch	Needs paint cleaned off.	● Low
24	Front Door Threshold	Plastic Covering	Plastic protective layer still present; needs to be removed and cleaned.	● Low
25	Kitchen Window 2	External Plastic	Plastic covering still on external frame.	● Low
26	Services Box (Side Wall)	Meter Housing	External cover missing.	● Low
27	Side of House	External Cable	Loose cable lying on ground — unclear purpose.	● Low
28	Downstairs Bathroom	Paint/Tiling	Paint visible on tiles and trim; grout missing around architrave.	● Low
29	Main Bathroom (Upstairs)	Bath Sealing	Not sealed correctly to tiles; front skirting needs sealing.	● Low
30	Main Bathroom (Upstairs)	Tile Finish	Poor finish to tiles along left wall; gaps visible.	● Low
31	Attic	Toilet Vent	Venting pipe duct-taped; should be clipped with jubilee or proper fitting.	● Low
32	Back Right Bedroom	Light Switch	Switch needs to be repositioned near wardrobe; plaster around it to be repaired.	● Low
33	Back Right Bedroom	Vent Cover	Missing vent cover.	● Low
34	Back Left Bedroom	Fly Screen	Fly mesh not installed correctly.	● Low
35	Secondary Bedroom	Floor Height	Plywood height incorrect — needs adjustment.	● Low
36	Air to Water Heat Pump	HVAC System	Unit appears fine but is not turned on — should be tested.	● Low
37	Rear Patio Area	Construction Debris	General construction materials left on site.	● Low
38	Utility Side Door Hinges	Door Ironmongery	Hinges covered in plaster — need to be cleaned.	● Low























































































































































































