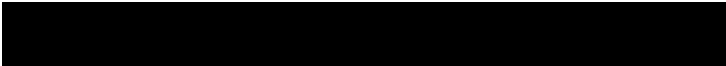


3 Bedroom House





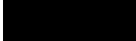
# Snagging Details



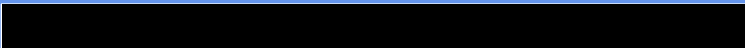
Name: 

Auditor Company: Snagged.co.uk

Description: Snagging Survey

Auditor Name: 

Issues: 55



Issue 1



Due Date: 28 Mar 2026

Location: Front Elevation

Created: 28 Mar 2026

Description: Rippled Door Gasket

**Observation**

The door gasket has been observed to be rippled and uneven along sections of the seal. The gasket does not sit consistently within its channel.

**Relevant Guidelines**

Approved Document C (Resistance to moisture) requires openings to prevent air and moisture ingress.

NHBC 6.7 requires seals to be correctly installed and continuous.

**Assessment**

The distortion may affect the effectiveness of the seal and allow air leakage. This does not reflect the expected standard of installation.

Issue 2



Due Date: 28 Mar 2026

Location: Front Elevation

Created: 28 Mar 2026

Description: Gaps in Sealant Beneath Door Sill

Observation

Sealant beneath the door threshold is incomplete with visible gaps.

Relevant Guidelines

Approved Document C requires protection against moisture ingress.  
NHBC 6.7 requires continuous sealing.

Assessment

Gaps may allow water and air ingress and indicate incomplete finishing.

Issue 3



Due Date: 28 Mar 2026

Location: Front Elevation

Created: 28 Mar 2026

Description: Air Bricks Below 75mm Above Ground Level

**Observation**

Air bricks are positioned less than 75mm above ground level.

**Relevant Guidelines**

Approved Document C and NHBC 6.1 require minimum 75mm clearance.

**Assessment**

Reduced clearance increases risk of blockage and moisture ingress.

Issue 4



Due Date: 28 Mar 2026

Location: Front Elevation

Created: 28 Mar 2026

Description: Unsealed Pipe Penetration

Observation  
Pipework penetration through the wall is unsealed.

Relevant Guidelines  
Approved Document C requires sealed penetrations.  
NHBC 6.1 requires proper sealing.

Assessment  
Allows air and moisture ingress. Poor workmanship.

Issue 5



Due Date: 28 Mar 2026

Location: Side Elevation

Created: 28 Mar 2026

Description: Blocked Weep Vent

Observation

A weep vent has been obstructed with mortar/debris.

Relevant Guidelines

Approved Document C requires cavity drainage.

NHBC 6.1 requires weep vents to remain clear.

Assessment

The blockage prevents moisture from escaping the cavity, increasing risk of damp. This does not meet expected standards.

Issue 6



Due Date: 28 Mar 2026

Location: Rear Garden

Created: 28 Mar 2026

Description: Protruding Fixing to Fence Post

Observation

A fixing has been left protruding from the fence post.

Relevant Guidelines

Approved Document A requires safe installation.

NHBC 10.2 requires safe and properly finished external works.

Assessment

The protrusion presents a minor injury risk and indicates poor finishing.

## Issue 7



Due Date: 28 Mar 2026

Location: Rear Garden

Created: 28 Mar 2026

Description: Turf Installation and Ground Preparation

#### Observation

The ground beneath the recently laid turf has been observed to contain areas of compacted soil, visible clay and stones, with limited evidence of a well-prepared topsoil layer. The surface appears uneven in places and the turf has been laid directly over this material.

#### Relevant Guidelines

NHBC Standards Chapter 10.2 (External works) states that topsoil should be of suitable quality and adequately prepared to support vegetation growth, including being free from excessive debris and properly cultivated prior to turfing.

#### Assessment

The observed ground conditions suggest that preparation of the subsoil and topsoil may be limited. Adequate preparation is important to allow turf to establish strong root growth and to ensure effective drainage. Where soils are compacted or clay-heavy, water may not drain effectively and turf may struggle to establish, potentially leading to areas of die-back or poor growth.

This is not confirmed as a defect at this stage; however, the client is advised to monitor the condition of the turf over the coming weeks. Should areas of turf fail to establish or deteriorate, the underlying ground preparation is likely to be a contributing factor and should be raised with the developer.

Issue 8



Due Date: 28 Mar 2026

Location: Rear Elevation

Created: 28 Mar 2026

Description: Blocked Weep Vent

Observation

A weep vent has been obstructed with mortar/debris.

Relevant Guidelines

Approved Document C requires cavity drainage.

NHBC 6.1 requires weep vents to remain clear.

Assessment

The blockage prevents moisture from escaping the cavity, increasing risk of damp. This does not meet expected standards.

Issue 9



Due Date: 28 Mar 2026

Location: Rear Elevation

Created: 28 Mar 2026

Description: Blocked Weep Vent

Observation

A weep vent has been obstructed with mortar/debris.

Relevant Guidelines

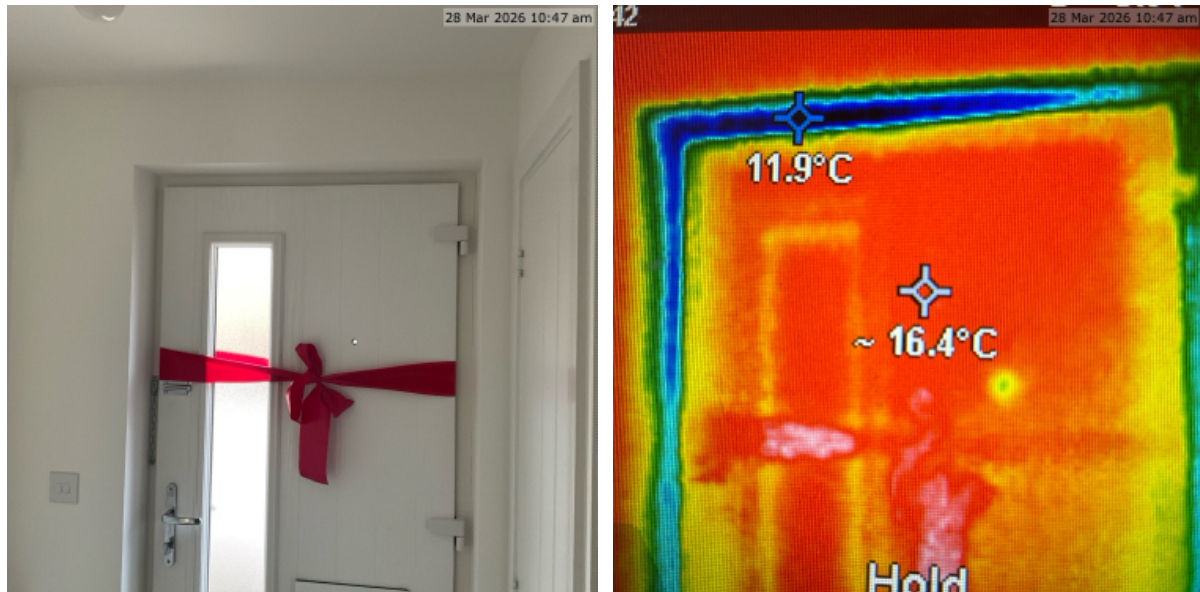
Approved Document C requires cavity drainage.

NHBC 6.1 requires weep vents to remain clear.

Assessment

The blockage prevents moisture from escaping the cavity, increasing risk of damp. This does not meet expected standards.

## Issue 10



Due Date: 28 Mar 2026

Location: Entrance

Created: 28 Mar 2026

Description: Front Door Dropped and Allowing Air Ingress

#### Observation

The front door has dropped within the frame and is no longer forming a tight seal. Cold air ingress is noticeable around the door perimeter.

#### Relevant Guidelines

Approved Document L1A requires the building envelope to limit uncontrolled air leakage.

NHBC 6.7 requires doors to be correctly aligned and sealed.

#### Assessment

The misalignment affects both performance and usability and does not meet expected standards.



### Issue 11



Due Date: 28 Mar 2026

Location: Entrance

Created: 28 Mar 2026

Description: Poor Finish to Wall Joint

Observation  
Wall junction shows uneven decorative finish.

Relevant Guidelines  
NHBC 9.1

Assessment  
Detracts from finish; poor workmanship.



## Issue 12



Due Date: 28 Mar 2026

Location: Hallway

Created: 28 Mar 2026

Description: Smoke Detector Installed Too Close to Stair Opening

#### Observation

The smoke detector has been installed approximately 180mm from the edge of the stair opening on the landing. This places the detector within close proximity to the stairwell void and within the exclusion zone for detector positioning.

#### Relevant Guidelines

Approved Document B (Fire Safety) requires smoke alarms to be installed in accordance with BS 5839-6 to provide effective early warning.

BS 5839-6 recommends that smoke detectors should be positioned at least 300mm from walls, edges and obstructions, including stair openings, to ensure accurate detection performance.

#### Assessment

The detector is positioned closer than the recommended 300mm minimum distance, which may result in airflow from the stairwell affecting its operation. This could delay smoke reaching the sensor and reduce the effectiveness of early detection.

The current installation does not align with recommended siting guidance and does not reflect the expected standard for fire detection systems within a newly constructed dwelling.



### Issue 13



Due Date: 28 Mar 2026

Location: Hallway

Created: 28 Mar 2026

Description: Wall Blemish

Observation  
Visible blemish to wall surface.

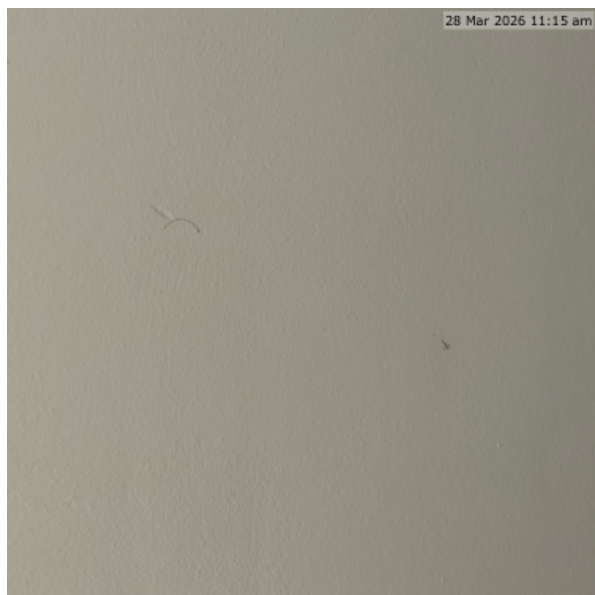
Relevant Guidelines  
NHBC 9.1

Assessment  
Minor but visible defect.





### Issue 14



Due Date: 28 Mar 2026

Location: Hallway

Created: 28 Mar 2026

Description: Wall Dent and Blemish

Observation  
Dent and surface marking visible.

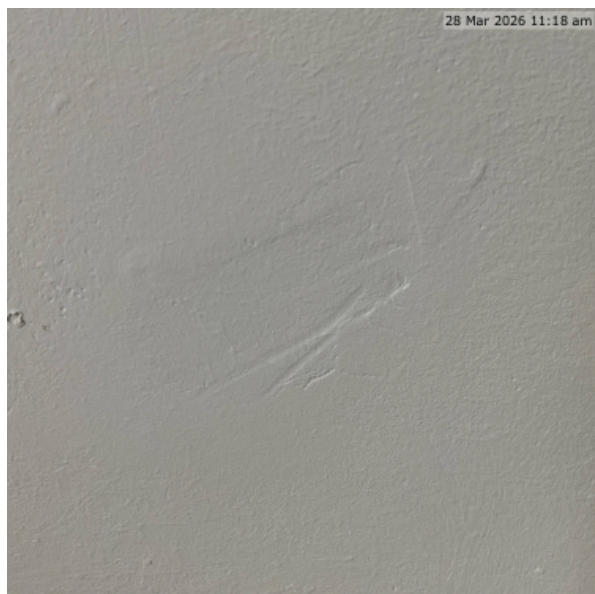
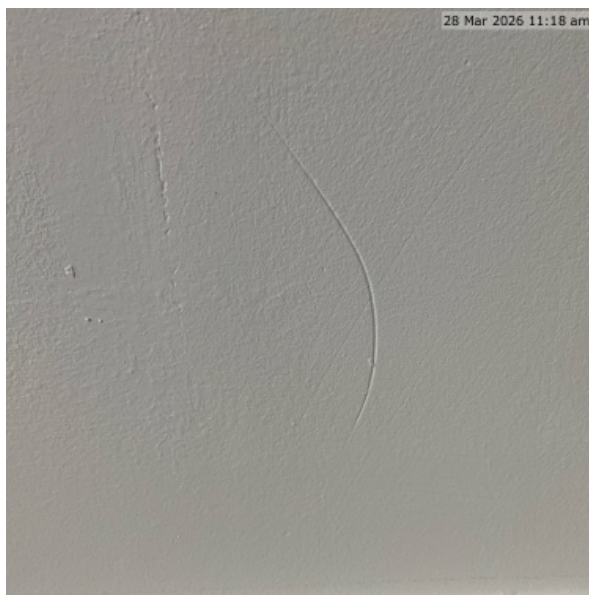
Relevant Guidelines  
NHBC 9.1

Assessment  
Detracts from finish.





Issue 15



Due Date: 28 Mar 2026

Location: Living Room

Created: 28 Mar 2026

Description: Poor Plaster Finish (Multiple Areas)

Observation  
Dents and scratches visible across plaster surfaces.





Description

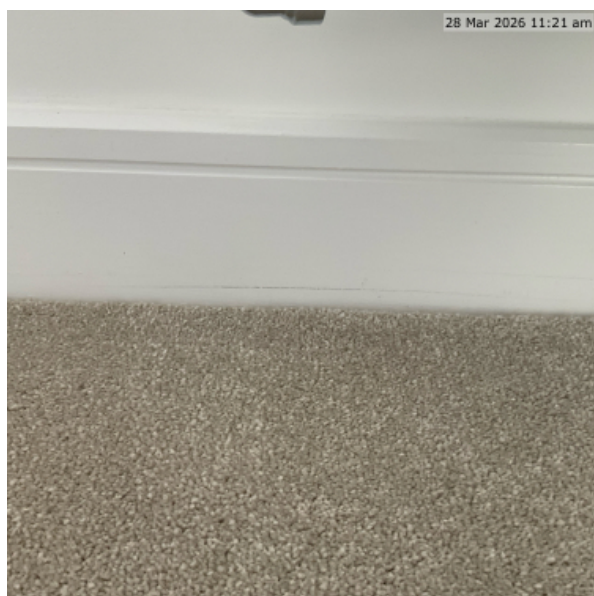
Relevant Guidelines  
NHBC 9.1

Assessment  
Below expected finish quality.





### Issue 16



Due Date: 28 Mar 2026

Location: Living Room

Created: 28 Mar 2026

Description: Skirting Board Blemishes

Observation  
Stubborn marks visible to skirting.





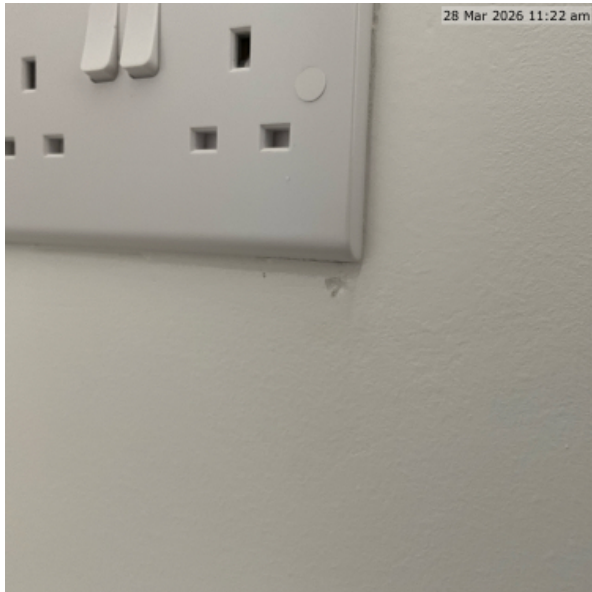
Description

Relevant Guidelines  
NHBC 9.1

Assessment  
Poor finishing/cleaning.



Issue 17



Due Date: 28 Mar 2026

Location: Living Room

Created: 28 Mar 2026

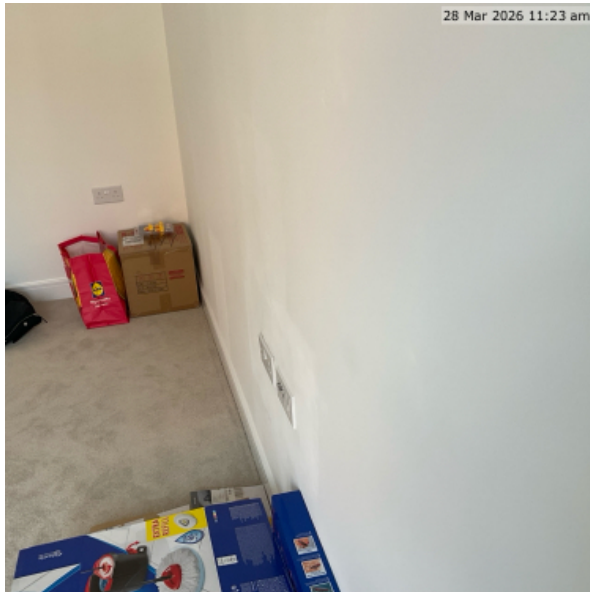
Description: Dent Under Faceplate

Observation  
Dent to wall beneath faceplate.

Relevant Guidelines  
NHBC 9.1

Assessment  
Visible defect from installation damage.

Issue 18



Due Date: 28 Mar 2026

Location: Living Room

Created: 28 Mar 2026

Description: Extremely Patchy Wall Finish

Observation  
Significant inconsistency in paint finish.

Relevant Guidelines  
NHBC 9.1

Assessment  
Does not provide uniform finish expected.



### Issue 19



Due Date: 28 Mar 2026

Location: Living Room

Created: 28 Mar 2026

Description: Loose Socket Faceplate

Observation  
Faceplate loose with gap behind.

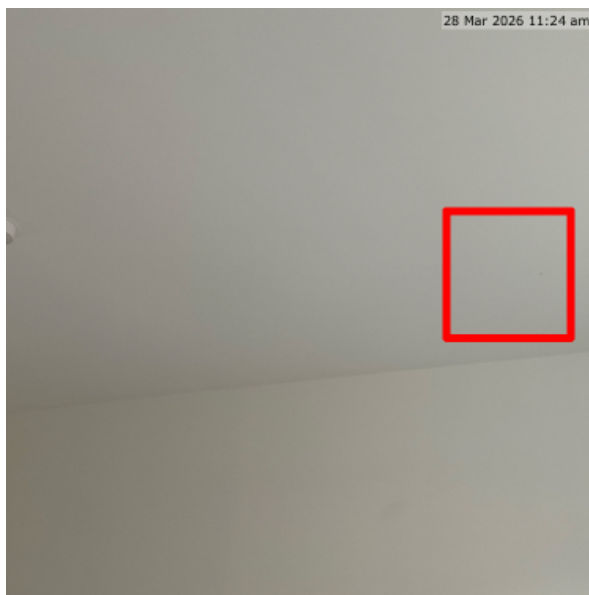
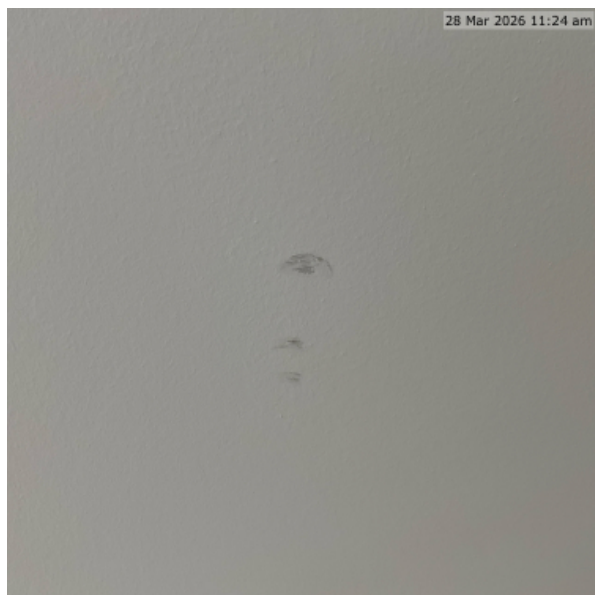
Relevant Guidelines  
Approved Document P, NHBC 8.1

Assessment  
Poor fixing; requires securing.





### Issue 20



Due Date: 28 Mar 2026

Location: Living Room

Created: 28 Mar 2026

Description: Ceiling Finish Damage

Observation  
Damage to ceiling decorative finish.

Relevant Guidelines  
NHBC 9.1

Assessment  
Visible defect.





Issue 21



Due Date: 28 Mar 2026

Location: General

Created: 28 Mar 2026

Description: Visible Plastic Cover Caps to Door Edges Throughout Property

Observation



### Description

Multiple internal doors throughout the property have been fitted with visible plastic cover caps to the door edges. These caps are installed within pre-drilled holes and remain exposed, contrasting with the surrounding door finish. The caps are noticeable at normal viewing height and detract from the appearance of the door leaf.

### Relevant Guidelines

Approved Document A (Structure) requires building elements and fittings to be completed to an appropriate standard of workmanship.

NHBC Standards Chapter 9.1 (A consistent approach to finishes) states that internal joinery should present a neat and consistent appearance and be free from visible defects or poor finishing details.

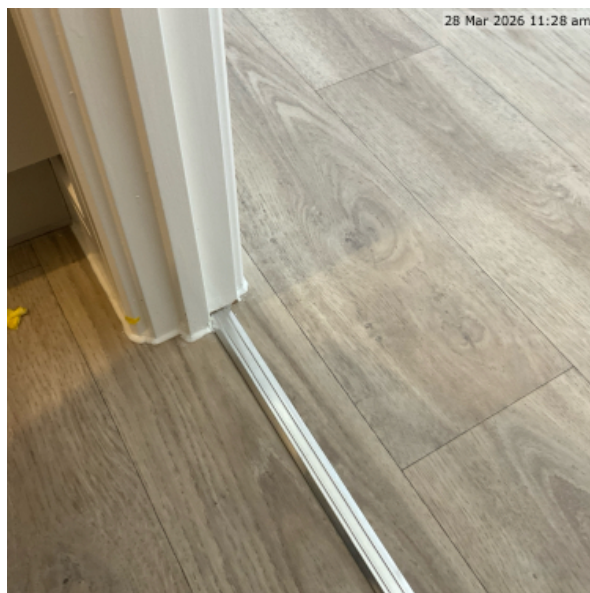
### Assessment

Whilst these caps may be associated with manufacturer preparation for alternative hardware configurations, their visibility within a finished property detracts from the overall appearance of the joinery. In higher quality finishes, such features would typically be concealed, flush-finished or colour-matched to minimise visual impact.

The repeated presence of these exposed caps across multiple doors indicates a lack of finishing consideration and does not reflect the expected standard of internal joinery presentation within a newly constructed dwelling.



### Issue 22



Due Date: 28 Mar 2026

Location: WC

Created: 28 Mar 2026

Description: Damage to Door Frame Bottom

Observation  
Damage to base of frame.

Relevant Guidelines  
NHBC 9.1

Assessment  
Poor joinery finish.





### Issue 23



Due Date: 28 Mar 2026

Location: WC

Created: 28 Mar 2026

Description: Poor Wall Finish (Dents and Uneven Areas)

Observation  
Multiple dents and uneven surfaces.





Description

Relevant Guidelines  
NHBC 9.1

Assessment  
Below expected standard.





### Issue 24



Due Date: 28 Mar 2026

Location: WC

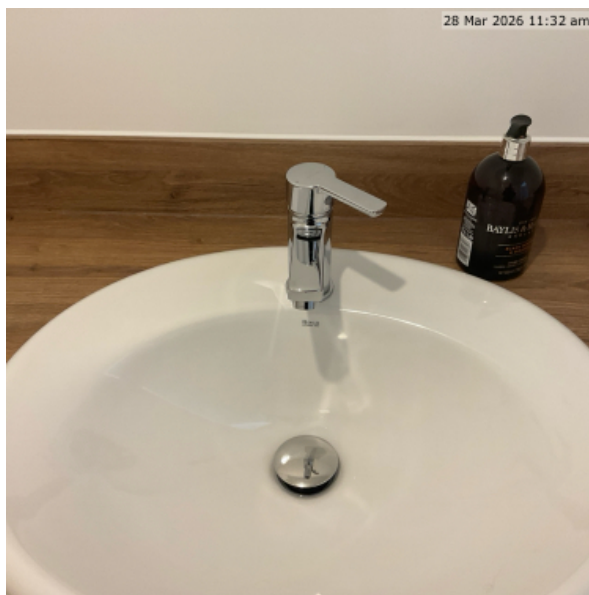
Created: 28 Mar 2026

Description: Hinge cap missing





### Issue 25



Due Date: 28 Mar 2026

Location: WC

Created: 28 Mar 2026

Description: Movement in Mixer Tap

Observation  
Tap moves under normal use.

Relevant Guidelines  
Approved Document G, NHBC 8.1

Assessment  
Not securely fixed; requires adjustment.



## Issue 26



Due Date: 28 Mar 2026

Location: WC

Created: 28 Mar 2026

Description: Poor Decorative Finish to Pipework (Previously Snagged)

#### Observation

Pipework within the property has been observed to have a poor decorative finish, including inconsistent paint application and visible surface imperfections. This issue was reportedly identified during a previous developer snagging inspection but remains unresolved.

#### Relevant Guidelines

Approved Document A (Structure) requires building elements to be finished to an appropriate standard of workmanship.

NHBC Standards Chapter 9.1 (A consistent approach to finishes) states that decorative finishes should be complete, uniform and free from visible defects.

#### Assessment

The unfinished and inconsistent decorative finish detracts from the appearance of the pipework and indicates that snagging works have not been properly completed. The fact this item was previously identified but not rectified highlights a lack of adequate quality control prior to handover. Internal finishes should be complete and free from visible defects at completion, and this does not reflect the expected standard.

## Issue 27



Due Date: 28 Mar 2026

Location: Kitchen

Created: 28 Mar 2026

Description: Patio Doors Difficult to Lock

#### Observation

The patio doors have been observed to be difficult to lock during normal operation. Increased force is required to engage the locking mechanism, suggesting resistance within the system.

#### Relevant Guidelines

Approved Document L1A (Conservation of fuel and power) requires doors to form part of the building envelope and operate correctly.

NHBC Standards Chapter 6.7 (Doors, windows and glazing) requires doors to be correctly aligned and operate smoothly.

#### Assessment

The difficulty in locking indicates that the doors may have dropped out of alignment or have not been properly adjusted. This affects both usability and performance and does not reflect the expected standard of installation.



## Issue 28



Due Date: 28 Mar 2026

Location: Kitchen

Created: 28 Mar 2026

Description: Patchy Decorative Finish to Wall

### Observation

The wall surface has been observed to contain a patchy decorative finish with inconsistent paint coverage.

### Relevant Guidelines

NHBC 9.1 requires decorative finishes to be uniform.

### Assessment

The inconsistency detracts from appearance and indicates inadequate preparation or application.





### Issue 29



Due Date: 28 Mar 2026

Location: Kitchen

Created: 28 Mar 2026

Description: Chipped Worktop

#### Observation

A section of the worktop has been observed to be chipped, exposing the underlying material.

#### Relevant Guidelines

NHBC 9.1 requires fittings to be free from visible damage.

#### Assessment

The damage detracts from appearance and may affect durability.

