

Example survey

Snagging Report

Plot 47, Meadowlands Phase 2, Tilbury Road, Aylesbury

REFERENCE	CLIENT
EXAMPLE-SN-001	Example Client
INSPECTION DATE	SURVEYOR
12 May 2026	A. Surveyor MRICS
COMPANY	QUALIFICATIONS
SurveyorSuite Example Reports	MCIOB (example only)

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A Inspection Details

INSPECTOR NAME	A. Inspector
INSPECTOR ROLE / JOB TITLE (OPTIONAL)	Snagging Report Specialist
QUALIFICATIONS (OPTIONAL)	MCIOB (example only)
COMPANY	SurveyorSuite Example Reports
DATE OF INSPECTION	12 May 2026
TIME OF INSPECTION (OPTIONAL)	09:30
REPORT REFERENCE (OPTIONAL)	EXAMPLE-SN-001
WEATHER CONDITIONS (OPTIONAL)	Partly Cloudy
DEVELOPER / BUILDER	Barratt Homes (example only)
DEVELOPMENT / SITE NAME (OPTIONAL)	Meadowlands Phase 2
PLOT NUMBER (OPTIONAL)	47
OCCUPANCY STATUS	Vacant
AREAS NOT INSPECTED (OPTIONAL)	Loft accessed via hatch — head clearance limited above the tank platform. Underside of integral garage roof not inspected above stored building materials.
INSPECTION METHODOLOGY	Visual non-intrusive inspection of all reasonably accessible areas. Services visually inspected only — no performance testing carried out. All snags recorded with photographs.

B Property Details

PROPERTY ADDRESS	Plot 47, Meadowlands Phase 2 Tilbury Road, Aylesbury, HP21 9XR
HOUSE TYPE	3-bed semi-detached, "The Ashford" type
CONSTRUCTION STAGE	Pre-completion (before handover)
WARRANTY PROVIDER	NHBC

ACCOMMODATION (OPTIONAL)	Ground floor: hall, WC, lounge, open-plan kitchen-diner, integral single garage. First floor: 3 bedrooms (master en-suite), family bathroom. Loft: insulated, unconverted.
BUYER / CLIENT NAME (OPTIONAL)	Mr & Mrs Example
BUILDER CONTACT NAME (OPTIONAL)	J. Site Manager
PRACTICAL COMPLETION DATE (OPTIONAL)	22 May 2026
WARRANTY CERTIFICATE STATUS (OPTIONAL)	Pending
WARRANTY CERTIFICATE NUMBER (OPTIONAL)	NHBC 12345678
BUILDING REGS CERTIFICATE	Pending
COMPLETION CERTIFICATE STATUS	Pending
SMOKE ALARMS STATUS	Fitted and working
SMOKE ALARM COUNT (OPTIONAL)	4
SMOKE ALARM LOCATIONS (OPTIONAL)	hall (ground floor), landing (first floor), kitchen ceiling, master bedroom ceiling
SMOKE ALARM GRADE (OPTIONAL)	Grade D1 (mains + tamper-proof backup)
CO DETECTOR STATUS	Fitted and working
CO DETECTOR LOCATION (OPTIONAL)	Boiler cupboard
ELECTRICAL CERTIFICATE STATUS	Provided
ELECTRICAL CERTIFICATE DATE (OPTIONAL)	30 April 2026
ELECTRICAL CONTRACTOR (OPTIONAL)	Acme Electrical Ltd (NICEIC registered)
GAS SAFETY CERTIFICATE STATUS	Provided
GAS SAFETY CERTIFICATE DATE (OPTIONAL)	2 May 2026
GAS SAFE ENGINEER (OPTIONAL)	Gas Safe engineer reg 567890
BOILER COMMISSIONED	Yes with certificate
BOILER MAKE & MODEL (OPTIONAL)	Worcester Bosch Greenstar 30i

BOILER COMMISSIONING DATE (OPTIONAL)	2 May 2026
BENCHMARK CERTIFICATE REFERENCE (OPTIONAL)	BM-2026-A47-022
VENTILATION ADEQUATE	All vents present and working
INSULATION VISIBLE	Appears adequate
INSULATION TYPE (OPTIONAL)	Mineral wool
INSULATION DEPTH — MM (OPTIONAL)	300
GROUND CONDITIONS (OPTIONAL)	Clay
MVHR SYSTEM	Not installed
FIRE DOORS	Fitted and compliant
FIRE DOOR RATING (OPTIONAL)	FD30S (self-closing)
FIRE DOOR LOCATIONS (OPTIONAL)	Integral garage to hallway
WATER STOPCOCK LOCATION (OPTIONAL)	Under kitchen sink
GAS ISOLATION VALVE LOCATION (OPTIONAL)	External meter box, left side
ELECTRICITY ISOLATOR LOCATION (OPTIONAL)	Consumer unit in under-stair cupboard

C External Inspection

Record all external snags found during the inspection. Include roof, walls, windows, doors, drainage, landscaping, driveways, and boundaries.

SNAG 1 Front elevation — left side of porch / Brickwork

FUNCTIONAL

SEVERITY	Functional
PRIORITY	Medium (within 1 month)
DESCRIPTION	Two perpendicular joints to the front elevation brickwork show inadequate mortar fill (recessed > 5mm). Approximate area 200×400mm.
DEFECT TYPE	Workmanship defect
NHBC / WARRANTY CHAPTER REFERENCE (OPTIONAL)	Chapter 6.1 — Brickwork
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
REMEDIAL NOTES (OPTIONAL)	Rake out and repoint with matching mortar.
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

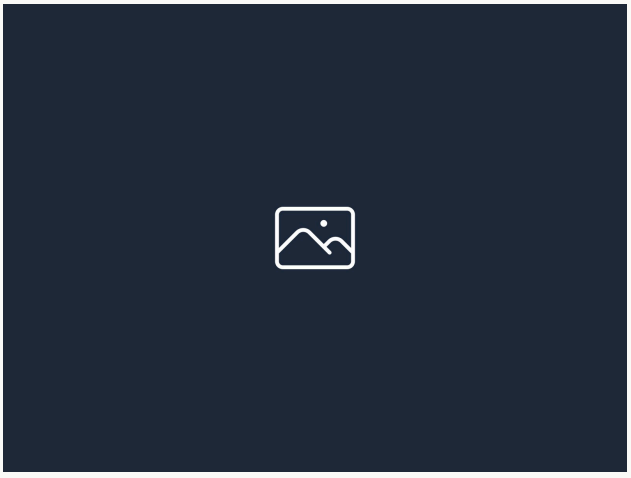


Fig. 1 — Front elevation pointing defect

SNAG 2 Rear garden — driveway/path junction / Driveway/ paths

SAFETY

SEVERITY	Safety
PRIORITY	Urgent (within 7 days)
DESCRIPTION	Block paving at junction with the rear patio has settled approximately 15mm below the patio level, creating a trip hazard.
DEFECT TYPE	Workmanship defect
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

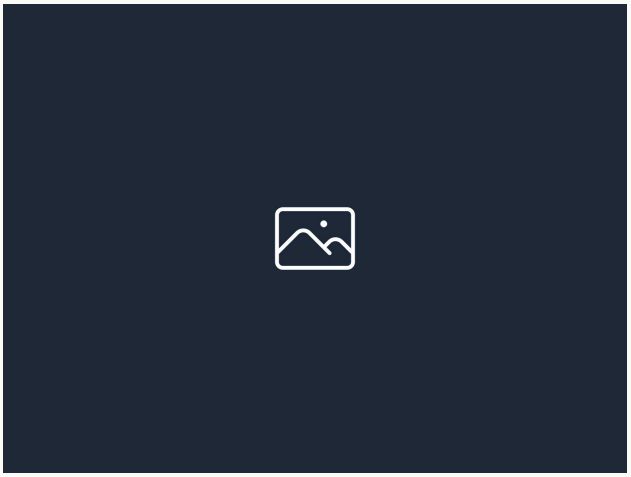


Fig. 2 — Settled paving — trip hazard

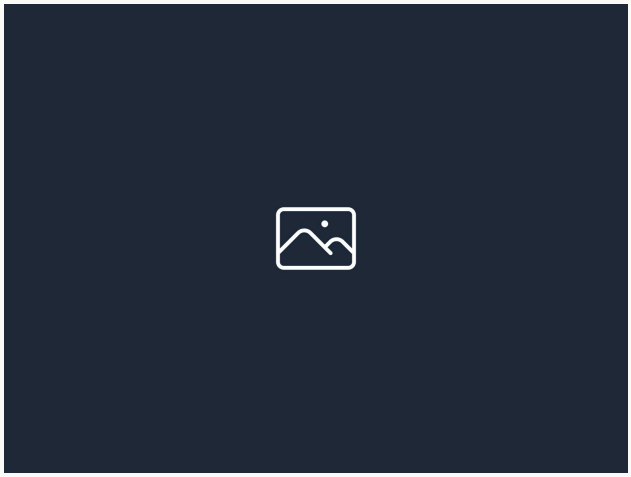


Fig. 3 — Settled paving — patio junction detail

SNAG 3 Front elevation — bedroom 2 window / Windows

FUNCTIONAL

SEVERITY	Functional
PRIORITY	Medium (within 1 month)
DESCRIPTION	Window sealant bead at the cill is missing approximately 200mm at the right-hand end.
DEFECT TYPE	Incomplete work
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix

DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

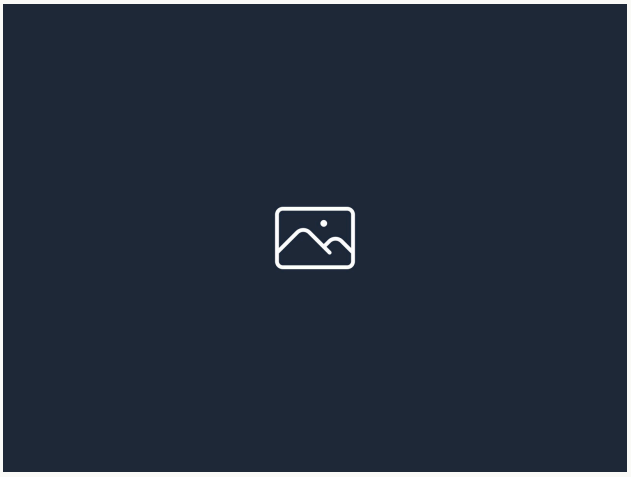


Fig. 4 — Missing window sealant bead

SNAG 4 Garage — overhead door / Garage door

FUNCTIONAL

SEVERITY	Functional
PRIORITY	Medium (within 1 month)
DESCRIPTION	Garage door does not seal fully along the base — daylight visible at the left corner when closed.
DEFECT TYPE	Workmanship defect
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

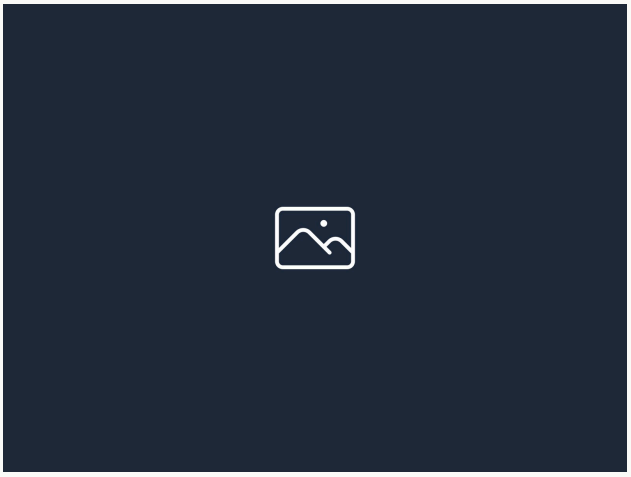


Fig. 5 — Garage door — base seal gap

D Internal Inspection

Record all internal snags found during the inspection. Include walls, ceilings, floors, doors, windows, kitchen, bathrooms, stairs, and loft.

SNAG 1 Master bedroom — south wall / Walls/plaster

COSMETIC

SEVERITY	Cosmetic
PRIORITY	Low (within warranty period)
DESCRIPTION	Plasterboard finish to the south wall shows a vertical hairline shrinkage crack approximately 600mm long below the window cill.
DEFECT TYPE	Cosmetic only
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
CRACK PATTERN (IF APPLICABLE)	Hairline / shrinkage
REMEDIAL NOTES (OPTIONAL)	Routine shrinkage. Fill and repaint at end of warranty defects period.
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

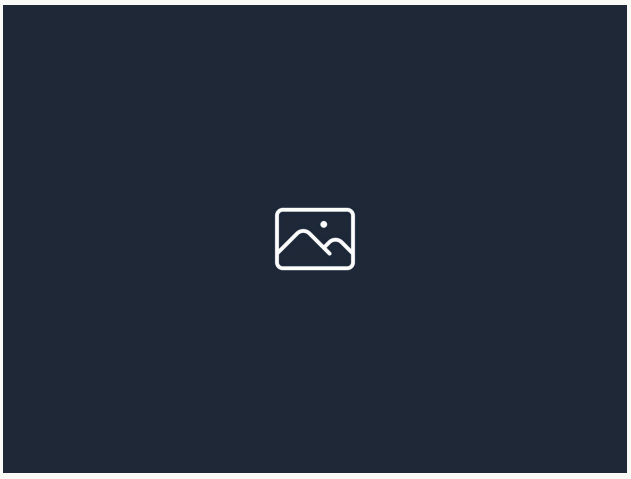


Fig. 6 — Master bedroom — hairline shrinkage crack

SNAG 2 Kitchen — corner unit / Kitchen units

FUNCTIONAL

SEVERITY	Functional
PRIORITY	Medium (within 1 month)
DESCRIPTION	Lower corner unit door does not align with adjoining doors — approximately 8mm out of alignment at top.
DEFECT TYPE	Workmanship defect
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

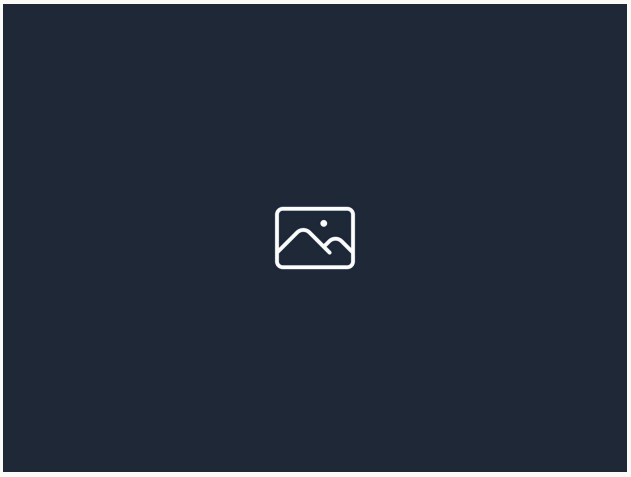


Fig. 7 — Kitchen — misaligned corner unit door

SNAG 3 Family bathroom — over-bath shower / Tiles

COSMETIC

SEVERITY	Cosmetic
PRIORITY	Medium (within 1 month)
DESCRIPTION	One wall tile in the shower zone is cracked. Grout sound elsewhere.
DEFECT TYPE	Workmanship defect
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

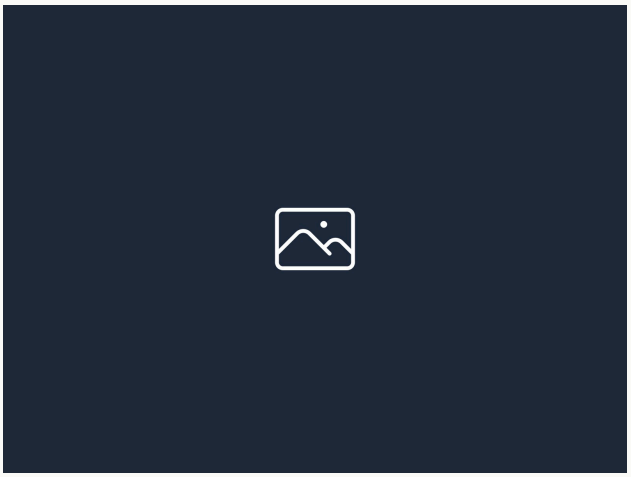


Fig. 8 — Family bathroom — cracked shower tile

SNAG 4 Staircase — top landing / Skirting boards

COSMETIC

SEVERITY	Cosmetic
PRIORITY	Low (within warranty period)
DESCRIPTION	Skirting board mitre at the top of the staircase shows a 5mm gap at the corner; no fill applied.
DEFECT TYPE	Workmanship defect
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

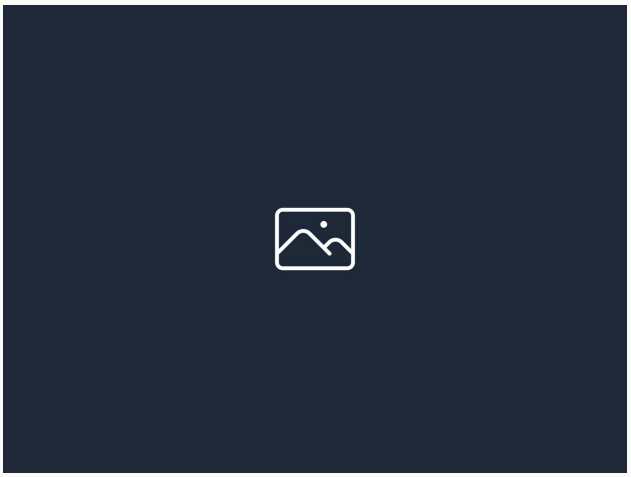


Fig. 9 — Top of staircase — skirting mitre gap

SNAG 5 Bedroom 3 — entrance door / Doors

FUNCTIONAL

SEVERITY	Functional
PRIORITY	Medium (within 1 month)
DESCRIPTION	Door catches the carpet pile when opening — clearance below door insufficient.
DEFECT TYPE	Workmanship defect
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
REMEDIAL NOTES (OPTIONAL)	Plane bottom of door to provide 8-10mm clearance.
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

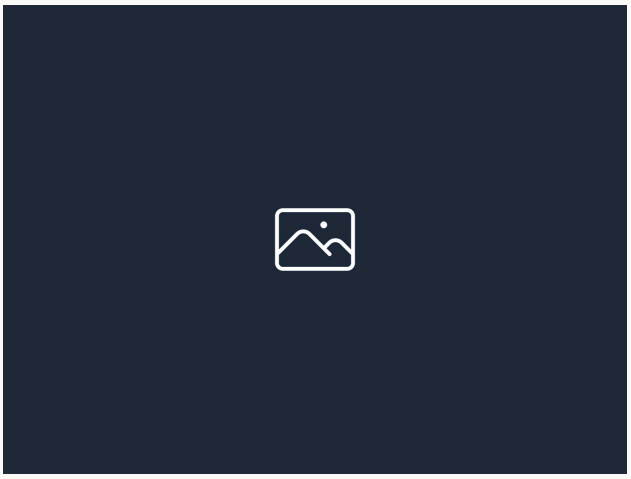


Fig. 10 — Bedroom 3 door catching carpet

SNAG 6 Lounge — ceiling / Decoration/paint

COSMETIC

SEVERITY	Cosmetic
PRIORITY	Low (within warranty period)
DESCRIPTION	Two small areas of poor paint coverage to ceiling near the bay window — approximately 200×200mm each.
DEFECT TYPE	Workmanship defect
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix

DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

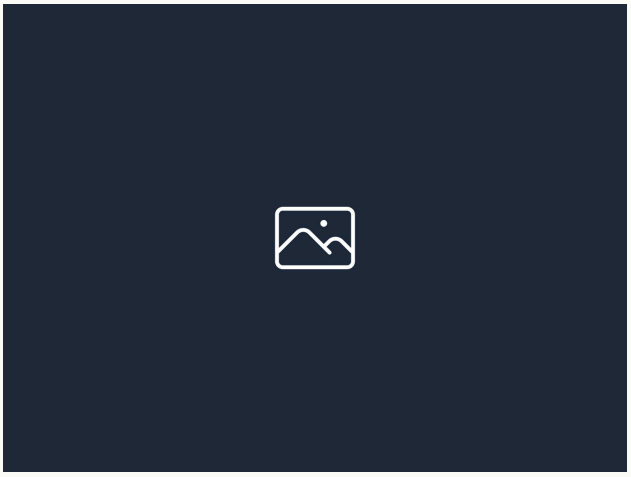


Fig. 11 — Lounge ceiling — patchy paint coverage

E Services Check

Record any issues found with services: plumbing, heating, electrical, ventilation, and drainage. Note: services are visually inspected only, not tested.

SNAG 1 Master en-suite / Extractor fans

FUNCTIONAL

SEVERITY	Functional
PRIORITY	Medium (within 1 month)
DESCRIPTION	Extractor fan operates but vibrates loudly when starting; resolves once at full speed. Worth flagging for mounting check.
DEFECT TYPE	Workmanship defect
BUILDING REGULATION REFERENCE (OPTIONAL)	Approved Document F
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

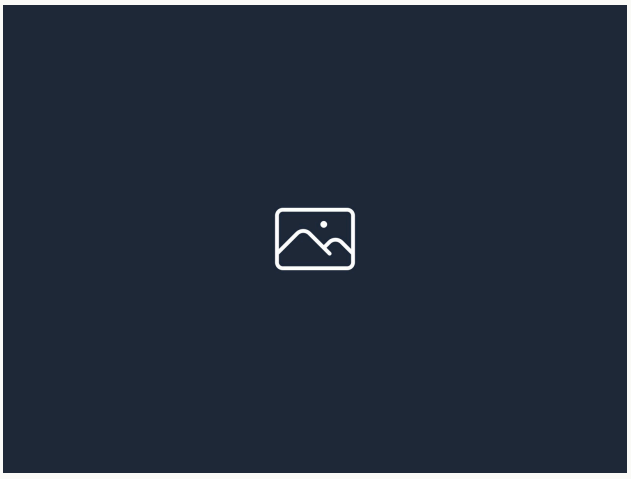


Fig. 12 — En-suite extractor — vibration noted

SNAG 2 Kitchen — peninsular / Electrics/sockets

SAFETY

SEVERITY	Safety
PRIORITY	Urgent (within 7 days)
DESCRIPTION	Double socket to the peninsular has loose face plate — pulls away from wall by approximately 3mm when plugs inserted.
DEFECT TYPE	Workmanship defect
BUILDING REGULATION REFERENCE (OPTIONAL)	Part P
WARRANTY ELIGIBLE	Covered
REMEDIAL ACTION	Developer to fix
DEVELOPER RESPONSE (OPTIONAL)	Not yet submitted

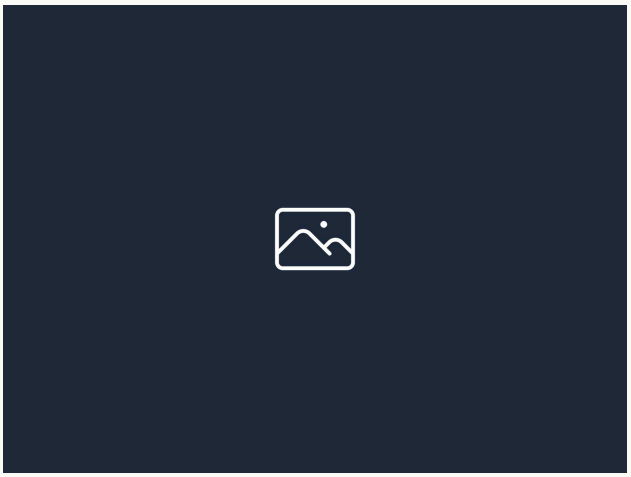


Fig. 13 — Kitchen peninsular socket — loose face plate

F Summary

PRACTICAL COMPLETION ACHIEVED	Partial — minor items remaining
OVERALL SUMMARY	A representative number of minor cosmetic and functional snags identified across the property, which is typical for a pre-completion inspection on a new-build at this stage. No major structural or compliance concerns. One safety item (loose socket plate in kitchen) and one safety item (settled paving creating trip hazard) should be addressed before legal completion.
PRIORITY ITEMS	1. Loose kitchen socket plate (E2) — make safe before handover. 2. Settled rear paving trip hazard (C2) — re-level before handover. 3. Garage door seal at base (C4) — adjust before handover. 4. Front elevation pointing (C1) — schedule for first 28 days. 5. Window sealant bead (C3) — schedule for first 28 days.
GENERAL OBSERVATIONS	Build quality is broadly consistent with NHBC standards. Mechanical and electrical certificates have been provided. Warranty certificate is pending — buyer's solicitor should chase the developer for issue prior to or at legal completion.
SATISFACTORY FINDINGS (OPTIONAL)	All four smoke alarms tested and operational. CO alarm at boiler cupboard operational. All hot and cold taps operational with adequate pressure. Heating operational — all radiators warmed when system tested. Boiler commissioning Benchmark certificate sighted.
WARRANTY DOCUMENTS PROVIDED (OPTIONAL)	Partial
BUILDING REGS CERTIFICATE PROVIDED (OPTIONAL)	Pending
ELECTRICAL CERTIFICATE PROVIDED (OPTIONAL)	Yes

GAS CERTIFICATE PROVIDED (OPTIONAL)	Yes
APPLIANCE MANUALS PROVIDED (OPTIONAL)	Pending
KEYS CONFIRMED (OPTIONAL)	Pending
METER READINGS RECORDED (OPTIONAL)	Yes
UTILITIES CONFIRMED (OPTIONAL)	Yes
TOTAL COSMETIC DEFECTS (OPTIONAL)	5
TOTAL FUNCTIONAL DEFECTS (OPTIONAL)	5
TOTAL SAFETY DEFECTS (OPTIONAL)	2
IMMEDIATE PRIORITY ITEMS (OPTIONAL)	0
URGENT PRIORITY ITEMS (OPTIONAL)	2
RE-INSPECTION RECOMMENDED	Yes
RE-INSPECTION DATE (OPTIONAL)	12 June 2026

G Inspector's Statement

STATEMENT

I confirm that I have personally carried out a visual inspection of the above property and prepared this Snagging Report. The report identifies snags, defects and incomplete works observed at the date of inspection and is intended to assist the buyer in raising items with the developer in advance of legal completion or within the developer's warranty period. The inspection is non-intrusive and does not constitute a structural survey. I am suitably qualified and experienced to undertake pre-completion inspections of new-build residential property and am covered by suitable Professional Indemnity Insurance for the work I have undertaken.

WAS AI USED IN THIS REPORT?	Yes

AI USE

The following AI tools were used in preparing this report: AI-generated text or descriptions.

RELIABILITY ATTESTATION

I have reviewed the AI-assisted sections of this report. Applying professional judgement, I consider the output suitable for its intended purpose.

Surveyor & signature

INSPECTOR SIGNATURE (NAME)	DATE OF REPORT
A. Inspector	14 May 2026

QUALIFICATIONS (OPTIONAL)

MCIOB (example only)

SIGNATURE



Photographic Record

Snag 1 — Front elevation — left side of porch / Brickwork

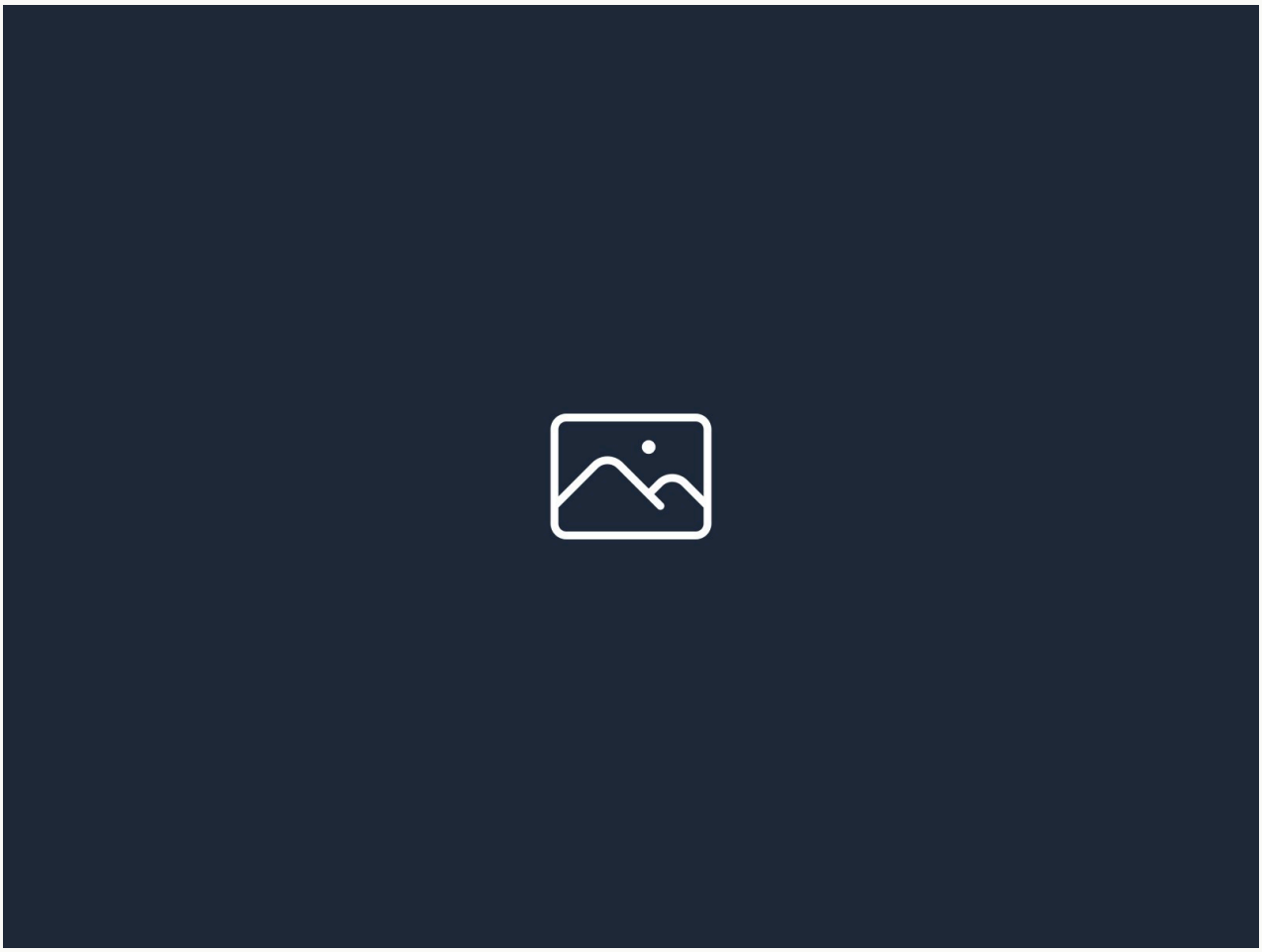


Fig. 1 — Front elevation pointing defect

Snag 2 — Rear garden — driveway/path junction / Driveway/paths

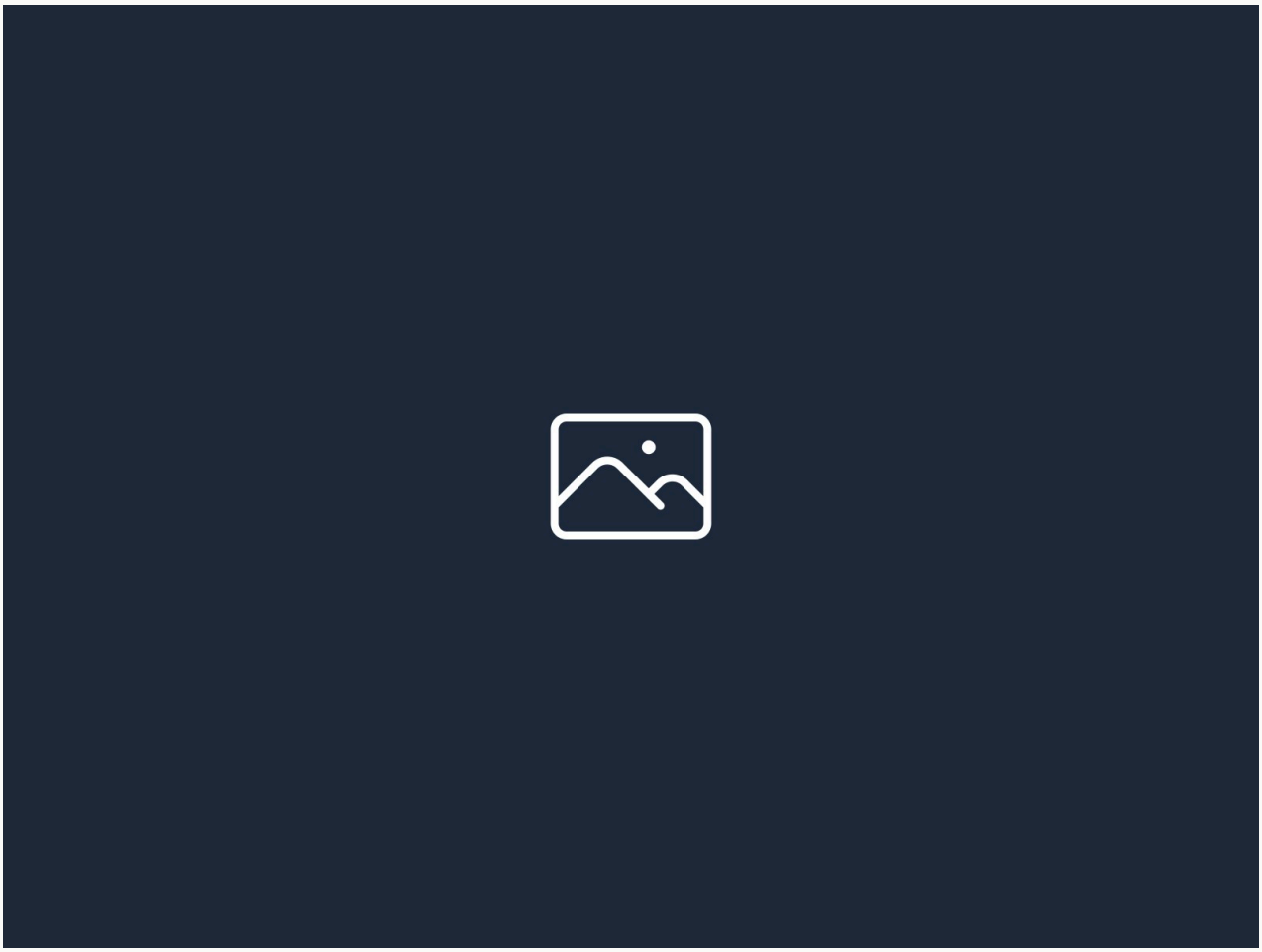


Fig. 2 — Settled paving — trip hazard

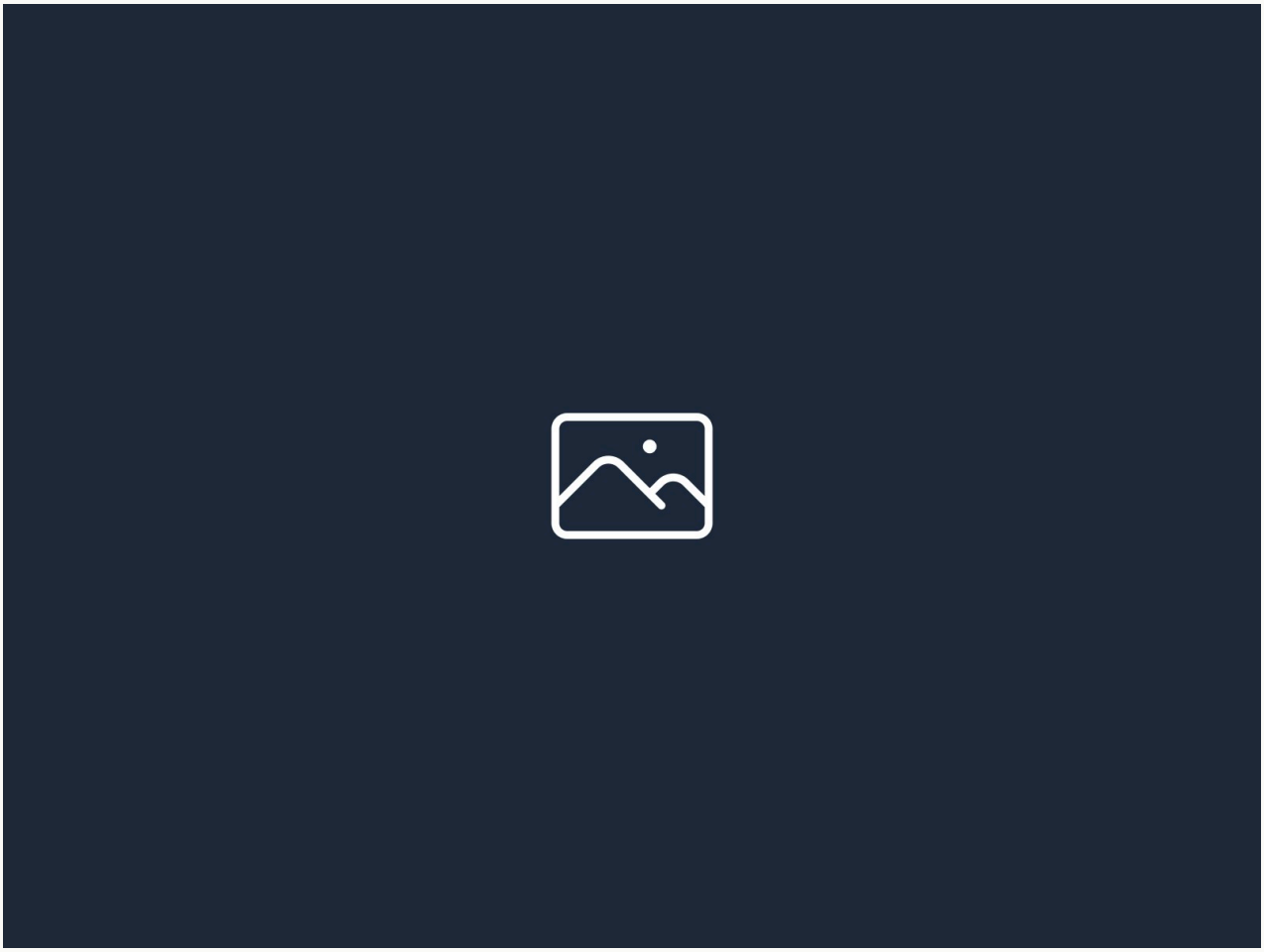


Fig. 3 — Settled paving — patio junction detail

Snag 3 — Front elevation — bedroom 2 window / Windows

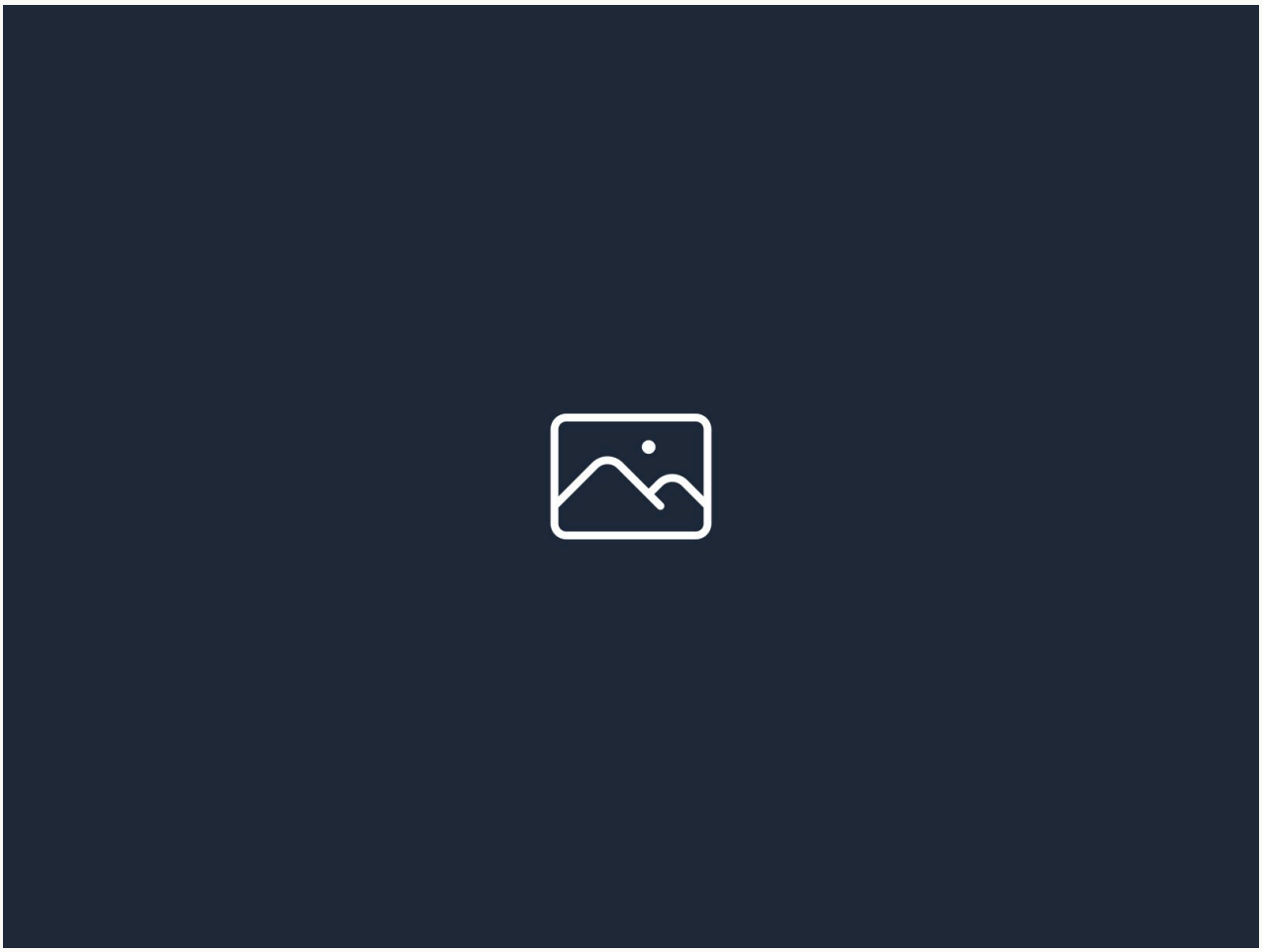


Fig. 4 — Missing window sealant bead

Snag 4 — Garage — overhead door / Garage door

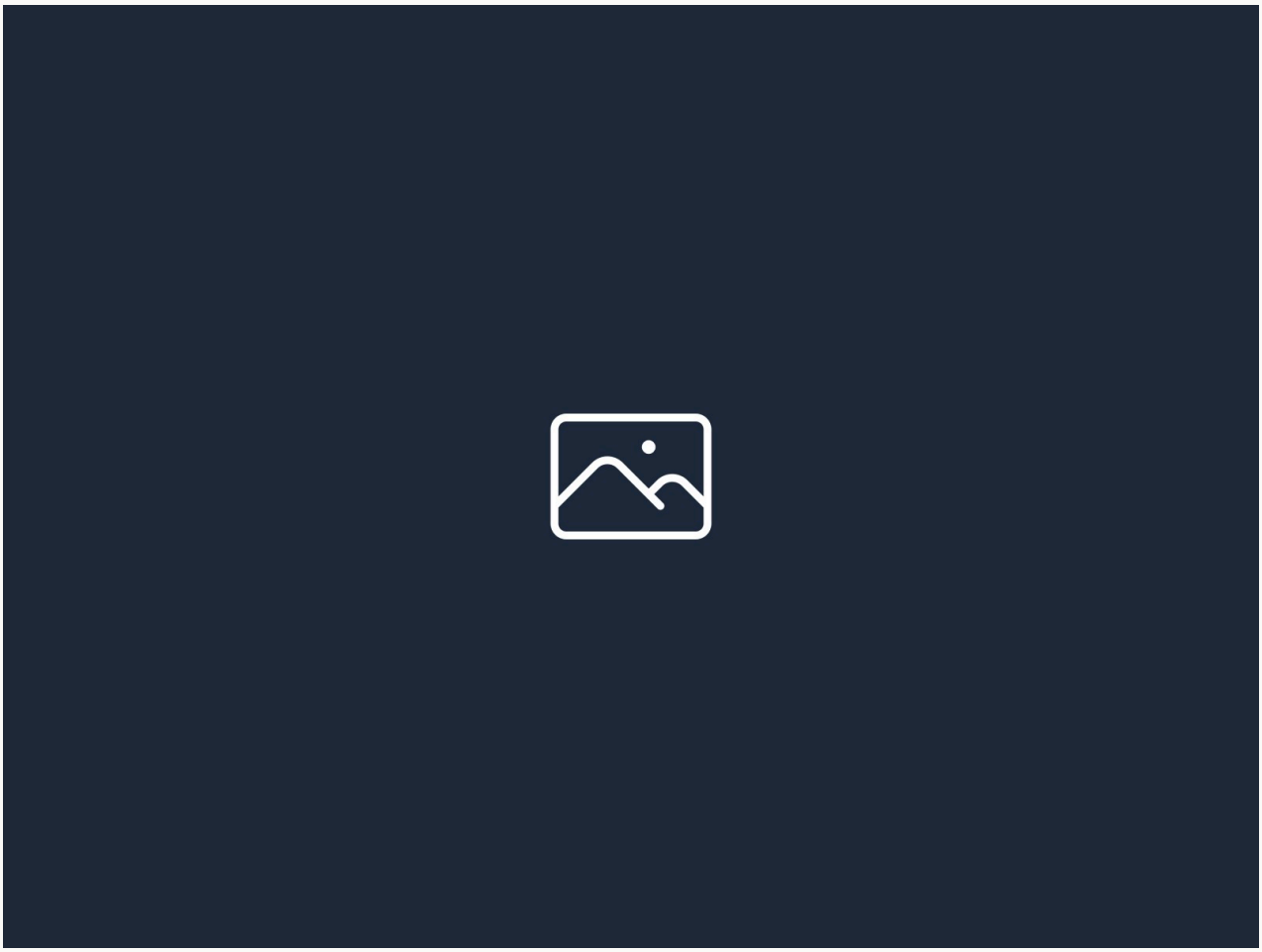


Fig. 5 — Garage door — base seal gap

Snag 1 — Master bedroom — south wall / Walls/plaster

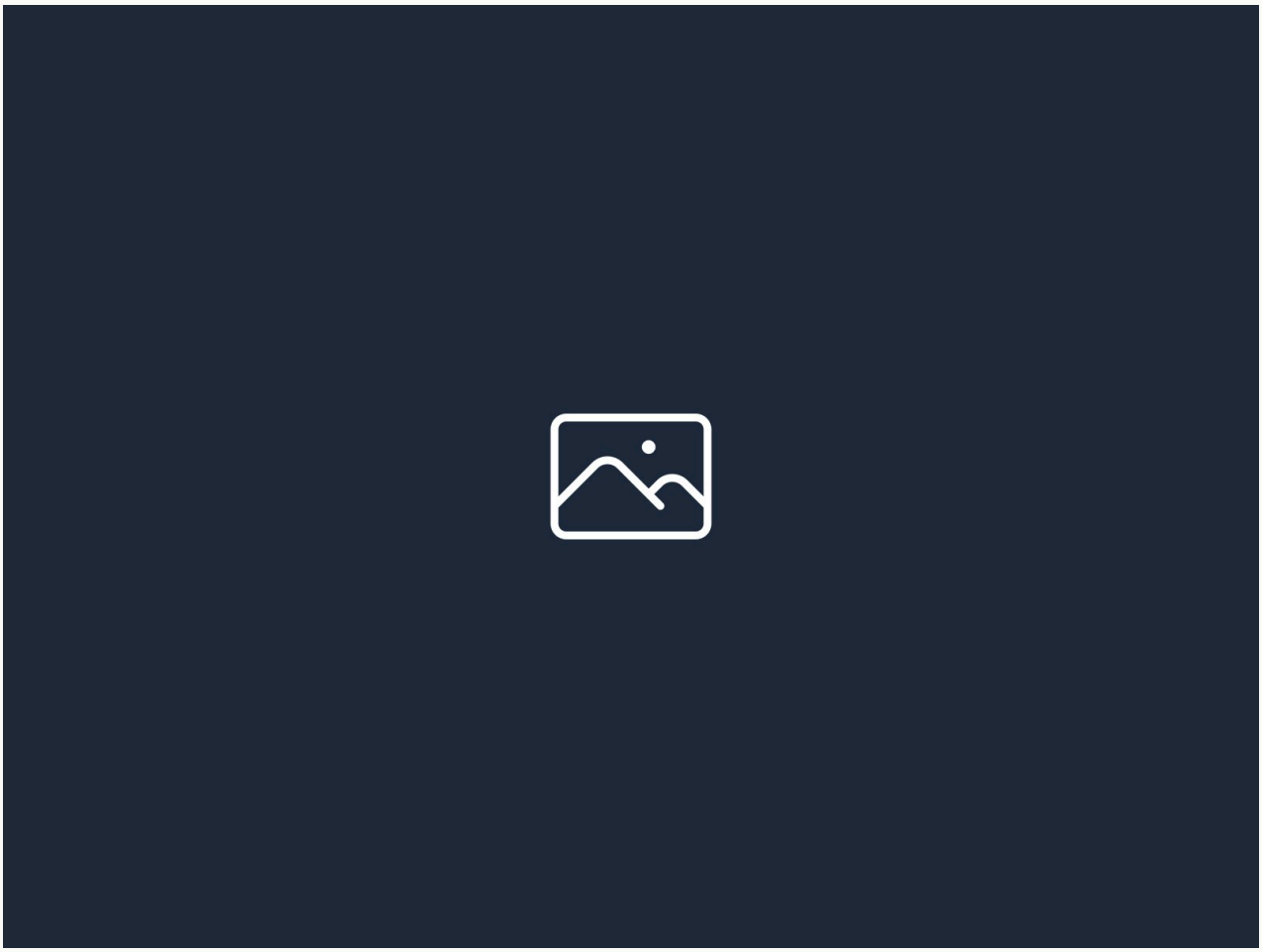


Fig. 6 — Master bedroom — hairline shrinkage crack

Snag 2 — Kitchen — corner unit / Kitchen units

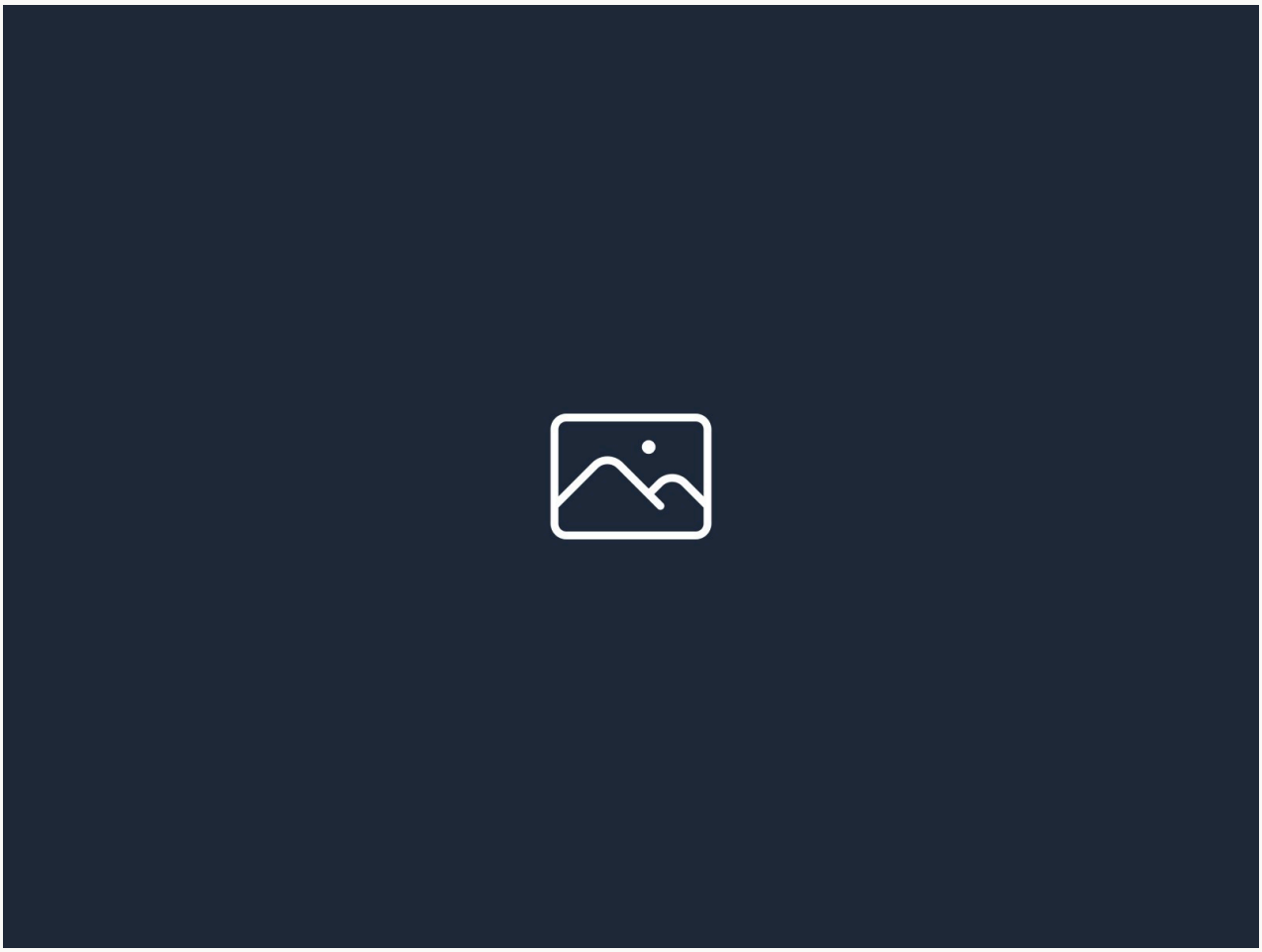


Fig. 7 — Kitchen — misaligned corner unit door

Snag 3 — Family bathroom — over-bath shower / Tiles

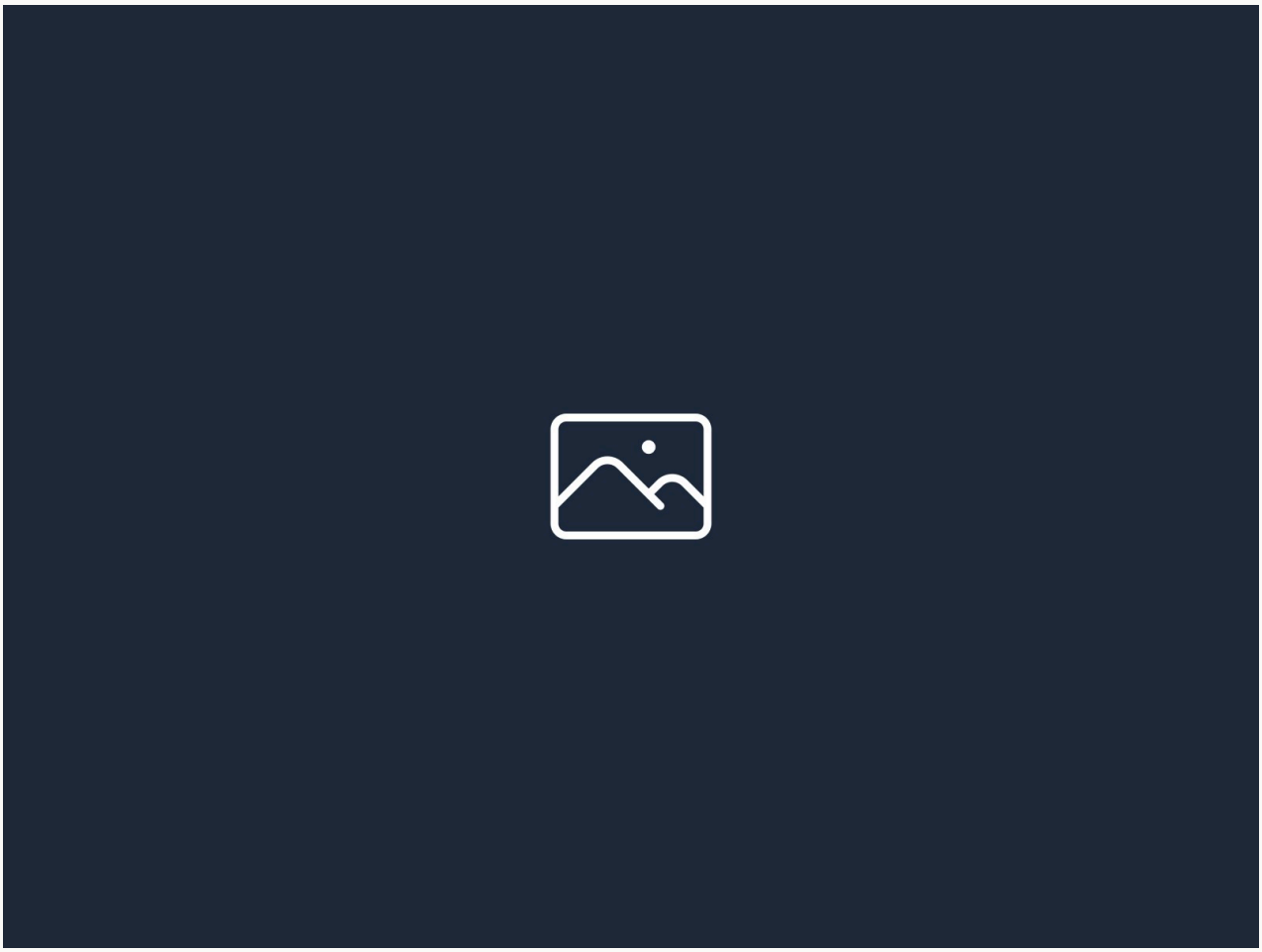


Fig. 8 — Family bathroom — cracked shower tile

Snag 4 — Staircase — top landing / Skirting boards

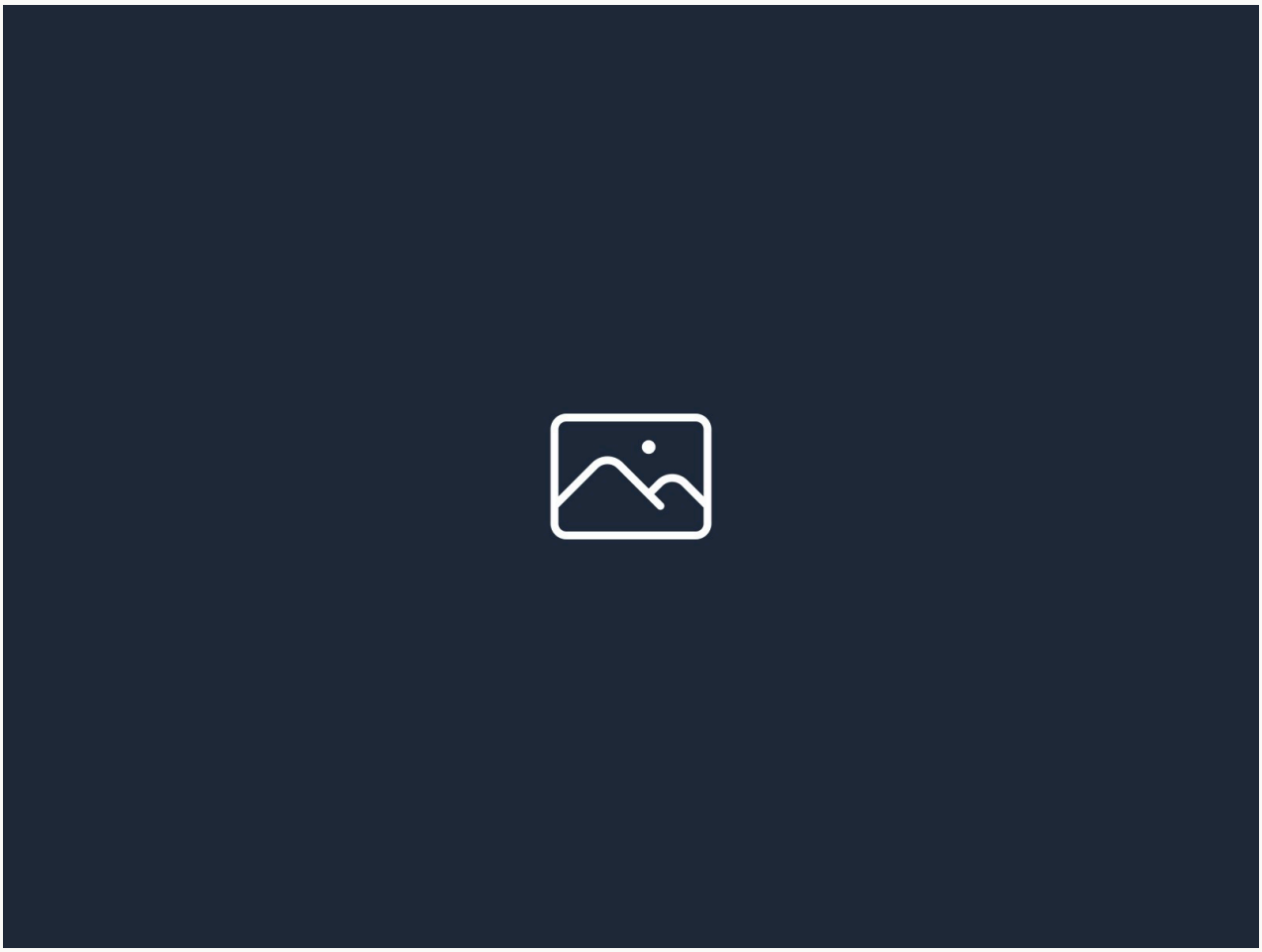


Fig. 9 — Top of staircase — skirting mitre gap

Snag 5 — Bedroom 3 — entrance door / Doors

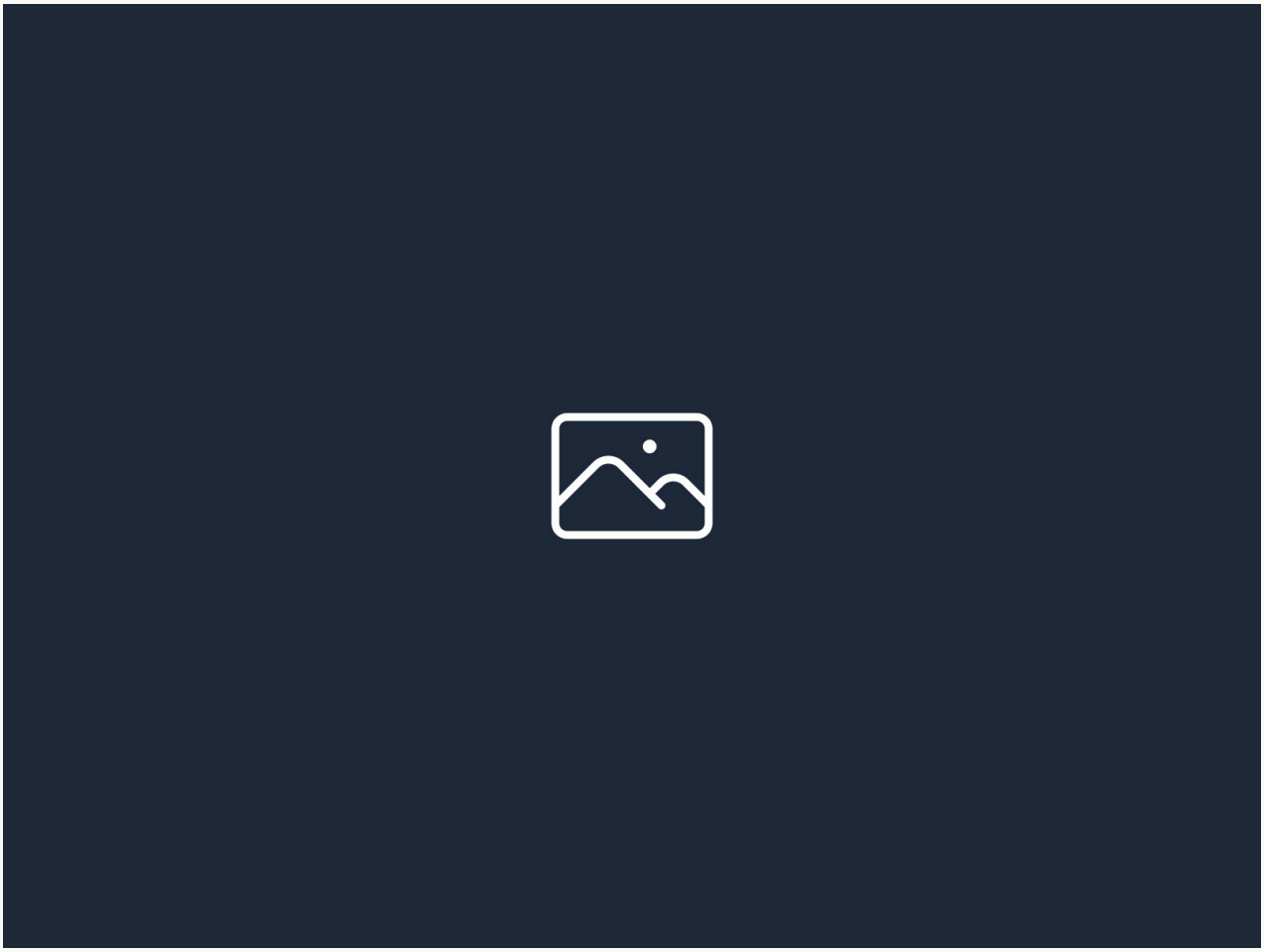


Fig. 10 — Bedroom 3 door catching carpet

Snag 6 — Lounge — ceiling / Decoration/paint

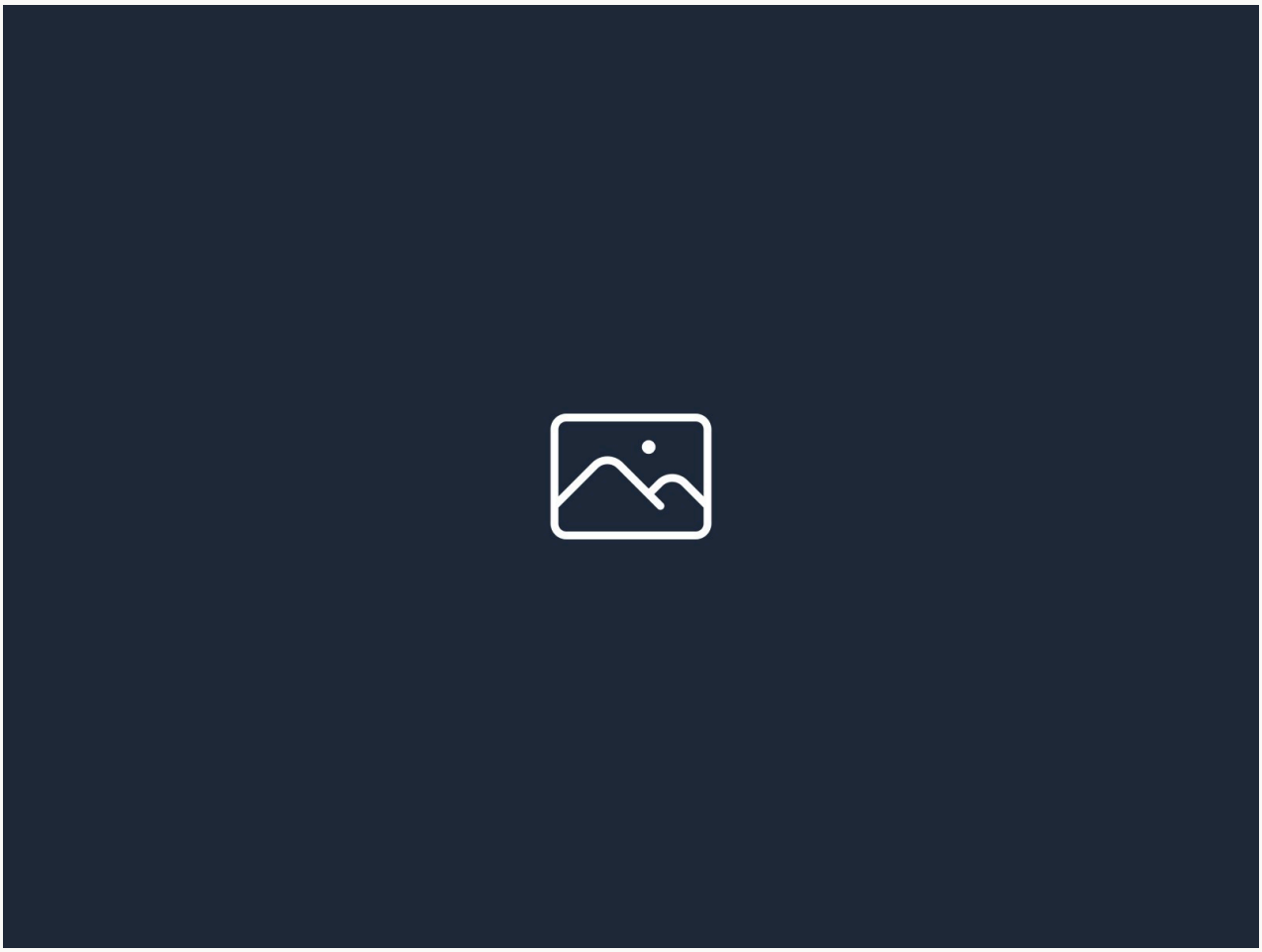


Fig. 11 — Lounge ceiling — patchy paint coverage

Snag 1 — Master en-suite / Extractor fans

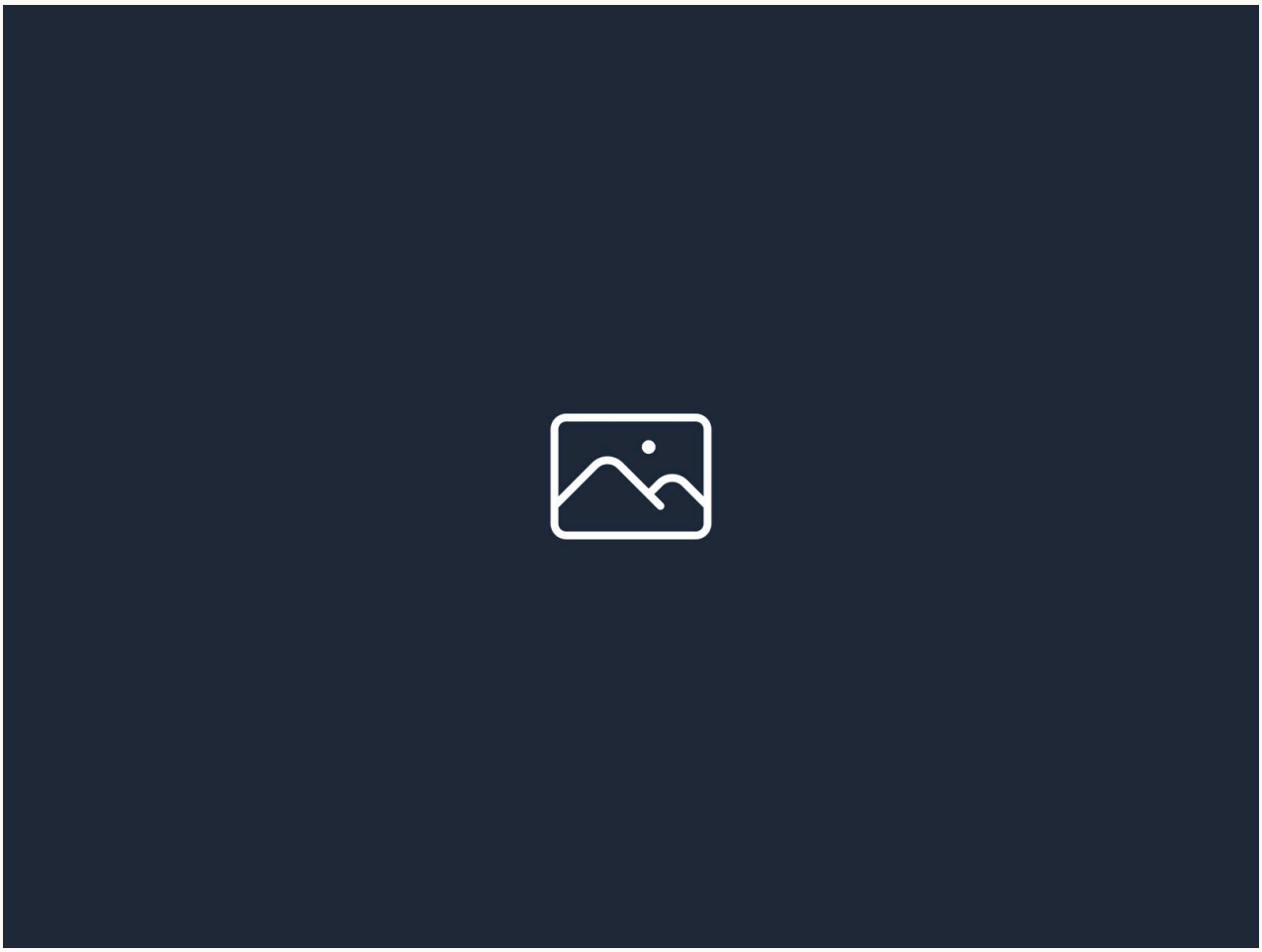


Fig. 12 — En-suite extractor — vibration noted

Snag 2 — Kitchen — peninsular / Electrics/sockets

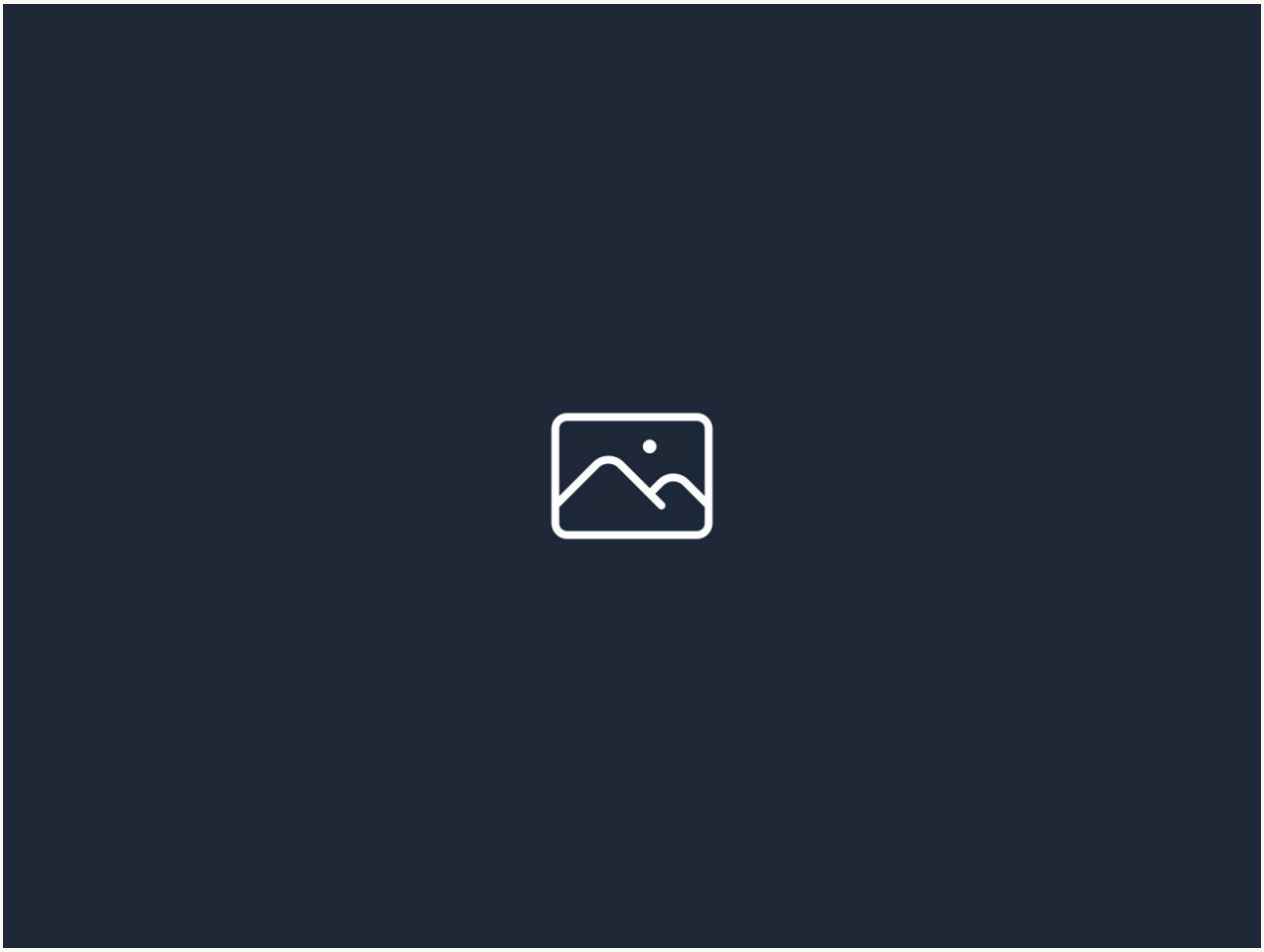


Fig. 13 — Kitchen peninsular socket — loose face plate