



# HOME SNAGGER PRO EXAMPLE REPORT

MIXED SPEC, HIGH QUALITY FIXINGS  
AND INTERNAL SPEC BUT WITH BASIC  
SPEC 1ST FIX (SUCH AS EXTERNALLY  
EXPOSED COPPER AND SVP)  
DECORATIONS GENERALLY GOOD BAR  
A FEW EXPECTED SNAGS.  
RECOMMEND ALL COPPER GETS  
PAINTED. BIG RED SNAG BEING LIVE  
WIRES EXPOSED IN KITCHEN WITH  
CHILDREN LIVING THERE. A FINAL  
SNAG FROM DEVELOPER WOULD HAVE  
HALVED THIS LIST

Sunday, 08 August 2021

Prepared for Mrs. XXXXX

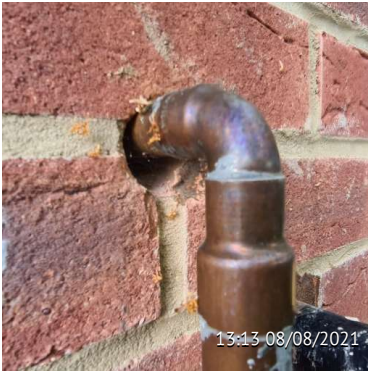
homesnaggerpro@gmail.com

www.facebook.com/homesnaggerpro

102 Items Identified



Item  
Cover Photo



Item  
High Level Gas Cavity Penetration To Seal

Developer assignment suggestion  
Plumber

Comments  
Seal with muck or mastic ideally - currently allows insects and debris into cavity

Orange item - hard to access



Item  
Muck In Round Downpipe Outlet

Developer assignment suggestion  
Ground Worker

Comments  
Tidy up round drain by mucking in or shingle.

Cosmetic green item



Item  
Some Plastic To Remove Above Rear Stone Work

Developer assignment suggestion  
Developer

Comments  
Please remove the excess plastic

Cosmetic green item



Item

Sill End Cap Missing Where Cut By Middle Hinge Of Back Door

Developer assignment suggestion

Window Fitter

Comments

Grey cap or similar should be added to finish off the sill edge .

Cosmetic green item



Item

Various Marks To Rear Door

Developer assignment suggestion

Magic Man

Comments

Should be easy enough for magic man to rub out cosmetic green item



Item

As Previous Item. Various Marks To Back Door Please Attend To All.

Developer assignment suggestion

Magic Man ?

Comments

Cosmetic green items



Item

Would Expect to See Stone Cills Sealed To Window

Developer assignment suggestion

Mastic Man

Comments

If shining torch through, can see right through to inner skin block work. Monitor for cavity fill insulation issues. Also seal to prevent insects etc entering cavity.

Green action and orange monitoring items



Item

Alot Of Over Hang And Debris From Tree.

Developer assignment suggestion

Developer

Comments

Even if TPO is on place developer would have a right to cut back branches encroaching on their land. Big overhang on this house. May be desirable to some. But creates alot of debris (in gutters etc) Home owner may wish to pursue. ... green item. Not strictly a fault but potentially an issue.



Item

Rear Kitchen Drain Set At Wrong Level Creating Trip Hazard

Developer assignment suggestion

Groundworker

Comments

Raise drain cover flush with patio. Orange item. Obvious trip hazard for children as is. And no reason why not set flush.

Orange



Item

Spillage Stain Below LHS Bedroom Window

Developer assignment suggestion

Developer

Comments

Looks like may be expanding foam , so expanding foam specialist cleaner should get rid of this. Orange specialist Cleaning item



Item

Incorrect Stone Cill Used Below LHS Window. Split In 2 Pieces.

Developer assignment suggestion

Developer (Brick Layer)

Comments

Clearly not the intended cill and no effort made to point in the join. If not replaced. A magic man repair job could make this look like 1 piece. Note the x pencil marking to the riggt hand piece also.

Orange specialist cosmetic item



Item

CAT 6 Cable Disused Hanging Down From Rear Of Property

Developer assignment suggestion

Developer / Electrician.

Comments

Bot sure what this was intended for. Possibly camera? But needs to be terminated or utilised. Currently hanging down loose 1.5m.

Green cosmetic item.



Item

Satelite Cables Hanging Down.

Developer assignment suggestion

Site / Electrician

Comments

Should be terminated or atleast looped to tidy up.

Cosmetic green item.



Item

Brickwork To Wash Down RHS Elevation

Developer assignment suggestion

Brick Layer

Comments

Looks like scaffold strike without a wash down. Needs to be jet / acid washed

Cosmetic specialist orange item



Item

As Previous, Various Areas Of Brickwork To Wash Down

Developer assignment suggestion

Brick Layer

Comments

Green / orange specialist cosmetic item



Item

Rear Drain Pot Cover Raised From Lawn

Developer assignment suggestion

Ground Worker

Comments

Adjust level to be flush with lawn to allow mowing over and no trip hazard.

Cosmetic and functional orange item



Item

Garden Gate Door Stop Loose. Only 2 Fixings

Developer assignment suggestion

Fencer

Comments

Only 2 fixings om the entire length of gate stop. Please secure properly.

Green functional, easy fix item.



Item

Variousnother CAT 6 Cables Hanging To Front Of Property

Developer assignment suggestion

Site / Electrician

Comments

Appears to be provisions for cameras? ..

Need to be terminated or utilised. Currently an eye sore just hanging down.

Green cosmetic items



Item  
Excessively Squeaky Garden Gate Hinge

Developer assignment suggestion  
Fencer

Comments  
Please lubricate or replace.

Cosmetic green item



Item  
Markings To Front Stone Cill To Remove

Developer assignment suggestion  
Site / Magic Man

Comments  
Pencil marks need to be removed.

Cosmetic green item



Item  
Cracked Pointing To Top Stone Lintel

Developer assignment suggestion  
Brick Layer

Comments  
Please repoint where cracked.

Cosmetic green item.



Item  
Door Bell Provision To Terminate Or Utilise

Developer assignment suggestion  
Electrical

Comments  
Presumably for door bell. Is a door bell specced or home owner to utilise ? If the latter then should be terminated.

Cosmetic green / missing orange item.



Item

Bay Window Fixing On Show Outside Of Cill. Also Not Sealed

Developer assignment suggestion

Window Fitter / Mastic Man

Comments

Fixing should be removed or covered if sealing with mastic

Cosmetic green item



Item

Chip To Stone Cill By Front Door.

Developer assignment suggestion

Brick Layer

Comments

To muck in or repair with magic man.

Cosmetic green item



Item

Bay Cills To Point In

Developer assignment suggestion

Brick Layer

Comments

Stine cills joints to point in

Cosmetic green items



Item

Another Bay Window Fixing On Show

Developer assignment suggestion

Window Fitter / Mastic Man

Comments

Only visible if looking under window but has missed the intended location if sealing under windows this can be covered.

Cosmetic green item





Item  
Chip To Lhs Bay Stone Cill And Join To Point In.



Item  
Pointing Under Bay Cill Messy And Brick Work To Clean Down

Developer assignment suggestion  
Brick Layer

Comments  
Tidy up the pointing and wash down brick work



Item  
Another example of a brickwork needs washing down

Developer assignment suggestion  
Bricklayer

Comments  
Washdown brickwork green cosmetic item



Item  
Wrong screws used in downpipe have started rusting.

Developer assignment suggestion  
Plumber

Comments  
Can also cause blockage where screws penetrate into down pipe. Should be glued.

Looks like drywall screws have been used !

Orange functional items



Item

Marks And Chips To Front Stone Cill.

Developer assignment suggestion

Magic Man.

Comments

Please check all stone cills for chips as they all have them. And remove markings.

Green cosmetic items.



Item

Inly Single Screws Used In Gutter Brackets Meaning They Twist

Developer assignment suggestion

Plumber

Comments

Double screw gutter clips so that they are straight.

Cosmetic green item



Item

Fascia Corner Missing To Front Bay

Developer assignment suggestion

Carpenter

Comments

Fit missing corner to cover cuts. Like other side.

Specialist orange cosmetic item.



Item

Weather Bar Loose RHS

Developer assignment suggestion

Carpenter

Comments

Missing fixing to RHS weather bar which is loose

Functional green item



Item

Front Door To Adjust , So As Not To Foul With Threshold Bar

Developer assignment suggestion

Carpenter

Comments

Adjust door. Note hinge covers stuck to front door handle.

Functional orange item



Item

NHBC 6.7 - No Thumb Turn Fitted

Developer assignment suggestion

Developer / Carpenter

Comments

Fire regs state thumb turn should be fitted to occupied plot front doors for emergency egress without the use of a key:

"Locking devices fitted to main entrance doors should permit emergency egress without the use of a key when the home is occupied"

Orange / red regulation item.



Item

Frotn Door Hinge Covers Taped To Door Handle.

Developer assignment suggestion

Carpenter.

Comments

Adjust door and fit covers



Item

**Front Door Trimmed And Not Sealed.**

Developer assignment suggestion

**Mastic Man**

Comments

Seal trim and also edges of skirting on reveal.

Cosmetic green item



Item

**Exposed Pin To Skirting By Front Door**

Developer assignment suggestion

**Carpenter / Decorator**

Comments

Remove exposed pin and touch up



Item

**Loose Cable Lying Inside Front Door**

Developer assignment suggestion

**BT?**

Comments

Presumably left because internet connection was not called off on time. Needs to be tidied / terminated.

Cosmetic green item



Item

**Eye Level Defect In Glaze Of Tile In Wc.**

Developer assignment suggestion

**Tiler.**

Comments

Looks like defect in the tile. If this comes to it. Tile would need to be replaced. Please see next pic.

Cosmetic green item



Item  
As Previous. Grey Circle Also Present



Item  
Wc Toilet Seat Very Loose  
Developer assignment suggestion  
Plumber

Comments  
Tighten toilet seat.

Functional orange item



Item  
Lots Of Expanding Foam Behind Wc Toilet.

Developer assignment suggestion  
Site

Comments  
Tidy or cover.

Cosmetic green item.



Item  
Wc Keep Needs To Be Detaped

Developer assignment suggestion  
Decorator

Comments  
Pleaae detape the keep . Cosmetic green item



Item

To Check : Inactive Side Light

Developer assignment suggestion

Electrician

Comments

May be sensed for when its dark.

Green monitor item



Item

House Not Clean On Occupation

Developer assignment suggestion

Developer

Comments

Reclean should be offered to home owner

Green cosmetic item



Item

Privision For Illuminated Mirror ? Not Terminated Properly

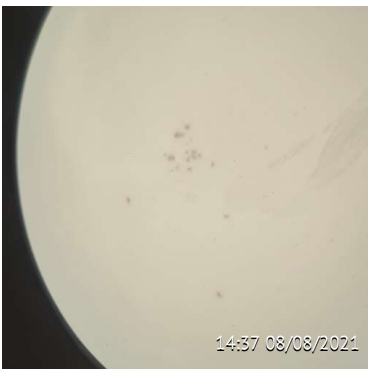
Developer assignment suggestion

Electrician

Comments

Blanking plate should be fitted here currently has exposed wires.

Orange item



Item

W.c. Dead Insects In Dome Light

Developer assignment suggestion

Cleaners / Site.

Comments

Dome lights always a culprit for collectin dead insects. Should be clear on occupation

Cosmetic green item



Item

**Pain5 And Damage To Lounge Door**

Developer assignment suggestion

**Magic Man / Decorator**

Comments

Clean off paint and repair ding.

Cosmetic green items



Item

**Various Decorative Items**

Developer assignment suggestion

**Decorator**

Comments

General decorating not bad at all . But some grinning and snots as marked.



Item

**Lounge Door Hinges Covered In Expanding Foam**

Developer assignment suggestion

**Carpenter**

Comments

Clean off expanding foam

Orange Specialist cleaning item



Item

**As Previous Item, Not Expanding Foam To Door Also.**

Developer assignment suggestion

**Magic Man**

Comments

Should clean off easily enough.



Item

Messy Finish Water Inlet With No Housing. Also Poor Design With Water Outlet Pointing Towards Electrical outlet

Developer assignment suggestion

Developer / Carpenter / Electrician / Plumber

Comments

Build housing. To cove the mess. Consider moving water outlet for auto mister which is currently facing electrical outlet.

Orange cosmetic and functional items.



Item

Cover Missing For UFH Manifold

Developer assignment suggestion

Carpenter

Comments

Finish shroud for under floor heating so as not on show.

Cosmetic green item



Item

Exposed Live Wires In Kitchen. - Red Item

Developer assignment suggestion

Electrician

Comments

Wires not terminated. Can cause shock.

Should be terminated and blanking plate fitted.

RED ITEM.



Item

Making Good To Finish Below Sockets In Kitchen

Developer assignment suggestion

Dry Liner

Comments

Reskim and rub before decorsting

Cosmetic green item





Item

Example Of 1 Of The Decorative Snags

Developer assignment suggestion

Decorator

Comments

Small fill and decorate afterwards .

Cosmetic green item



Item

Very Poor Repair To Kitchen Lining

Developer assignment suggestion

Carpenter / Decorator / Magic Man

Comments

Looks like keep had been cut out on the wrong side. Needs decent repair. Also may affect fire strip.

Cosmetic orange item



Item

Decoration Not Finished Above Fridge

Developer assignment suggestion

Decorator

Comments

Cosmetic green item



Item

Poor Cut Out To Cupboard Back Panel

Developer assignment suggestion

Carpenter

Comments

Re-cut straight.

Cosmetic green item.



Item

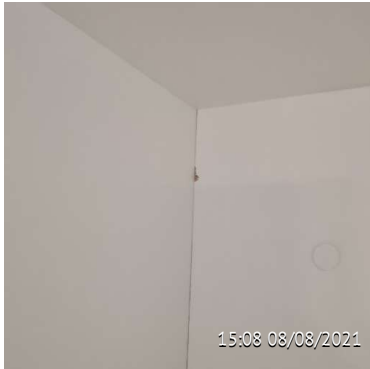
**Making Good And Decorations To Finish RHS Kitchen Extractor**

Developer assignment suggestion

**Decorator**

Comments

Finish decorations left hand side of kitchen extractor. Cosmetic orange item



Item

**Small Chip To Inside Far Left Wall Unit**

Developer assignment suggestion

**Magic Man**

Comments

Needs slight touch up - cosmetic green item



Item

**Under Fridge Kickboard Needs Scribing (Tiles Not Level)**

Developer assignment suggestion

**Carpenter**

Comments

Scribe kickboard to close gap.

Cosmetic green item



Item

**Kitchen Window Sill To Seal**

Developer assignment suggestion

**Mastic Man**

Comments

Seal granite to window.

Cosmetic green item



Item

Trickle Vents To Detape And Clean To Top Of Window Frame In Kitchen

Developer assignment suggestion

Site

Comments

Green items



Item

Kitchen Counter Lights Not Level

Developer assignment suggestion

Electrician

Comments

Level up the light that has dropped

Cosmetic green item.



Item

Kitchen Lining Stops Short Of Floor , Also See Not Clean

Developer assignment suggestion

Carpenter / Magic Man

Comments

Tidy this detail.

Cosmetic green item.



Item

Landing Bulkhead To Finish Decs.

Developer assignment suggestion

Decorator

Comments

Finish hard to get to spot behind ballistrade .

Cosmetic green item.



Item  
**Skirting Marks From Carpet Installation**

Developer assignment suggestion  
**Decorator**

Comments  
**Various touch ups required**

**Cosmetic green items.**



Item  
**As Previous On GF**

Developer assignment suggestion  
**Decorator**

Comments  
**Touch up where necessary**



Item  
**UnPainted Copper To Rads? Poor Finish**

Developer assignment suggestion  
**Decorator**

Comments  
**Although not a fault, usually gets painted im silver if using copper and not plastic.**

**Cosmetic green item**



Item  
**Back Rhs Bedroom Trickle Vent Warped**

Developer assignment suggestion  
**Window Fitter**

Comments  
**Replace warped trickle vent**



Item

**Main Bathroom Basin Has No Over Flow**

Developer assignment suggestion

**Developer**

Comments

Note , rather than fault. - will cause flooding if left running with plug down. - designed not to have closable plug ?

Green functional item.



Item

**Rosettes And Paint To Towel Rad Copper**

Developer assignment suggestion

**Plumber / Decorator**

Comments

Fit chrome rosette and paint copper for much better finish.  
Cosmetic green item.



Item

**Insects Also In Main Bathroom Dome Light.**

Developer assignment suggestion

**Electrician / Site**

Comments

Light needs to be cleaned



Item

**No TRV To Towel Rails**

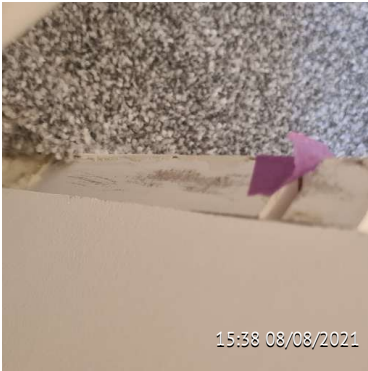
Developer assignment suggestion

**Plumber**

Comments

No way of adjusting the heat output on towel rad. TRV required.

Functional orange item.



Item  
Decoration To Finish 2nd Floor Landing Skirting

Developer assignment suggestion  
Decorator

Comments  
Finish decs

Cosmetic green item

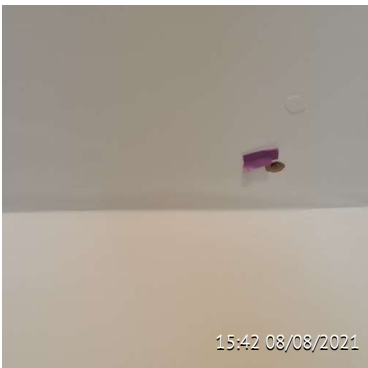


Item  
Shrinkage Up Stair String To Address

Developer assignment suggestion  
Decorator

Comments  
Sort shrinkage.

Cosmetic green item



Item  
Screw Pops In Eaves Cupboard

Developer assignment suggestion  
Decorator

Comments  
Fill and touch up screw pops



Item  
Making Good To Finish In Eaves Cupboard

Developer assignment suggestion  
Decorator / Dry Liner

Comments  
Finish making good and decorate



Item

**What Is This For In Eaves Cupboard ?**

Developer assignment suggestion

**Site**

Comments

**Green, monitor question**



Item

**Finish Round En Suite Pull Chord**

Developer assignment suggestion

**Decorator**

Comments

**Green item**



Item

**En Suite. Caulk Edge Of Extractor**

Developer assignment suggestion

**Decorator**

Comments

**Cosmetic green item**



Item

**Multiple Nail Pops To En Suite Eaves**

Developer assignment suggestion

**Decorator**

Comments

**Green cosmetic items**



Item

**Various Shrinkage Present Prior To Move In Top Floor**

Developer assignment suggestion

**Decorator**

Comments

Resident aware shrinkage not covered in the future but should be addressed prior to occupation

Cosmetic green items



Item

**Pen Marks To Tiles in En Suite**

Developer assignment suggestion

**Csroenter / Cleaner**

Comments

Remove pen marks where used to hang en suite wall unit



Item

**En Suite Door Edge**

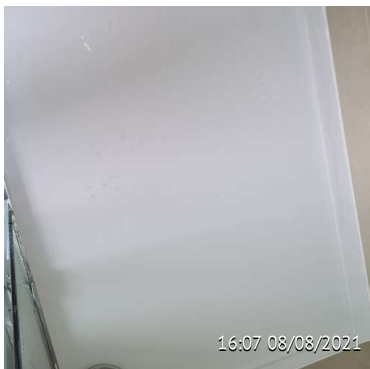
Developer assignment suggestion

**Carpenter**

Comments

Door needs to be re-edged where cut.

Cosmetic specialist orange item



Item

**1st Floor En Suite Shower Slow To Drain**

Developer assignment suggestion

**Plumber**

Comments

Check fixing of waste kit not flush in tray. Very slow to drain. Potential Risk of over flowing.

Functional orange item.





Item

As Previous. Tiles Marked To Hang En Suite Wall Unit

Developer assignment suggestion

Carpenter / Cleaner

Comments

Remove pen marks.

Green item



Item

En Suite 1st Floor Tiles Stop Short Of Bedroom Meaning Carpet In En Suite

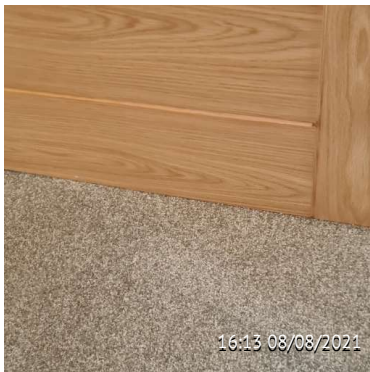
Developer assignment suggestion

Tiler / Floorer

Comments

Tiles need to be brought out and carpet cut back to new tile line so that carpet does not show in en suite. (And will not get wet)

Functional orange item



Item

Carpet Tight To 1st Flr Bed Door When Open

Developer assignment suggestion

Carpenter

Comments

Adjust / shave door so as not to foul with carpet

Functional green item



Item

As Previous Item Airing Cup. Door Needs Easing Over Carpet

Developer assignment suggestion

Carpenter

Comments

Functional green item



Item  
Heating Cylinder Installer Information Not Filled Out.

Developer assignment suggestion  
Plumber

Comments  
Green necessary item.

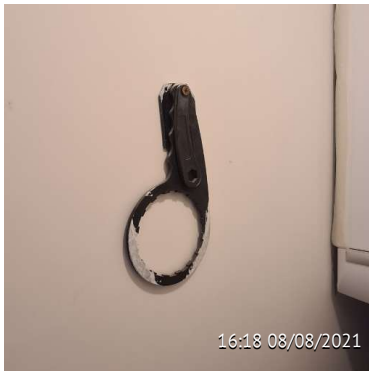


Item  
Walls Not Decorated Behind Boiler And Expansion Tank

Developer assignment suggestion  
Decorator

Comments  
This should have been painted before boiler installation. Will be difficult now !

Significant cosmetic green item.



Item  
Plumber Tools Left Pinned To Wall.

Developer assignment suggestion  
Decs

Comments  
Remove and make good wall.

Decorative green item



Item  
Detape Boiler



Item

Expanding Foam To Boiler Door And Tip Floor En Suite Door

Developer assignment suggestion

Cleaner / Carpenter

Comments

Use correct solvent to remove expanding foam from doors

Cosmetic green items



Item

As Previous, To 1st Floor Bedroom Door



Item

1st Floor Bed Door Laquer Damage

Developer assignment suggestion

Magic Man

Comments

Laquer is damaged to inside of bedroom door.

Cosmetic green item



Item

Back Edge Of Kitchen Door Shaved And Needs Rubbing

Developer assignment suggestion

Carpenter

Comments

Back of kitchen door face removed when shaved. Needs sanding.

Cosmetic green item.