



HomeSnagger pro Example Report -  
Warranty Snag List By  
[www.homesnaggerpro.co.uk](http://www.homesnaggerpro.co.uk)

snag list for items to be addressed before warranty expiry

Sunday, 16 April 2023

Prepared For Removed For Privacy

52 Items Identified

David

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## Cover Photo

Suggested Assigned To: N/a

### Red / Amber / Green Ratings :

These labels are purely to help the home owner understand the importance or urgency of the item listed and are not linked to any official rating of a fault. These are based on the following:

Green items - are the most common items and 99% of them the builder is obliged to put right for you...

They are snags that if left, would not necessarily affect the quality of living in your house.

On the odd occasion (if stated), a green item may be pointing out best practice to the builder and not technically a fault, which, although they are not obliged to put right as it may be their spec, they still should. (such as some screw caps not fitted for example)

Whether or not the developer chooses to put the "best practice" items right, (if you have any), would give a good indication to the quality of customer care of the builder.

Amber items- are generally functional items which would affect the use of your home, would require a specialist to resolve, or come as a significant cost to the home owner to rectify themselves. As a general rule, 100% of Amber / orange items should be rectified by the developer (if you want them to be).

Red items - I would have explained thoroughly any red items that may have been found during your report. They are either urgent, or potentially severe items which pose an immediate or imminent threat to either the building or health of the residents.

In other instances a red item may be a high value item that may have a longer term Detrimental effect on your property.

## **Jargon Buster:**

Elevation/ Facade - the face of your property. WE.g. front or rear elevation if you are looking at your property

LHS - Left Hand Side

RHS - Right Hand Side

FED - Front Entrance Door

Soffit - the underside of the (usually white plastic) part at the bottom of your roof which circles The whole roof. A 'vented' soffit will have obvious vent holes cut into it from the factory, otherwise the soffit will usually have a solid smooth surface

Soffit vent - and extractor vent that has been cut into the soffit

Fascia - the vertical front face joined to the soffit surrounding the bottom of the roof (also usually white plastic)

Gable - the apexed / triangular shaped part of your roof if applicable

Wall cavity - the space behind the front face of your property that can be seen (usually brickwork or render) and the internal wall build up of your property (usually Thermalite blocks or similar) Cavity is usually 100 -150mm wide

Weep hole / vent - a vent in the brickwork that allows moisture to exit your wall cavity

Cavity tray - a plastic tray within your wall cavity which directs captures moisture and expels it via the weep vents

DPC - Damp Proof Course , a plastic barrier within the brickwork which prevents rising damp

Ridge - the top line of tiles on your roof

Verge - the edge of the roof tiles running down the side of your roof, often covered or pointed in with mortar for a presentable finish

Flue - the chimney exhaust from your boiler



### Perished Pointing To Garden Wall

Suggested Assigned To: Brick Layer

Green item - repoint where necessary on garden wall



### Chips To Top Of GRP Entrance Porch

Suggested Assigned To: Surface Specialist

Green item - touch up fibreglass porch where damaged



### Clean Down Various Snots To Feature Brick Banding

Suggested Assigned To: Brick Layer

Green item - various muck snots remain around the house where fallen on the feature brick band



### End Cap Missing To Weather Bar On Front Door

Suggested Assigned To: Door Manufacturer

Green item - replace end cap to weather bar. See next item for example of what is missing.

Also note black paint does not continue under weather bar

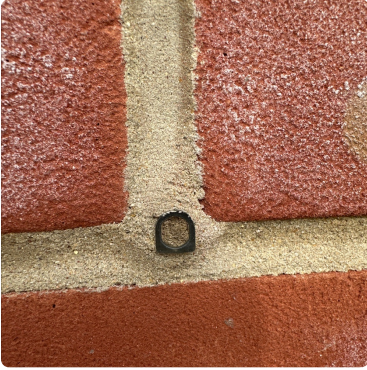
See Previous Item Where End Cap See Here Is Missing



**Blocked Weep Vent Above Electric Meter Box**

Suggested Assigned To: Brick Layer

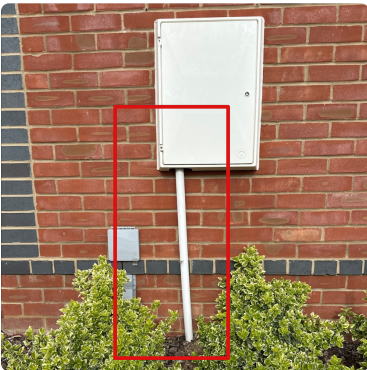
Amber item - drill out / replace blocked Cavity weep vent so that it is functional



**Hockey Stick Out Of Plumb**

Suggested Assigned To: Ground Worker

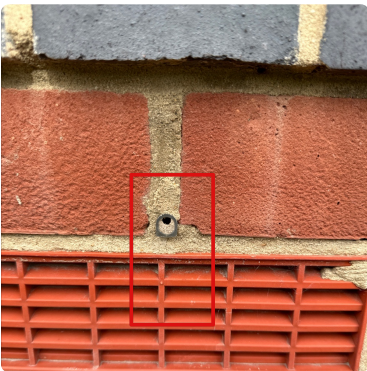
Green cosmetic item - hockey stick for power cable is significantly out of plumb and it's obvious when approaching the house. Dig up and reseal straight



**Blocked Weep Vent Above Air Brick Front Elevation**

Suggested Assigned To: Bricklayer

Amber item - clear Cavity weep vent so that it is functional





### **Mains Gas Pipe Not Seal Into House**

Suggested Assigned To: Plumber / Mastic

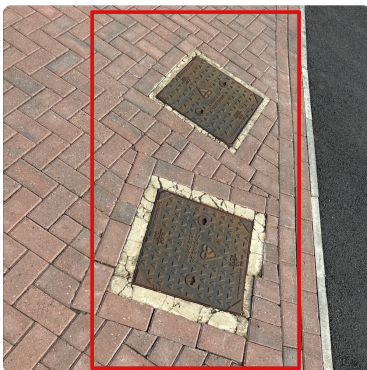
Amber / red item - means if some how meter or external pipe got damaged or leaked it could enter the property directly through the Cavity sleeve (bypassing wall cavity)



### **Lintel Cover Cut Short**

Suggested Assigned To: Brick Layer

Green items - extend / over cover and seal white lintel cover.



### **Lazy Block Paving Work**

Suggested Assigned To: Ground Worker

Significant green item - very poor finish round drain covers.

Not only are they not perpendicular to the path (or anything) which is so easy to do, as a result has made them difficult to block pave and there are off cuts and large gaps which have just been filled with muck which is not breaking away.

Recommend straightening out covers to look neat and block paving properly with block cuts round the covers instead of sand and cement



### **Another Drain Pot Cover With Cracked Pointing Surrounding It**

Suggested Assigned To: Groundworkers

See previous item



### Perished Gas Box Lid

Suggested Assigned To: Decorator ?

Green item — replace or paint tires looking perished gas box lid



### Lead Sealant Broken In Various Places To Bay Window Flashing

Suggested Assigned To: Roofer

Green / Amber item - refresh lead sealant to bay window flashing where sealant has perished in various places (example shown)



### Similar To Item On Front Door, End Cap To Side Door Weather Strip Missing

Suggested Assigned To: Door Supplier

Green item - fit missing end cap



### Similar To Previous Items - Blocked Weep Vent Above Driveway Side Door

Suggested Assigned To: Brick Layer

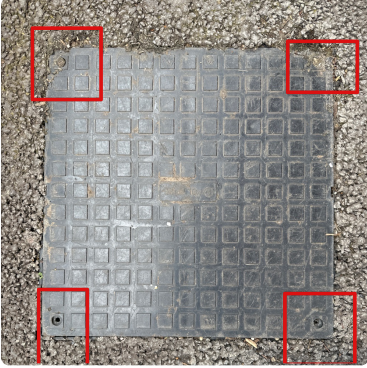
Amber item - clear weep



### **Mortar Stained Splash Course On Driveway**

Suggested Assigned To: Brick Layer

Green item - clean down splash course on driveway side

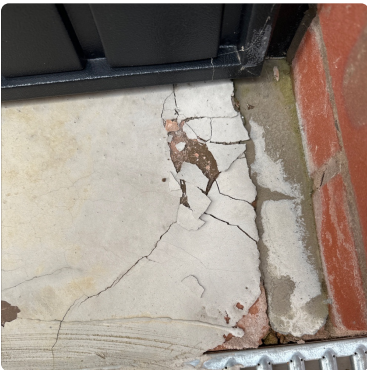


### **Driveway Drain Pots Missing Screws**

Suggested Assigned To: Plumber

Green / Amber item - replace

Missing screws to the 2 drain pot covers to driveway



### **Driveway Floor Latexed For Some Reason (and Is Failing)**

Suggested Assigned To: Groundworker / Site / Floorer

Amber item - latex is failing to garage floor all over



### **Damaged Brick Work To Front Of Garage**

Suggested Assigned To: Brick Layer / Surface Specialist

Green item - replace / fix damaged brick

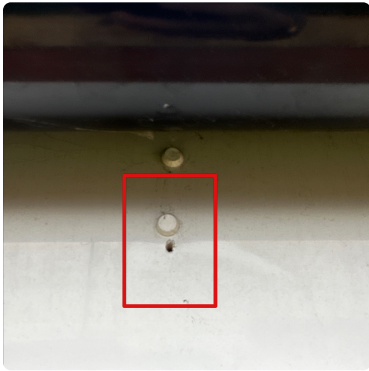




### **Wash Down Garage Brickwork**

Suggested Assigned To: Brick Layer

Green item - wash down required to garage brick work



### **Hole To Garage Fascia By Poly Top Nail**

Suggested Assigned To: Surface Specialist

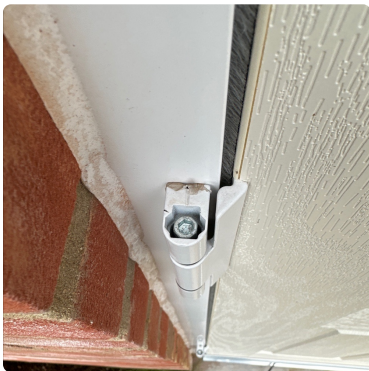
Green item - repair nail hole



### **Paint / Stain Garage Personelle Door Sill**

Suggested Assigned To: Decorator

Green item - treatment required to garage door sill



### **Garage Personelle Door Missing Hinge Caps**

Suggested Assigned To: Door Supplier

Green item - fit missing hinge caps



### **Hungry Perp By Garage Personelle Door**

Suggested Assigned To: Brick Layer

Green item - point in the perp joint as necessary



### **Point In Perp Above Garage Personelle Door**

Suggested Assigned To: Brick Layer

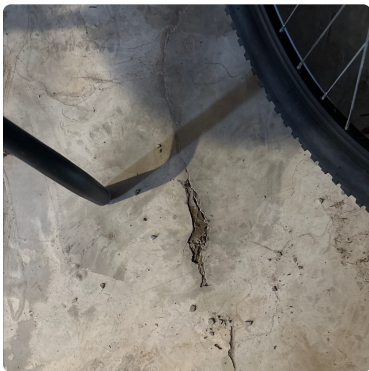
Green item - repoint perp



### **Tanking / Damp To Garage Needs To Be Assessed**

Suggested Assigned To: Groundworker

Amber item - moisture is entering garage from underneath Personelle door.



### **Resident Has Reported Water Ingress Via The Floor Of The Garage**

Suggested Assigned To: Groundworker / Site

Amber item - the failing latex and cracked concrete underneath this suggest that this could be the case and garage floor has issue with water ingress.

Assess when changing the perished latex (as also mentioned in previous item)



### **Perforated Bricks Used To Finish Garden Wall Capping**

Suggested Assigned To: Brick Layer

Green cosmetic item - easy fix for a proper finish , use a solid brick for the end which is probable as per design or use mortar dye to fill the perforation holes



### **Loose Paving Slab**

Suggested Assigned To: Groundworker

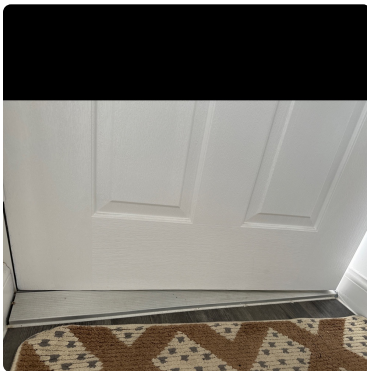
Green item - reseal loose paving slab as indicated



### **Loose Roof Tile Garden Side Of Garage Roof**

Suggested Assigned To: Roofer

Amber item - secure refit / repoint bottom tile as necessary



### **Ease Front Door - Scraping On Bottom**

Suggested Assigned To: Carpenter

Amber item - door needs significant adjustment



### Front Door Bottom Hinge Pin Loose And Cover Missing

Suggested Assigned To: Carpenter

Amber item - reseal pin and fit missing cap (as seen on the other hinges)



### Front Door Locking Mechanism Needs Adjustment

Suggested Assigned To: Carpenter

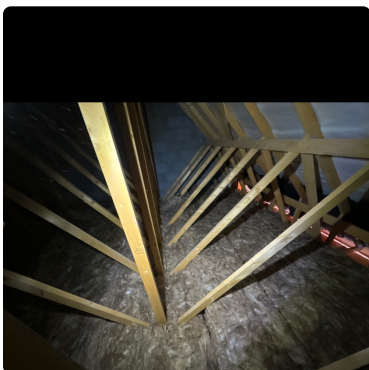
Amber item - adjust keeps as necessary as is very difficult to lock as it is



### Front Door Ramp Threshold Not Finished

Suggested Assigned To: Site

Green item - remove temporary nails and seal



### No Issues Found In Loft Space

Suggested Assigned To: N/a

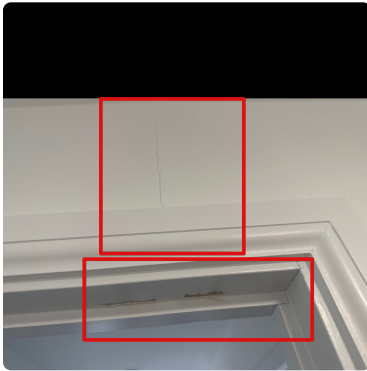
Looks particularly tidy and well finished



**En Suite Door Needs Easing - Plasterboard Above Cracked As Result**

Suggested Assigned To: Carpenter / Decorator

Amber item - ease door so that it doesn't rub and make good walk above which has occurred from where door has had to be forced shut



**Similar To Previous Issue - Main Bathroom Door Needs Easing**

Suggested Assigned To: Carpenter / Decorator

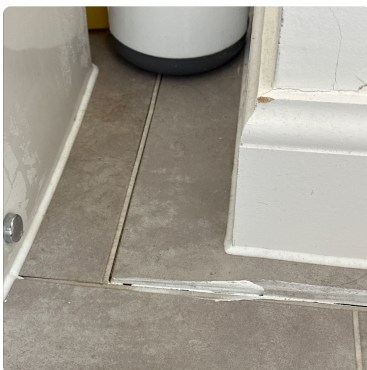
Amber item - ease bathroom door and make good movement cracks that had occurred from this



**Perished Mastic And Lifting Amtico In Main Bathroom**

Suggested Assigned To: Mastic And Floor Layer

Green item - sort flooring and refresh sealant



**Loose Amtico Tile RHS of Toilet In Main Bathroom.**

Suggested Assigned To: Floor Layer

Green item sort out lifting flooring



### Main Bathroom Floor Significantly Not Level

Suggested Assigned To: Floorers

Green item - floor is 11mm out of level over 600mm

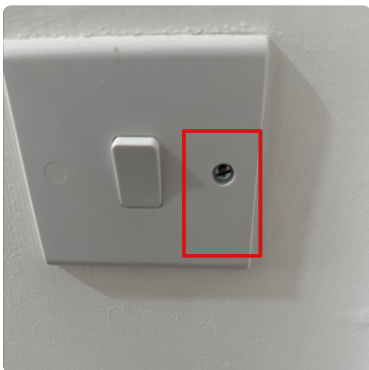
Seen by bottom edge of bath panel gap going from nothing one side to 20mm on other side



### Back Child's Bedroom Ease Door

Suggested Assigned To: Carpenter

Amber item - ease door



### Switch Screw Pip Missing To Front Study

Suggested Assigned To: Electrician

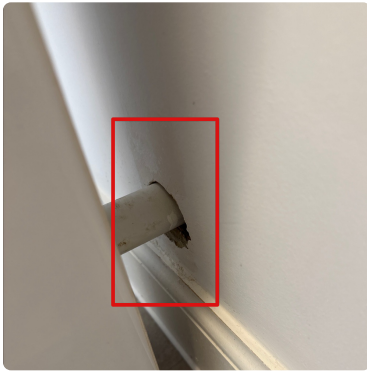
Green item - fit missing screw pip



### Random Sockets Test Ok

Suggested Assigned To: N/a

No action required



### Pipe Rosette Missing From Behind Wc Basin

Suggested Assigned To: Plumber

Green item - fit pipe rosette cover



### Previously Reported Scratches To Glass

Suggested Assigned To: DW

Green items - resident had previously reported these scratches. apparently

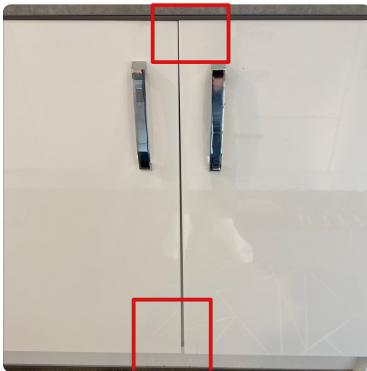
DW should have record of this.



### Lots Of Builders Debris Under Sink Base Unit

Suggested Assigned To: Site

Green item - clear out under kitchen units



### Adjust Sink Base Unit Door Margin

Suggested Assigned To: Kitchens / Site

Green item - adjust doors to even out gap / not found when closing

## Utility Room Wall Units Missing

