



# Example Home Snagger Pro Report- INITIAL REPORT

COURTESY VISIT LIST FOR LAGAN TO  
ADDRESS ITEMS

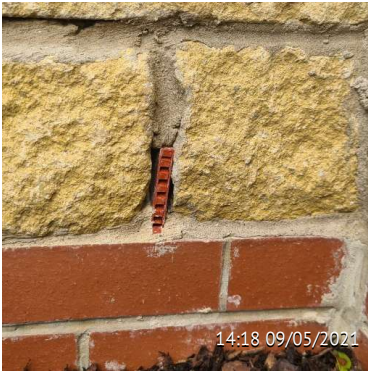
Sunday, 09 May 2021

Prepared for Confidential Customer Of  
HOME SNAGGER

95 Items Identified

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Item

**LHS Elevation Muck In Hungry Weep Vent Perps**

Developer assignment suggestion

**Brick Layer**

Comments

Muck in gaps either side of Weep vents to prevent insects etc entering cavity (Note, affects various weeps in the stone please check all. Functional Orange item.



Item

**Clear Debris From LHS Flower Bed**

Developer assignment suggestion

**Site**

Comments

As house is on site boundary, various rubbish has flown onto flower bed. Please remove and prevent further debris from site.

**Cosmetic Green item**



Item

**Back Of Chimney Breast Gap In Weep Vent Pointing**

Developer assignment suggestion

**Brick Layer**

Comments

Muck in the hungry perp again. Functional orange items.



Item

**Double Check All Pointing Round Weep Vents**

Developer assignment suggestion

**Bricklayer**

Comments

Various found to require additional pointing in. Functional Orange item



Item

Dress Lead Down And Over To Cover Exposed Ply On Chimney

Developer assignment suggestion

Lead Man

Comments

Mainly cosmetic but ply can be seen still under the lead. Needs a better finish. Note next door no ply is on show. Possibility of insects etc getting into chimney structure. Functional orange item



Item

Remove Plastic Strap Pinned To Fascia LHS House

Developer assignment suggestion

Carpenter / Site

Comments

There is small bit of plastic pinned to fascia high level. Make good hole after if necessary or replace with black Poly top if necessary if hole left. Cosmetic Green item



Item

LHS By Down Pipe Sill End Cap Damaged

Developer assignment suggestion

Window Fitter

Comments

Replace damaged Sill cap. Specialty part - Hence Cosmetic orange item



Item

Mismatched Screws to Drain Pot Cover Front Of House

Developer assignment suggestion

Groundworker

Comments

Replace with manufacturer screws so that they are all the same and lid is secure. Cosmetic Green item



Item

Front LHS Window Gap To Compriband

Developer assignment suggestion

Site / Brick Layer

Comments

Replace compriband on this window and extend to edges (current strip is also made up of cuts so should be replaced with single strip) currently allows water / debris potentially into wall cavity. Functional orange item



Item

Cut Back Compriband Hanging Out From Top LHS Window Sill

Developer assignment suggestion

Brick Layer

Comments

Cut back both sides and push in as necessary to make tidy. Cosmetic Green item



Item

Large Gap Above Render Wall Where Soffit Is Pushed Up

Developer assignment suggestion

Carpenter / Brick Layer

Comments

Hard to see in photo or from ground level, but Compriband is cut short here also and timber roof construction on show where soffit has been pushed up. Difficult access with porch below. Triple ladder required possibly. Currently perfect spot for a birds nest. Needs to be rectified sooner rather than later. Functional orange item.



Item  
**Broken Weep LHS Front Door**

Developer assignment suggestion  
**Brick Layer**

Comments  
Replace broken Weep Vent and point in. Cosmetic Green item.



Item  
**LHS Front Door Cladding Touch Ups And Mastic Remove**

Developer assignment suggestion  
**Site/ Magic Man**

Comments  
Various chips and mastic smears to cladding LHS panel of Front door. Green cosmetic items



Item  
**Bow To Front Canopy**

Developer assignment suggestion  
**Carpenter**

Comments  
Canopy appears to be bowed (possibly due to improper storage) I note next doors it's similar. May require replacing. although check previously fitted canopies the same to see if they are the same. Canopy design may not be able to avoid this the way it is hung. This allows water run off but fall looks uneven and bowed. Specialist part cosmetic Orange item



Item

RHS Gap To Top Of Cladding Larger Than LHS

Developer assignment suggestion

Carpenter

Comments

This is cement board plank so no significant expansion gap required. This can be adjusted by moving existing planks up slightly. Cosmetic Green item



Item

RHS Front Door, Fascia Boxing To Render Required Compriband Infil

Developer assignment suggestion

Carpenter / Site

Comments

Compriband would be best suited to fill this gap between soffit boxing and render bead on Gable ends. (Note rear Gable has the issue all the way round) specialty cosmetic orange item



Item

Both Front Windows On Render Need Compriband Adjustment

Developer assignment suggestion

Bricklayer/ Site

Comments

Compriband hangs out over edge bead causing a wavy effect under window Sill. Needs to be pushed in to show line of render bead. Easy fix Green item



Item

Acid Wash / Clean Down Splash Course

Developer assignment suggestion

Brick Layer

Comments

Various places round house has muck drips down Splash course brick work. Acid wash should clean this up if necessary. Cosmetic Green items



Item  
See Previous Item  
Developer assignment suggestion  
Brick Layer / Site

Comments  
Clean Down splashes



Item  
Other Side Of Gable Render Bead To Fascia Fill Gap

Developer assignment suggestion  
Carpenter / Site

Comments  
As seen in previous item Compriband Best to fill this unfinished gap between soffit boxings and render beads. Specialty cosmetic orange items.



Item  
Random Gold Screw To Fascia Board (X2) And Black Tape To Remove.

Developer assignment suggestion  
Carpenter

Comments  
Remove gold screw both sides on front gable and fill / repair hole if necessary. Note Screw on opposite side too, which needs the same. Also various bits of tape to remove from fascias around house. High Level cosmetic Green items



Item  
Bow To Soffit Board - Front Gable

Developer assignment suggestion  
Carpenter

Comments  
RHS Gable soffit board needs tapping or possibly pinning up as it slightly bowed towards top. Evident on top point of render as a result giving impression of warped render towards top. High Level cosmetic orange item



Item

### Crack To Pointing Under Side Door

Developer assignment suggestion

Brick Layer

Comments

Repair cracked pointing. May get worse with frost etc. Minor functional green item



Item

### IMPORTANT - Boiler Blow Off Has Been Covered In Render Process

Developer assignment suggestion

Plumber

Comments

Potential for damage to render or leak inside house with pressure build up. Plumbers did not allow for render depth, although were right to install it prior to render. This now needs to be extended and render repaired if necessary (Note it looks like a render infill has already happened around pipe) functional Orange / Red item if left.



Item

### Variation In Roof Tiles On House

Developer assignment suggestion

Roofer

Comments

Appears 2 different batches of tiles used which is apparent. Replace the odd tiles with matching tiles. May need to be sourced from another house on site or from roofer stock. Significant cosmetic Orange item



Item

### As Previous Item On LHS Gable

Developer assignment suggestion

Roofer

Comments

Mis-matched roof tiles. Cosmetic Orange item





Item

LHS Front Roof As Per Previous Items

Developer assignment suggestion

Rofer

Comments

Mismatched roof tiles by chimney. (Compare to the other roofs).

Cosmetic orange items



Item

Entire Rear Gable Needs Soffit Lowering / Or Other Solution

Developer assignment suggestion

Carpenter / Site

Comments

There is approx a 50mm gap all the way round Gable end between Gable soffit and render bead. Compriband could be an option for solution if resident is happy for this. (Compare with front) Ideally soffit should have been tight to render bead.

Significant cosmetic, orange item



Item

Rear Elevation High level Sill Cap Missing

Developer assignment suggestion

Site/ Window Fitter

Comments

Fit missing sill end cap. Specialist part Cosmetic Green item



Item

White Marks Not Easily Removed RHS Patio Door Side Light Frame

Developer assignment suggestion

Magic Man / Cleaner

Comments

May be able to remove with solvent or may need magic man touch up. Cosmetic Green item.



Item

Marks To Render Above Rear Elevation Window High Level

Developer assignment suggestion

Site / Cleaner

Comments

Should clean off easily enough. Dry brush recommended as first attempt. High Level access required. Cosmetic Green item.



Item

Next Doors Garage Gable Backing Onto Side Or Garden Gable  
Brickwork To Finish

Developer assignment suggestion

Brick Layer

Comments

Should get picked up with next doors snag but there are a couple of cuts missing to Gable end, visible from number 13 garden



Item

Small Amount Of Pointing Missing To Next Doors Garage  
Backing Onto Garden

Developer assignment suggestion

Brick Layer

Comments

Fill in missing pointing. Minor green item.



Item

2 Damaged Feather Edge Boards to Back Fence Line

Developer assignment suggestion

Fencer

Comments

Replace the 2 damaged feathers . Cosmetic orange item



Item

**Excessively Bowed Feather Edge Board**

Developer assignment suggestion

**Fencer**

Comments

Replace bowed feather edge board. Specialist cosmetic green item



Item

**Flush Up With Lawn Rodding Eye Cover**

Developer assignment suggestion

**Groundworker**

Comments

Rodding eye cover is not put on level . Please reinstall flush with lawn . Functional and cosmetic orange item.



Item

**Driveway Missing Wearing Course / Large Pot Holes To Road**

Developer assignment suggestion

**Ground Workers**

Comments

Typical sign of builder waiting for next load of tarmac to save money, rather than finish a customer driveway specifically before occupation. This should be sorted ASAP along with road. Does Not give good impression. Functional orange item

Note Road leading up to house has significant pot holes that need addressing too ASAP even if temporary measures. Road can cause damage to vehicles



Item

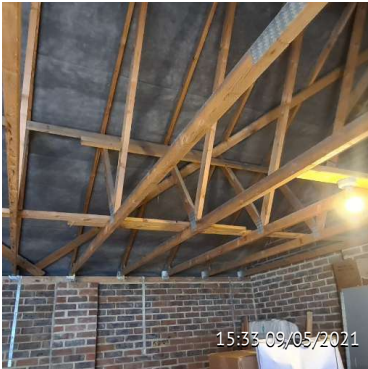
Garage Up And over Door, Packers To Remove From Legs

Developer assignment suggestion

Carpenter

Comments

Remove metal packers that were used to level door. Cosmetic Green item



Item

Nothing Significant To Report Internally To Garage

Developer assignment suggestion

N/A

Comments

Roof construction, strap spacing etc all look fine. Note, Best practice is to lap wall plate cuts rather than butt up, where joining the 2 pieces of timber. which hasn't happened in here (carpenters)



Item

Different Lintel Used For 2nd Garage Door Meaning Gap Left To Top Of Door

Developer assignment suggestion

Carpenter

Comments

Suggest to trim header of both doors black soffit to match, and close gap on the second door header to prevent birds etc from entering. Functional orange item



Item

Various Small Fill And Decorative Snags Marked With Purple Tape

Developer assignment suggestion

Decorator

Comments

Various painting snags marked with purple tape. Please also address the shrinkage that was there prior to move in and although not obliged, the few customer move in marks could be addressed as goodwill whilst decorators are I'm there also. Cosmetic Green items. (Approx 2 days decorations works? Plus the making good decs from heating issue)



Item

Wall Line Above Front Door

Developer assignment suggestion

Dry Liner / Decs

Comments

Wall is bowed, probably where boarded over joist not flush with stud wall. Feather out skim would be the solution for this. Customer to-be notified of level of disruption expected in this case to decide whether to proceed . 2 trade cosmetic item- orange



Item

Black Marks To Window Frame In Play Room

Developer assignment suggestion

Cleaner / Site

Comments

Should rub off. Cosmetic Green item



Item

Significant Patching Due To Plumbing Resolution

Developer assignment suggestion

Plumber/ Dry Liner / Decorator

Comments

Due to plumbing issue ceiling will still need to be made good to an as new standard (whole house clean should be offered afterwards due to dust).- significant works required over period of time. Orange disruptive item



Item

Please Address The Move In Shrinkage

Developer assignment suggestion

Decorator

Comments

Various shrinkage present on move in should be addressed. Residents aware further shrinkage expected not under warranty . Cosmetic Green items



Item

**Address Decorative Snags As Marked**

Developer assignment suggestion

**Decorator**

Comments

Previously mentioned. Purple tap indicates typical snags found.  
Cosmetic Green items



Item

**Address Move In Shrinkage**

Developer assignment suggestion

**Decorator**

Comments

Various shrinkage present upon move in. Residents understand further shrinkage could be expected



Item

**Clean up Decs Under High Level Hall Way Window Sill**

Developer assignment suggestion

**Decorator**

Comments

Wall colour over painted onto Sill as seen from below above from door. Need tidying. Cosmetic Green item



Item

**Newel Cap Mismatched To Bannister**

Developer assignment suggestion

**Decorator**

Comments

Newel post cap should be stained the same and bannister.  
Cosmetic Green item



Item

Excessively Creaky Stair Case

Developer assignment suggestion

Carpenter / Carpets

Comments

Mainly step 2,3,4 needs attention. But please check whole stair case. Significantly creaking functional orange item



Item

Various Paint Snags Including Drips And Small Fill In Wc.

Developer assignment suggestion

Decorator

Comments

Address as necessary. Previously mentioned Green items



Item

W.c. Extract Should Be Set To Overrun When Light Turned Off.

Developer assignment suggestion

Electrician

Comments

Needs simple set up. But is usually NHBC check in a wet room with no windows to ventilate properly after use. Functional orange item .



Item

Crossed Heating Issue. LAGAN aware..

Developer assignment suggestion

Plumber / Site / Make Good And Decs

Comments

Significant work required to find issue and make good any damage caused from the downstairs thermostat controlling bed 1 rad. Moreso of an issue as upstairs sensor in in bed 1. Significant making good and decs will be required due to necessary hole cut outs. Orange / Red item due to works involved



Item

**Under Stair Cupboard Caulk To Fuse Spur Required**

Developer assignment suggestion

**Decorator**

Comments

Caulk as necessary. Cosmetic Green item



Item

**Marks To Understair Door**

Developer assignment suggestion

**Cleaner / Magic Man**

Comments

Remove marks to under Stair door. Cosmetic Green item



Item

**Blown CornerTape To Landing Bulkhead**

Developer assignment suggestion

**Dry Liner**

Comments

May wish to address with the making good drom.heating issue.  
Tape is blown. Specialist cosmetic item orange



Item

**Hole Above Kitchen Rad Pipe Shroud**

Developer assignment suggestion

**Make Good**

Comments

Make Good Small Hole Behind Kitchen Radiator





Item  
**Utility Cup Doors Adjust Alignment**

Developer assignment suggestion  
**Site / Kitchens**

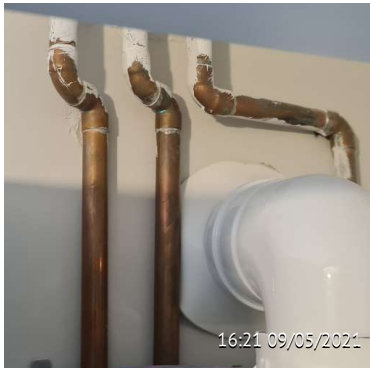
Comments  
Check alignment of all Kitchen unit doors. Only a few will need adjustment. Cosmetic Green items



Item  
**Seal Boiler Flue Inside**

Developer assignment suggestion  
**Plumber**

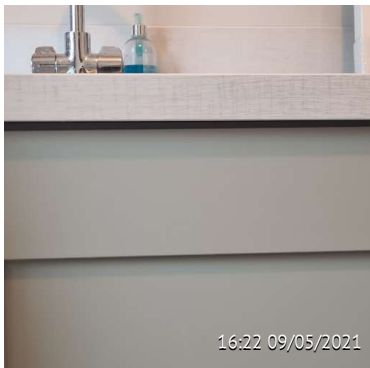
Comments  
Orange / Red NHBC check item. Small risk of fumes into cavity or house if flue damaged. (Note, is sealed externally so minimal risk short term)



Item  
**Boiler Copper Work To Paint Or Box In.**

Developer assignment suggestion  
**Decorator / Kitchens**

Comments  
Please finish copper or otherwise box in for proper finish. Cosmetic Green items



Item  
**Utility Under Sink Door To Align**

Developer assignment suggestion  
**Site / Kitchen Fitter**

Comments  
Please check alignment of base unit door under utility sink. Cosmetic Green item



Item

### Under Oven Kitchen Door To Align

Developer assignment suggestion

Site / Kitchens

Comments

Align under oven cupboard door correctly with freezer door.

Cosmetic Green item



Item

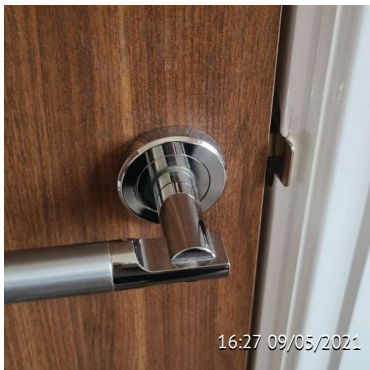
### Larder Unit Doors To Align

Developer assignment suggestion

Site / Kitchens

Comments

Top larder doors do not align with the bottom yet could easily do so. Cosmetic Green items



Item

### Top Bedroom (Pink Chair) Door Rattle

Developer assignment suggestion

Carpenter

Comments

Either due to the keep, or door stop set back too far. Various door stops may need brining in on lining, meaning decorator will be required afterwards also. Functional orange items



Item

### Same Bedroom Excessive Door Margin

Developer assignment suggestion

Carpenter

Comments

Mainly cosmetic round house but a few margins are beyond cosmetic and will need to be closed. As seen in future items can cause Latching issues. Green / Orange items in some cases



Item

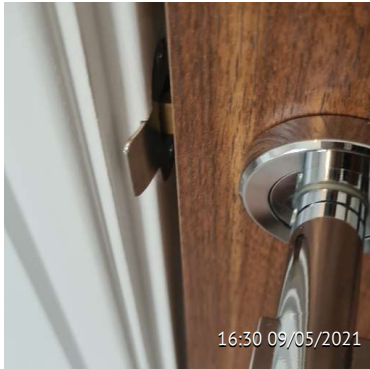
Front Bed Storage Cupboard Wavy Wall

Developer assignment suggestion

Dry Liner.

Comments

Similar to above front door Requires skimming out to get wall line straight. Cosmetic green/ orange item due to mess involved



Item

Storage Cup. To Front Bed Door Rattle. Keep Adjustment Required

Developer assignment suggestion

Carpenter

Comments

As previously mentioned ref door Rattle on main door. Functional orange item.



Item

Front Bed En Suite Vanity Top Missing Edging

Developer assignment suggestion

Carpenter

Comments

These Vanity Top joints need attention in any case and may need replacing. At very least refitting and edged . Cosmetic specialist orange item



Item

Front Bed En Suite Vanity Worktop Cut Short

Developer assignment suggestion

Carpenter

Comments

Vanity Top will need to be replaced as a result of this poor carpentry. Specialist cosmetic orange item



Item

**Front Bed Ensuite Vanity Worktops Not Joined Properly**

Developer assignment suggestion

**Carpenter**

Comments

Replace them. These should be metered into each other or another solution to finish properly found.

See previous. Cosmetic orange item



Item

**White Mastic Seal Front En Suite Shower Tray Gap**

Developer assignment suggestion

**Mastic Man**

Comments

Orange / Red item because of potential consequences. Water can get behind tiles as a result.



Item

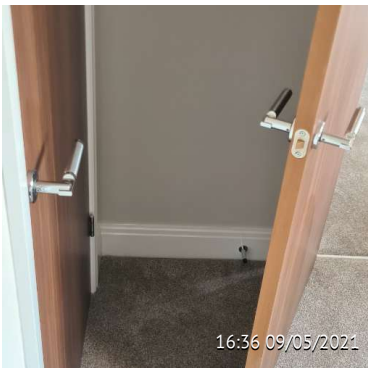
**Important! Front En Suite Shower Tray Finish Mastic**

Developer assignment suggestion

**Mastic**

Comments

Orange / Red item die to potential leak/ flooding. Water can get behind tiles. Note screen may need to be removed for proper seal. Function orange / Red item . (And NHBC check)



Item

**Front Bed Addtional Door Stop May Be Required.**

Developer assignment suggestion

**Carpenter**

Comments

Assess and agree with home owner as floor mount seems only option in this scenario (opens up onto storage door) functional orange item



Item

As Per Previous Item, Same For Main Bedroom

Developer assignment suggestion

Carpenter

Comments

See previous suggestion



Item

Main Bed Damage To Back Of Door

Developer assignment suggestion

Magic Man / Carpenter

Comments

Ideally replace, else magic man could attempt repair to surfaced bedroom door. Specialist cosmetic orange item



Item

Making Good Required Above Door

Developer assignment suggestion

Dry Liner

Comments

Cracking around stud work through board . Cosmetic Green item



Item

Note The Heating issue Being Addressed. No TRV On Rad To Adjust Either (Because Is Sensor Room)

Developer assignment suggestion

Plumber

Comments

See previous item on this. Can TRV be added to this rad in the short term ? ..



Item

Note: Sockets Tested OK

Developer assignment suggestion

N/A



Item

Main En Suite Tile Cut Short

Developer assignment suggestion

Tiler/ Mastic

Comments

Wider mastic bead could resolve else tile will need to be changed as bad cut is visible. Cosmetic Green item as not too obvious



Item

Crazy Location Of Door Stop In Main En Suite.

Developer assignment suggestion

Carpenter / Floorer/ Mastic Man

Comments

Illogical positioning of doorstop . Causes trip hazard / toe stub issue. Move close to in front of tray also to left. Replacement lino will be required as a result and therefore mastic also. Functional orange item



Item

Approx Half Of Door Stops Set Too Far Back Causing Most Doors To Rattle

Developer assignment suggestion

Carps And Decs.

Comments

Reset all necessary door stop strips as previously mentioned and redeck . Orange functional items



Item

Very Poor Join To Main Bath Vanity Top

Developer assignment suggestion

Carpenter

Comments

Replace Vanity Top with proper join or replace with tiles as alternative. Water will get in here and blow board. Functional orange item.



Item

Main Bed Vanity Top En Suite Not Edged

Developer assignment suggestion

Carpenter

Comments

This vanity top is ok apart from missing Edging. Moisture could cause this to blow. Functional orange item



Item

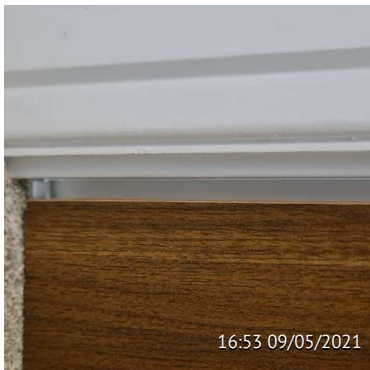
Back Of Main Bathroom Door Damaged

Developer assignment suggestion

Carpenter/ Magic Man

Comments

Replace bathroom door as damaged. Alternatively magic man could attempt repair but probably not worth it. Specialist Cosmetic orange item



Item

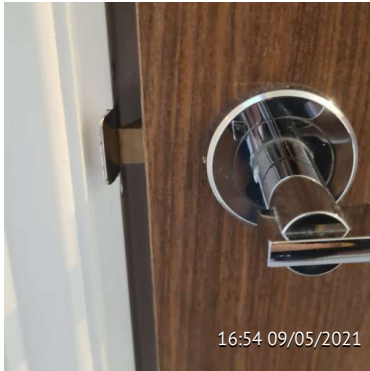
Very Excessive Margin To Door Back Bedroom

Developer assignment suggestion

Carpenter

Comments

Margin is more than 9mm. Should be closed by adjusting lining. Cosmetic orange item



Item

Airing Cup Door Margin So Wide Does Not Latch

Developer assignment suggestion

Carpenter

Comments

Door Margin is excessive to the extent that door will not latch.

Keep also needs adjustment. Functional orange item.



Item

Airing Cup Door Needs Easing Over Carpet

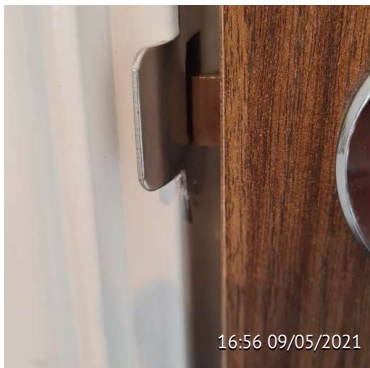
Developer assignment suggestion

Carpenter

Comments

Door currently scrapes over carpet sort at same time as

margins. Functional orange item



Item

Study Door Margin Huge And Latch Not Aligned.

Developer assignment suggestion

Carpenter

Comments

Same as previous items. Also will not latch. Functional orange item



Item

Small hole To Side Of Loft Hatch

Developer assignment suggestion

Make Good / Decs

Comments

Small Fill required. Cosmetic Green item





Item  
Loft Sockets Test Ok

Developer assignment suggestion  
N/A



Item  
Loft Space OK ☐☐

Developer assignment suggestion  
N/A

Comments  
No reportable faults found in loft Space



Item  
Note: 1 Spare Roof Vent Tile

Developer assignment suggestion  
N/A

Comments  
1 vent is not used. No issue, but unnecessary



Item  
Couple Of Living Room Windows Grinding In Mechanism. May  
Need Clean

Developer assignment suggestion  
Cleaner / Windows

Comments  
Sounds like grit in the mechanism should be easy fix Green item.



Item

Significant Splashes To Wall From Latex In Lounge

Developer assignment suggestion

Decorator

Comments

This was from developer initial latex floor primer. Cosmetic Green item



Item

Dent To Side Door Sill. Also To Rear Door.

Developer assignment suggestion

Site / Window Fitters

Comments

Side Door Sill has Dent Dent it. Please ask homeowner about rear door as they have found one there also. Maybe new over Sill of required ? Cosmetic Green item.