



T: 0113 873 1335 | M / WhatsApp: 07359 822335

E: info@stclairpropertyservices.co.uk | W: www.stclairpropertyservices.co.uk

NEW BUILD SNAGGING REPORT

New Build Snagging Inspection (Visual)

Evidence-led findings to support handover, developer/builder rectification and clear snagging follow-up.

SAMPLE REPORT - FOR DEMONSTRATION PURPOSES ONLY

Important: This sample report records visible new-build snags, incomplete items and workmanship issues. It is not a RICS survey, structural survey, specialist report, valuation, legal report or Building Control inspection.

Property address	Example New Build Plot, York, North Yorkshire
Client details	Name: Example Buyer Client Contact: website demonstration only
Date of inspection	06 May 2026
Developer / builder	Example Homes Ltd
Inspection stage / type	Pre-handover
Warranty provider	NHBC - sample scenario
Handover / occupancy date	To be confirmed
Inspector / Report prepared by	St Clair Property Services
Report reference	SAMPLE-SN-001
Report status	Sample / Demonstration Copy
Issued to	Website demonstration only

SAMPLE REPORT - FOR DEMONSTRATION PURPOSES ONLY

Survey. Manage. Build. | Property projects managed properly. | Clear advice first.

CONTENTS

- A. Executive Summary
- B. About the Inspection
- C. Overall Opinion
- D. About the Property
- E. Snagging Checklist
- F. Quality & Safety Notes
- G. Important Limitations & Disclaimers
- H. What To Do Next
- I. Re-Inspection Outcome

A. EXECUTIVE SUMMARY

Item	Sample outcome
Readiness	Ready subject to completion of listed Red/Amber items.
Defect count	Red: 2 Amber: 6 Green/minor: 4
Top priority actions	1. Make safe loose socket plate. 2. Rectify external door adjustment/security issue. 3. Complete bathroom sealing and water test.
Re-inspection recommended	Yes, after Red and Amber items are signed off by developer/builder.

B. ABOUT THE INSPECTION

This sample snagging report records visible defects, incomplete items and workmanship issues at the time of inspection. It is intended to support clear communication with the developer or builder before/after handover.

C. OVERALL OPINION

The property appears close to handover standard but requires rectification of several items affecting finish, operation and visual quality. The report does not confirm Building Regulations compliance or specialist certification.

D. ABOUT THE PROPERTY

Item	Sample detail
Property type	New-build three-bedroom semi-detached house
Plot number	Example Plot 12
Inspection stage	Pre-handover
Utilities status	Water on, electric on, heating not fully tested by St Clair
Access limitations	Loft viewed from hatch only; no roof access.

E. SNAGGING CHECKLIST

Ref	Area	Trade	Rating	Observation	Recommended action
SN-001	Hallway socket	Electrical	Red	Socket faceplate loose to touch. Visual observation only.	Developer to make safe and have competent electrician check/fix.
SN-002	Front door	Joinery	Red/Amber	Door difficult to latch and compresses unevenly on seal.	Adjust door/keep/hinges and confirm secure operation.
SN-003	Bathroom bath edge	Plumbing/Tiling	Amber	Inconsistent sealant and small gap at bath/wall junction.	Remove and renew sealant; water test after completion.
SN-004	Kitchen unit end panel	Joinery	Amber	Panel edge chipped and not finished to expected standard.	Replace or repair to matching finish.
SN-005	Bedroom wall	Decorating	Amber	Visible plaster/paint imperfection in natural light.	Prepare and redecorate affected area.
SN-006	Rear patio door	Joinery	Amber	Threshold seal not seated evenly.	Adjust and confirm weather seal.
SN-007	External brickwork	Brickwork	Green/Amber	Mortar smearing and minor staining visible to front elevation.	Clean down and make good as agreed.
SN-008	Loft hatch	Joinery	Low	Hatch trim not sitting flush.	Refit/adjust trim neatly.

F. QUALITY & SAFETY NOTES

Area	Sample note	Action
Services	No electrical, gas, plumbing or ventilation testing completed by St Clair.	Request certification/commissioning records from developer.
Alarms	Alarms visually present but not tested.	Developer/client to confirm commissioning and handover documents.
Glazing	Safety markings not confirmed to all panes.	Check with developer/warranty provider where relevant.

G. SAMPLE PHOTO EVIDENCE

The images below are demonstration placeholders showing how photographs, drone images, thermal images or supporting evidence can be cross-referenced in the final issued report. They do not relate to a real client or property.



Final issue note: actual reports should use clear, dated images with matching photo references in the relevant observation, defect, work item or finding section.

- Visual snagging inspection only; no opening-up or dismantling.
- Not a Building Control inspection and does not confirm compliance.
- No legal determination of liability, breach, causation or fault.
- Warranty provider standards should be considered when agreeing rectification.

- Issue the snag list to the developer/builder with photo references.
- Request written confirmation of accepted/disputed items and rectification dates.
- Keep dated photos and correspondence as an evidence trail.
- Arrange re-inspection after works are complete where appropriate.

Item	Sample entry
Re-inspection date	To be confirmed
Items completed	To be confirmed
Items outstanding	To be confirmed
Further action required	To be confirmed