

POST-COMPLETION SNAGGING SURVEY

Snagging Inspection Report

Sample report

Made with SnagPad from sample data to show what your client receives. The property, client and surveyor are fictional, and the photos are examples.

12 Sample Close, Exometown

AB1 2CD

INSPECTION DATE

27/09/2026

PROPERTY

House

DEVELOPER

Example Homes

SITE

Meadow View

PLOT

14

SURVEYOR

NAME

Sample Surveyor

COMPANY

Sample Surveying Ltd

CLIENT

NAME

A. Buyer

INSPECTION OVERVIEW

Your inspection at a glance

The rooms inside the home are listed first, followed by the outside areas.

8

Recorded findings

1

Major

5

Moderate

2

Minor

Snag summary

No.	Room	Location	Description	Category	Severity	Status
1	Kitchen	Worktop by sink	Incomplete worktop sealant	Finish	Minor	New
2	Bathroom	Above door frame	Hairline crack above the door frame	Finish	Minor	New
3	External Elevation	By stone sill	Mortar discrepancy by the stone sill	Finish	Moderate	New
4	Understairs Cupboard		Poor plaster and decorative finish	Finish	Moderate	New
5	External Elevation	Patio door	Gaps in mastic under the patio door sill	Finish	Moderate	New
6	Garage	Garage door	Missing fixings to garage door bracket	Missing	Moderate	New
7	Kitchen	Under sink	Leaking waste pipe under the kitchen sink	Function	Major	New
8	Cylinder Cupboard		Missing decorative finish to wall	Finish	Moderate	New

Snags in detail

Kitchen

1

KITCHEN

Minor



Completed

Incomplete worktop sealant

Location Worktop by sink Category Finish Status New

Assigned to Site manager Created 27/09/2026

OBSERVATION

The sealant joint between the kitchen worktop and the adjoining wall is incomplete, leaving a visible gap in the finish.

RELEVANT GUIDELINES

NHBC Standards 2026, Clause 9.1.9 Joint sealants: joint sealants "shall have a neat and tidy appearance", and sealants should be tooled to "achieve a compact, smooth neat surface finish".

RECOMMENDED ACTION

Complete the joint with a suitable sealant, giving a continuous, neatly finished seal between the worktop and the wall.



7

KITCHEN

Major



Completed

Leaking waste pipe under the kitchen sink

Location Under sink Category Function Status New

Assigned to Site manager Created 27/09/2026

OBSERVATION

The waste pipe beneath the kitchen sink is cracked and leaking, with water standing on the base of the sink unit.

RELEVANT GUIDELINES

NHBC Standards 2026, Clause 8.1.10 Internal soil and waste systems: soil and waste systems shall be "installed to ensure that effluent is removed without affecting health or creating unnecessary noise and smell", and should be "fixed neatly and securely to provide the correct falls".

RECOMMENDED ACTION

Replace the damaged section of waste pipe, check all connections for leaks, and dry out the sink unit, replacing its base if it has been damaged by water.



Bathroom

2

BATHROOM

Minor



Completed

Hairline crack above the door frame

Location Above door frame Category Finish Status New Assigned to Site manager Created 27/09/2026

OBSERVATION

A hairline crack runs through the plaster above the bathroom door frame.

RELEVANT GUIDELINES

NHBC Standards 2026, Clause 9.1.10 Paint finishes: painted surfaces should "be reasonably smooth and free from nail holes, cracks and splits" and "have joints filled".

RECOMMENDED ACTION

Rake out and fill the crack, make good the plaster and redecorate to match the surrounding finish.

Understairs Cupboard

4

UNDERSTAIRS CUPBOARD

Moderate



Completed

Poor plaster and decorative finish

Category Finish Status New Assigned to Site manager

Created 27/09/2026

OBSERVATION

The plaster finish in the downstairs cupboard is poor, with cracked and flaking areas along the junction with the joinery and an uneven decorative finish.

RELEVANT GUIDELINES

NHBC Standards 2026, Clause 9.1.10 Paint finishes: painted surfaces should "be reasonably smooth and free from nail holes, cracks and splits", "have joints filled" and "be reasonably uniform in colour, texture and finish".

RECOMMENDED ACTION

Reskim the affected areas to give a smooth, even surface, then redecorate to match the surrounding finish.



27/09/2026 10:42

Garage

6

GARAGE

Moderate



Completed

Missing fixings to garage door bracket

Location Garage door Category Missing Status New

Assigned to Site manager Created 27/09/2026

OBSERVATION

Fixings are missing from the bracket securing the garage door frame, leaving the fixing holes in the bracket empty.

RELEVANT GUIDELINES

NHBC Standards 2026, Clause 10.1.8 Doors and windows (garages): frames "should be selected and fixed having taken into account the type and weight of the garage door", and "Proprietary doors and door gear should be installed in accordance with the manufacturer's recommendations."

RECOMMENDED ACTION

Fit the missing fixings to the bracket in line with the garage door manufacturer's instructions, and check the door operates correctly.



27/09/2026 11:18

Cylinder Cupboard

8

CYLINDER CUPBOARD

Moderate



Completed

Missing decorative finish to wall

Category Finish Status New Assigned to Site manager

Created 27/09/2026

OBSERVATION

The wall in the cylinder cupboard has not been decorated, leaving bare plaster and filler visible.

RELEVANT GUIDELINES

NHBC Standards 2026, Clause 9.5.10 Completed painting and decorating: "Painting and decorating should be complete", and "the background or undercoat should not be visible".

RECOMMENDED ACTION

Prepare the wall and apply the decorative finish to match the surrounding walls.



27/09/2026 11:31

External Elevation

3

EXTERNAL ELEVATION

Moderate



Completed

Mortar discrepancy by the stone sill

Location By stone sill Category Finish Status New

Assigned to Site manager Created 27/09/2026

OBSERVATION

There is a mortar discrepancy to a joint in the brickwork by the stone sill on the rear elevation.

RELEVANT GUIDELINES

NHBC Standards 2026, Clause 9.1.2.1 Fair faced masonry: fair faced masonry should "be reasonably uniform in texture, finish and colour, including mortar". Clause 6.1.14.3 adds that the colour of mortar "should be consistent".

RECOMMENDED ACTION

Make good the mortar to the affected joint so that it matches the surrounding joints in colour and finish.



5

EXTERNAL ELEVATION

Moderate



Completed

Gaps in mastic under the patio door sill

Location Patio door Category Finish Status New

Assigned to Site manager Created 27/09/2026

OBSERVATION

The mastic seal beneath the patio door sill is incomplete, with gaps and loose sealant along the joint between the sill and the brickwork.

RELEVANT GUIDELINES

NHBC Standards 2026, Clause 6.7.3.3 Accommodating movement: the perimeter gap around door and window frames "should be sealed with a suitable material which is able to resist water penetration and prevent air leakage whilst accommodating any differential movement requirements".

RECOMMENDED ACTION

Remove the loose sealant and reseal the joint beneath the sill with a suitable exterior sealant, giving a continuous, neat finish.

