

New-build snagging report by Alex Morgan

● Nothing urgent

Plot 24, Willow Gardens

REFERENCE DEMO-NB-024	VISIT DATE Tue, 8 Sept 2026	SURVEYOR Alex Morgan
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FINDINGS

14 ITEMS	0 URGENT	13 NEEDED	1 MONITOR
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TRADES IN THIS REPORT

CP Carpentry 3

PS Plastering 3

GL Glazing 2

TL Tiling 2

DC Decorating 1

EL Electrical 1

FL Flooring 1

PL Plumbing 1

Fictional property and inspector. Illustrative photos include AI-generated images. AI draft for Alex Morgan to review and sign off.

THE WORK · ENTRANCE HALL 1 item

1.1

FL FLOORING

 NEEDED

Defect. Grey straight-laid planks have been fitted. The homeowner confirmed warm oak parquet as the selected finish and showed the approved sample during the visit.

Action. Check the recorded selection with the homeowner and replace the hall flooring with the agreed finish and laying pattern before handover.



PHOTO 1.1

ILLUSTRATIVE SAMPLE

THE WORK · KITCHEN 1 item

2.1 CP CARPENTRY NEEDED

Defect. The lower outer corner of the white base-unit door is broken away, exposing the chipboard core.

Action. Replace the damaged door with a matching door and check its alignment, opening and closing before handover.



PHOTO 2.1

ILLUSTRATIVE SAMPLE

THE WORK · LIVING ROOM 2 items

3.1 GL GLAZING NEEDED

Defect. A long scratch is visible across the window glass at mid-height in daylight.

Action. Ask the glazing contractor to assess the scratch and rectify it or replace the affected pane. Check the finished glass in daylight before handover.



PHOTO 3.1

ILLUSTRATIVE SAMPLE

3.2 **GL** GLAZING **NEEDED**

Defect. Excess sealant is smeared along the edge of the window frame, leaving an untidy visible finish.

Action. Remove the excess without damaging the frame or glass and leave a neat, continuous sealant finish.

THE WORK · BATHROOM 3 items**4.1** **TL** TILING **NEEDED**

Defect. A floor tile is cracked and chipped, with a piece missing from the damaged edge.

Action. Replace the damaged tile with a matching tile and finish the surrounding grout neatly before handover.



PHOTO 4.1

ILLUSTRATIVE SAMPLE

4.2 **TL** TILING **NEEDED**

Defect. The wall-tile joints beside the bath are incomplete, with open gaps in the grout.

Action. Prepare and grout the unfinished joints, then clean the tile faces and check for remaining gaps.



PHOTO 4.2

ILLUSTRATIVE SAMPLE

4.3 **PL** PLUMBING **NEEDED**

Defect. The silicone seal along the bath-to-wall junction is uneven and interrupted by visible gaps.

Action. Remove the defective silicone and reseal the bath junction with a neat, continuous bead before the bath is used.

THE WORK · MAIN BEDROOM 2 items**5.1** **PS** PLASTERING **NEEDED**

Defect. Horizontal and vertical plasterboard joints remain visible through the paint, with patchy areas apparent in light from the window.

Action. Prepare and finish the affected joints to an even surface, then redecorate the wall and inspect it in natural light.

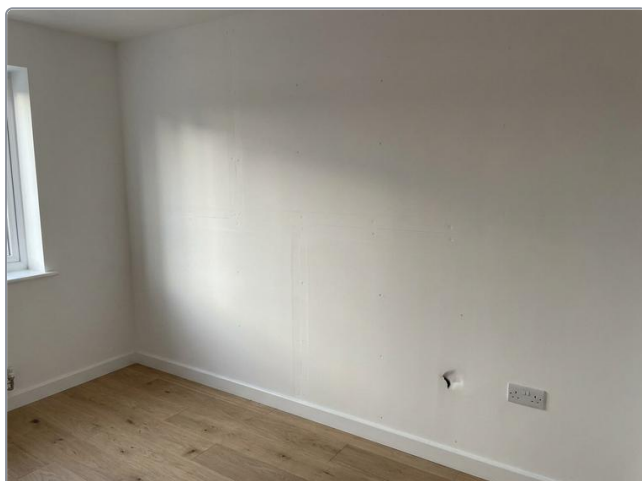


PHOTO 5.1

ILLUSTRATIVE SAMPLE

5.2 **PS** PLASTERING **NEEDED**

Defect. An unrepaired hole is visible low on the wall, to the left of the socket.

Action. Repair the damaged plasterboard and finish it flush before the wall is redecorated.

THE WORK · BEDROOM 2 2 items

6.1 CP CARPENTRY NEEDED

Defect. The bedroom door remained proud of the frame and did not latch when the handle was released during the operation check.

Action. Check and adjust the door, hinges and latch so it closes freely and latches without being forced. Make good any disturbed finish.



PHOTO 6.1

ILLUSTRATIVE SAMPLE

6.2 DC DECORATING NEEDED

Defect. Raised paint runs and drips remain on the skirting beside the door architrave.

Action. Remove the runs, prepare the surface and repaint the affected skirting to a smooth, even finish.



PHOTO 6.2

ILLUSTRATIVE SAMPLE

THE WORK · LANDING 3 items

7.1 **EL** ELECTRICAL **NEEDED**

Defect. A lamp that worked at a neighbouring socket did not illuminate from either outlet of the low-level double socket beside the window, with the socket switches on.

Action. Ask a qualified electrician to investigate, rectify the fault and verify operation before handover. No cause has been established by this functional check.



PHOTO 7.1

ILLUSTRATIVE SAMPLE

7.2 **CP** CARPENTRY **NEEDED**

Defect. The outside-corner mitre joint in the skirting is open, with an unfinished gap between the two sections.

Action. Refit the corner joint so the sections meet neatly, then make good the painted finish.



PHOTO 7.2

ILLUSTRATIVE SAMPLE

7.3 **PS** **PLASTERING** **MONITOR**

Defect. A fine diagonal crack runs through the painted plaster above the upper corner of the door opening.

Action. Record and monitor the crack. Ask the builder to review any change before a cosmetic repair is agreed.



PHOTO 7.3

ILLUSTRATIVE SAMPLE

BY TRADE

Pricing order, and the split for sending work out

CP Carpentry 3 items

- | | | |
|-----|-----------|---|
| 2.1 | Kitchen | The lower outer corner of the white base-unit door is broken away, exposing the chipboard core. |
| 6.1 | Bedroom 2 | The bedroom door remained proud of the frame and did not latch when the handle was released during the operation check. |
| 7.2 | Landing | The outside-corner mitre joint in the skirting is open, with an unfinished gap between the two sections. |

PS Plastering 3 items

- | | | |
|-----|--------------|--|
| 5.1 | Main bedroom | Horizontal and vertical plasterboard joints remain visible through the paint, with patchy areas apparent in light from the window. |
| 5.2 | Main bedroom | An unrepaired hole is visible low on the wall, to the left of the socket. |
| 7.3 | Landing | A fine diagonal crack runs through the painted plaster above the upper corner of the door opening. MONITOR |

GL Glazing 2 items

- | | | |
|-----|-------------|---|
| 3.1 | Living room | A long scratch is visible across the window glass at mid-height in daylight. |
| 3.2 | Living room | Excess sealant is smeared along the edge of the window frame, leaving an untidy visible finish. |

TL Tiling 2 items

- | | | |
|-----|----------|---|
| 4.1 | Bathroom | A floor tile is cracked and chipped, with a piece missing from the damaged edge. |
| 4.2 | Bathroom | The wall-tile joints beside the bath are incomplete, with open gaps in the grout. |

DC Decorating 1 item

- | | | |
|-----|-----------|--|
| 6.2 | Bedroom 2 | Raised paint runs and drips remain on the skirting beside the door architrave. |
|-----|-----------|--|

EL Electrical 1 item

- 7.1** Landing A lamp that worked at a neighbouring socket did not illuminate from either outlet of the low-level double socket beside the window, with the socket switches on.

FL Flooring 1 item

- 1.1** Entrance hall Grey straight-laid planks have been fitted. The homeowner confirmed warm oak parquet as the selected finish and showed the approved sample during the visit.

PL Plumbing 1 item

- 4.3** Bathroom The silicone seal along the bath-to-wall junction is uneven and interrupted by visible gaps.

Prepared from a site visit by Alex Morgan, who is responsible for checking and signing off every line above.

DEMO-NB-024

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