

Snagging Report



Property inspected by Steve Clerk

Address

SNAGGING
REPORT
1 Sample St
Portsmouth
Hampshire
IBA 123



Carried Out

**November
27th 2022**

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1. CONFIRM & CHECK | EXTERNAL



Ref #1

Ref	Name	Answer	Comments
1.1	Garden / outside area(s) works / planting complete	No	Grass is dry / patchy Needs Replacing
1.2	Outside lighting fitted / working and free of issues	Yes	
1.3	External tap fitted / working and free of issues	N/A	
1.4	Garage door fitted / working and free of issues	N/A	
1.5	Fencing / gate fitted and free of issues	N/A	



Ref # 1.1



Ref # 1.1



Ref # 1.1



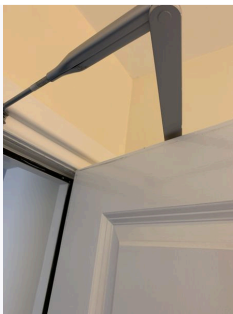
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2. CONFIRM & CHECK | ENTRANCE / HALLWAY



Ref #2

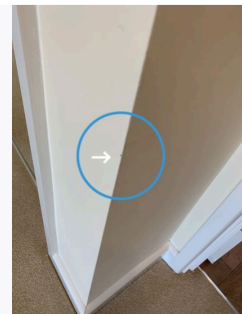
Ref	Name	Answer	Comments
2.1	Doors open and close properly / keys present and free of issues	Yes	2 x keys
2.2	Windows open and close properly / keys present and free of issues	No	Key present - not unlocking Replace Lock
2.3	Walls / woodwork are free of issues	No	Small chip to right corner Needs Maintenance
2.4	Power / switch points fixed / safe to use and free of issues	Yes	
2.5	Heating / radiators / controls fitted / working and free of issues	Yes	
2.6	Flooring is down / safe to use and free of issues	Yes	



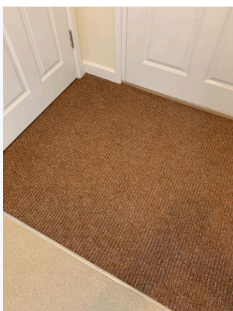
Ref # 2.1



Ref # 2.2



Ref # 2.3



Ref # 2.6

3. CONFIRM & CHECK | LOUNGE



Ref #3

Ref	Name	Answer	Comments
3.1	Doors open and close properly / keys present and free of issues	Yes	Glass is slightly marked to to left corner of left panel Needs Cleaning
3.2	Door frames fitted and free of issues		
3.3	Windows open and close properly / keys present and free of issues	Yes	
3.4	Walls / woodwork are free of issues	No	A few minor marks above skirting to right wall - barely noticeable Needs Maintenance
3.5	Power / switch points fixed / safe to use and free of issues	Yes	
3.6	Heating / radiators / controls fitted / working and free of issues	Yes	
3.7	Flooring is down / safe to use and free of issues	Yes	



Ref # 3.1



Ref # 3.1



Ref # 3.4

3. CONFIRM & CHECK | LOUNGE (CONT.)



Ref # 3.6



Ref # 3.7



Ref # 3.7



Ref # 3.7

4. CONFIRM & CHECK | KITCHEN



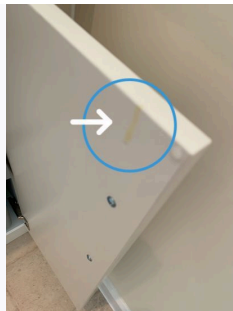
Ref #4

Ref	Name	Answer	Comments
4.1	Doors open and close properly / keys present and free of issues	Yes	Internal: small mark to lower left Intumescent strip overlaying to lock receiver Needs Maintenance
4.2	Door frames fitted and free of issues	Yes	
4.3	Windows open and close properly / keys present and free of issues	Yes	
4.4	Walls / woodwork are free of issues	Yes	

4. CONFIRM & CHECK KITCHEN (CONT.)			
4.5	Power / switch points fixed / safe to use and free of issues	Yes	
4.6	Heating / radiators / controls fitted / working and free of issues		
4.7	Kitchen units are fitted and free of issues	No	Glue residue to bottom right right door Needs Cleaning
4.8	Sink / taps fitted / working and free of issues	No	Bowl is scratched marked to left Needs Maintenance
4.9	Oven / hob / extractor hood fitted / and free of issues	No	Hob - back left burner not igniting Extractor hood - smeared and greasy to the touch Oven - dusty to shelving Needs Maintenance Needs Cleaning
4.10	White goods fitted / working and free of issues	No	Small nick to middle above right of freezer compartment Needs Maintenance
4.11	Flooring is down / safe to use and free of issues	Yes	Small indents to right of washer /dryer Needs Maintenance



Ref # 4.2



Ref # 4.7



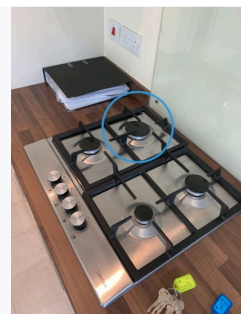
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Ref # 4.7

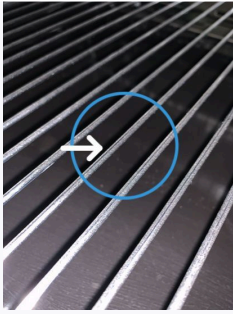


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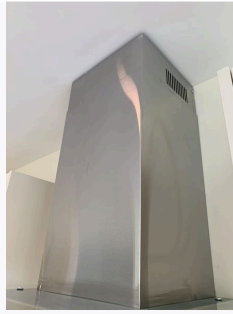


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4. CONFIRM & CHECK | KITCHEN (CONT.)



Ref # 4.9



Ref # 4.9



Ref # 4.10



Ref # 4.11

5. CONFIRM & CHECK | BED 1



Ref #5

Ref	Name	Answer	Comments
5.1	Doors open and close properly / keys present and free of issues	Yes	No lock fitted - not required
5.2	Door frames fitted and free of issues	No	Pencil mark to top right corner Needs Cleaning
5.3	Windows open and close properly / keys present and free of issues	Yes	
5.4	Walls / woodwork are free of issues	Yes	
5.5	Power / switch points fixed / safe to use and free of issues	Yes	

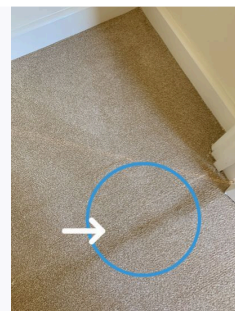
5. CONFIRM & CHECK BED 1 (CONT.)			
5.6	Heating / radiators / controls fitted / working and free of issues	No	Very small chip to top left corner Needs Maintenance
5.7	Flooring is down / safe to use and free of issues	Yes	
5.8	Other - Recessed Cupboard fitted with all required components and free of issues		No threshold - dips to entrance Needs Maintenance



Ref # 5.2

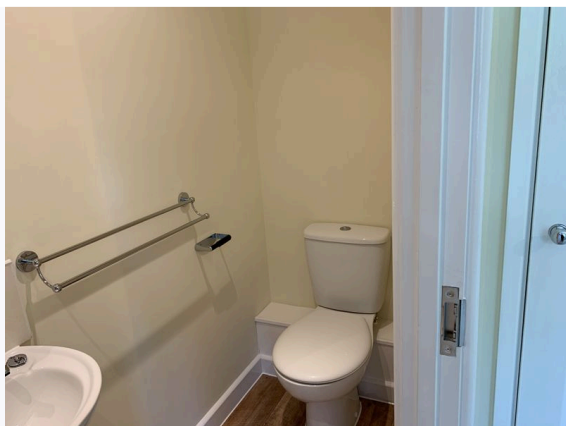


Ref # 5.6



Ref # 5.8

6. CONFIRM & CHECK | EN SUITE

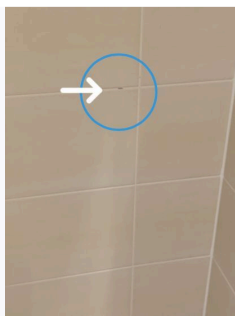


Ref #6

Ref	Name	Answer	Comments
6.1	Doors open and close properly / keys present and free of issues	Yes	
6.2	Door frames fitted and free of issues	Yes	
6.3	Windows open and close properly / keys present and free of issues	N/A	
6.4	Walls / woodwork are free of issues	No	Small gap to sealant to back wall - top right Needs Maintenance
6.5	Power / switch points fixed / safe to use and free of issues	Yes	

6. CONFIRM & CHECK | EN SUITE (CONT.)

6.6	Heating / radiators / controls fitted / working and free of issues	Yes	
6.7	Sanitary wear fitted / working and free of issues	Yes	
6.8	Bath fitted / working and free of issues	N/A	
6.9	Shower Unit fitted / working and free of issues		
6.10	Flooring is down / safe to use and free of issues		
6.11	Other		



Ref # 6.4

7. CONFIRM & CHECK | BED 2



Ref #7

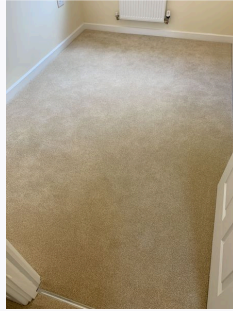
Ref	Name	Answer	Comments
7.1	Doors open and close properly / keys present	Yes	
7.2	Door frames fitted and free of issues	Yes	
7.3	Windows open and close properly / keys present and free of issues	No	Trickle vents not opening Needs Maintenance
7.4	Walls / woodwork are free of issues	Yes	

7. CONFIRM & CHECK | BED 2 (CONT.)

7.5	Power / switch points fixed / safe to use and free of issues	Yes	
7.6	Heating / radiators / controls fitted / working and free of issues	Yes	
7.7	Flooring is down / safe to use and free of issues	Yes	
7.8	Other		



Ref # 7.3



Ref # 7.7

8. CONFIRM & CHECK | BATHROOM



Ref #8

Ref	Name	Answer	Comments
8.1	Doors open and close properly / keys present	Yes	
8.2	Door frames fitted and free of issues	Yes	
8.3	Windows open and close properly / keys present	Yes	
8.4	Walls / woodwork are free of issues	Yes	
8.5	Power / switch points fixed / safe to use	Yes	
8.6	Heating / radiators / controls fitted / working and free of issues	Yes	

8. CONFIRM & CHECK BATHROOM (CONT.)			
8.7	Sanitary wear fitted / working and free of issues	Yes	
8.8	Bath fitted / working and free of issues	Yes	
8.9	Shower Unit fitted / working and free of issues	N/A	
8.10	Flooring is down / safe to use and free of issues	No	White spot marks to bath edge Needs Cleaning
8.11	Other - Accessories - safe to use and free of issues	No	Small paint spots to towel rail Needs Cleaning



Ref # 8.10



Ref # 8.11

Needs Replacing		
Ref	Responsibility	Comments
1.1 Confirm & Check External » Garden / outside area(s) works / planting complete	N/A	Grass is dry / patchy

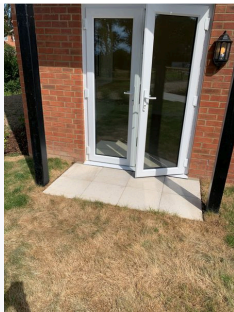
Miscellaneous Actions			
Ref	Responsibility	Action	Comments
2.2 Confirm & Check Entrance / Hallway » Windows open and close properly / keys present and free of issues	N/A	Replace Lock	Lock to be replaced

Needs Maintenance		
Ref	Responsibility	Comments
2.3 Confirm & Check Entrance / Hallway » Walls / woodwork are free of issues	N/A	Requires small repair / touch up
3.4 Confirm & Check Lounge » Walls / woodwork are free of issues	N/A	Requires touch up

Needs Maintenance		
4.1 Confirm & Check Kitchen » Doors open and close properly / keys present and free of issues	N/A	Requires small repair / touch up
4.1 Confirm & Check Kitchen » Doors open and close properly / keys present and free of issues	N/A	Strip to be trimmed
4.8 Confirm & Check Kitchen » Sink / taps fitted / working and free of issues	N/A	Requires repair / scratch removal
4.9 Confirm & Check Kitchen » Oven / hob / extractor hood fitted / and free of issues	N/A	Requires investigation / replacement
4.10 Confirm & Check Kitchen » White goods fitted / working and free of issues	N/A	Requires small repair / touch up
4.11 Confirm & Check Kitchen » Flooring is down / safe to use and free of issues	N/A	Repair to area
5.6 Confirm & Check Bed 1 » Heating / radiators / controls fitted / working and free of issues	N/A	Requires small repair / touch up
5.8 Confirm & Check Bed 1 » Other - Recessed Cupboard fitted with all required components and free of issues	N/A	Threshold to be fitted
6.4 Confirm & Check En Suite » Walls / woodwork are free of issues	N/A	Requires small repair
7.3 Confirm & Check Bed 2 » Windows open and close properly / keys present and free of issues	N/A	Repair / replace

Needs Cleaning		
Ref	Responsibility	Comments
3.1 Confirm & Check Lounge » Doors open and close properly / keys present and free of issues	N/A	Light clean required
4.7 Confirm & Check Kitchen » Kitchen units are fitted and free of issues	N/A	Glue to be removed and area cleaned down

Needs Cleaning		
4.9 Confirm & Check Kitchen » Oven / hob / extractor hood fitted / and free of issues	N/A	Requires light cleaning
5.2 Confirm & Check Bed 1 » Door frames fitted and free of issues	N/A	Requires touch up
8.10 Confirm & Check Bathroom » Flooring is down / safe to use and free of issues	N/A	Requires light cleaning
8.11 Confirm & Check Bathroom » Other - Accessories - safe to use and free of issues	N/A	Requires light cleaning



Ref # 1.1



Ref # 1.1



Ref # 1.1



Ref # 2.2



Ref # 2.3



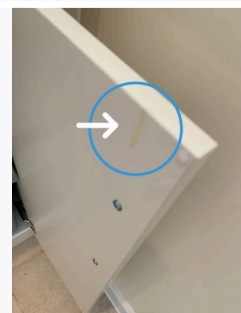
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Ref # 3.1



Ref # 3.4



Ref # 4.7



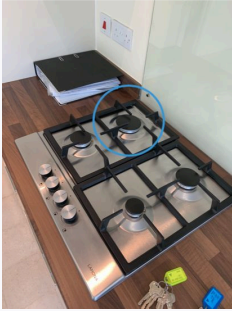
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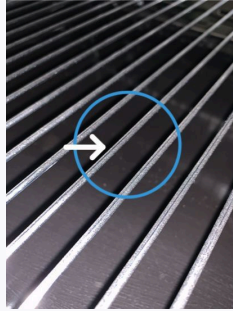
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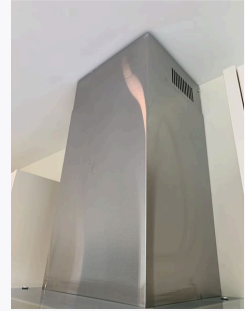
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Ref # 4.9



Ref # 4.10



Ref # 4.11



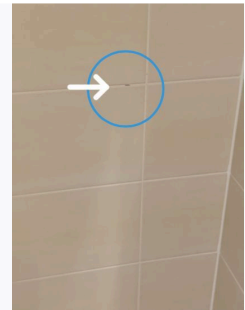
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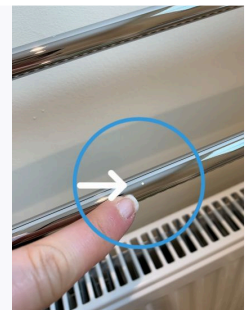
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Ref # 7.3



Ref # 8.10



Ref # 8.11

Declaration

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

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