



Example Report Ref: 5642

Example Report Date: xx/xx/xxxx

Example Report REPORT

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Snagging Survey/ Investigation and Report

Client:

XXXX XXXXXX

Site Location:

Address Address

Address Address

Address Address

Scope of works: Attendance to undertake an internal and external snagging survey to the main property structure, with the provision of a comprehensive report including recommendations for future action. Where necessary, images would be included within the report to highlight. We would look for missing or discontinuous insulation with the thermal camera also, and discuss this at the end of the report. The aim of the survey would be to highlight areas requiring snagging and alteration to meet with point of sale expectation.

Permissions: Strictly non-destructive assessment.

Attending Operative(s): FLIR (ITC) Level 2 IR Thermographic Consultant and IICRC Water Damage Restoration & Applied Structural Drying Technician James de Miguel MSc MFPWS.

Report: Upon attendance on the xx/xx/xx, items were listed requiring attention of those responsible for ensuring the property presentable following sale, to the following areas:

Kitchen & Open Plan Dining Area:

Staining to kitchen sink cupboard.



- Fix slow leak from kitchen sink drainage.
- Fix wobble in kitchen tap trunk.
- Neaten grey silicone junctions with glass upstands and granit work tops to the left of the oven.

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Remove adhesive staining marks between white cupboard units and up fitted kitchen units.



• Resolve painting discontinuity above kitchen units.





- Clean dirty finger marks on white ceiling panel above kitchen or repaint.
- Clean paint from extractor plastic midway across open plan dining area ceiling.
- Resolve floor adhesive issues at skirting level with floor.
- Resolve silicone splits with door frame and paint on the frame.







Correctly terminate floor junction with rear door frame. And remove paint from floor.







• Touch up skirting paint and filler marks next to doors.



• Remove blue marks from skirtings.



• Tidy door blemishes and marks.





Why is one of the central lights capped off? This is a key light for lighting in the hall.



• Remedy paint shrinkage to the right of the kitchen room entrance door.



- Remove paint to front door inner architrave.
- Resolve grinning and missing paint to caulked junction with front door architrave to left of front door.



• Touch up hallway skirting paintwork junctions with floor where residual adhesive remains on skirtings.







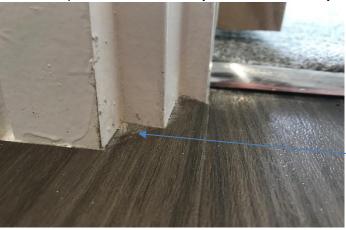


Remove paint and polish out scratches from threshold bar into central rear bedroom.





• Why is the floor lifted at the junction with the door jamb into the rear central bedroom?



- Resolve paint and caulking discontinuity with bathroom door architrave.
- Damage to the top right of the bathroom door.



• Unpainted corner woodwork where lock latch recess has been chiselled into bathroom.





Hallway heating cupboard:

Top door hinges not screwed in.



• Untidy paintwork around ventilation and heating and cooling switches, as well as other switches.



• Untidy extraction ventilation hole penetration points and missing paint.





- Pencil marks on walls still around and above pipes.
- Poor finish around plumbing behind washing machine.
- Oxidation on piping already; consider reason and longevity implications.





Splitting floor junctions behind washing machine.





- Washing machine position prevents service cupboard door from closing properly.
- Doors do not sit flush at the top or bottom and left door squeaks when opened and closed.

Coms cupboard:

Ceiling light plastic broken.



- Paintwork to inner right elevation wall very poor and prep work neglected/ not rubbed down or filled.
- Plastic ceiling light sensor needs cleaning of excess paint.

Central rear bedroom:

• Corner skirting with wall caulking split/ thin paint and grinning directly opposite door.





• Skirting to window frame abutments unclean finish.





• Dirty window frame abutments with wall: see near hinges.



Rear left elevation master bedroom:

- Door threshold needs cleaning of sticky plastic packaging residue.
- Ceiling hatch just inside doorway has dirtied edges.
- Hairline cracking above door architrave running vertically from architrave to ceiling.



• Chip out of the top of the hallway facing door elevation woodwork (jamb).



- Thinned paint and grinning plaster to the left of the door architrave.
- Marks to the inside bathroom door architrave and jamb.
- Blue marks around bathroom door latch.
- Caulking thin and grinning around architrave door to bathroom.
- Fuse spur plastic housing proud of wall with gap around it to the left of the ensuite bathroom door.





Significant scratches on the metal plug plate.



• Skirting to wall junction separating; fine cracking to the right of the rear door.



Many marks on rear white door frames and paint splashes, particularly around the hinges.

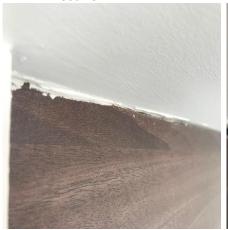


Poorly seated light switch to control external lights. Gaps around it.





 Caulk and paint flicks in built in wardrobe woodwork and open junction between ceiling and built in wardrobe woodwork.





Ensuite:

- Loose plastic rattling hand-held shower chromed plastic.
- No seal around chrome shower control plate or handheld shower wall plates.
- White corner ceiling junctions with brown silicone upstands need touching up either side of the bathroom wall cabinet.
- Paint on tiles to the right of the inner architrave if looking back at the door.

Main bathroom:

- Door jamb/ frame decorative discontinuity by upper door hinge.
- Paint on tiles around door architrave.
- Ceiling lights x2 not working above bath and above the toilet.
- Under sink wooden cabinet Wallnut screw caps missing.



- Light under cabinet to the left of the sink not working.
- Missing silicone seal between shower screen and the side of the bath tub.



• Loose shower controls (rattle) and no seals between shower control chrome panels and the tiled walls.





Hallway cupboard: opposite master bedroom:

- Paint on sensor plastic.
- Poor prep work to walls prior to painting observed around the door architrave.
- 3mm gap between floor and skirting open along right hand elevation.



Rear balcony:

- Glass to balcony and to doors needs cleaning, and minor scratches addressing.
- Lots of staining and discolouration of paintwork to the rear white walls.







- Ceiling panels need cleaning.
- Varying lengths of metal glass upstands caps could be more uniform with less separation gaps.



- No silicone edging seals around external light junctions with walls.
- Missing net layer between balcony above and wall look up into the gap between balcony above and wall of the kitchen balcony for reference.



Front kitchen balcony:

- Cleaning of glass and door, and door frames required.
- Paint on door sill and frame work.





• Early signs of rusting oxidation on party fence wall white painted metalwork.



• Paint on door framework.



- Untidy door silicone seals (external).
- Why welded metal balcony parapet tops on front balcony but not on the back?
- Silicone smears in corner of metalwork to balcony.
- Light scratching to glass.

END OF REPORT



