ALEXANDERSTOCK
PROFESSIONAL SNAGGING SERVICES

NEW BUILD SNAGGING SURVEY



Prepared for

SAMPLE REPORT

Prepared by

GARETH STOCK

Inspection date:

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Property Inspection Report

Sample Report

Builder	Sample
Plot Number	Sample
Occupation Date	Sample
Inspection Date	Sample

Inspection Summary

This report documents property defects, required repairs, and improvement recommendations.

Executive Summary

This inspection report provides a detailed assessment of sample report. This report was generated on

60 Total Snags	17 Rooms/Areas Considered

2 HIGH	16 MEDIUM	42 LOW
60 ACTIVE	0 SCHEDULED	0 RESOLVED

Note: Severity ratings are assigned by the homeowner or assigned individual(s) based on their assessment of each defect. An ongoing dialog is needed with all relevant parties to determine the priority level of each item to ensure timely remediation.

Living Room

2 Defects

Defect #1

ACTIVE

SHRINKAGE CRACKS ABOVE PIR



Under NHBC Standards Chapter 9.1 (A Consistent Approach to Finishes), specific allowances are made for drying shrinkage and minor differential movement where walls meet ceilings (the ceiling angle/junction). Cracks exceeding 2 mm consistently along the junction, or those showing signs of displacement, shearing, structural sagging, or a lack of proper mechanical fixing (such as severe plasterboard 'nail pops' or loose tape joints), fall outside acceptable tolerances and require remedial action by the builder.

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Defect #2

ACTIVE

BAY WINDOW



Under NHBC Standards Chapter 9.1, the internal junction where plastered or dry-lined reveals meet window and door frames requires specific detailing to ensure a neat finish, accommodate material movement,and prevent cracking
A continuous, smooth, and uniform bead of flexible sealant (mastic) must bridge the small gap between the finished reveal and the window frame.

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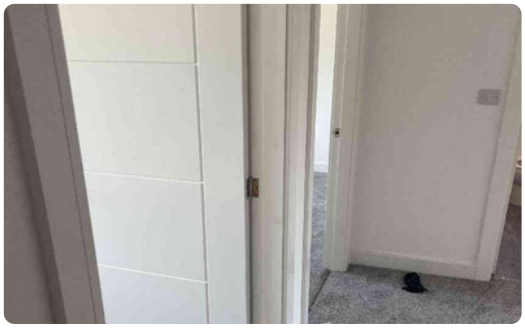
Bedroom 3

3 Defects

Defect #3

ACTIVE

DOOR CASING



Under the NHBC Standards, guidelines regarding paint finishes, joinery preparation, and resin bleed are covered primarily under Chapter 9.1 (A Consistent Approach to Finishes) and cross-referenced with Chapter 9.5 / relevant British Standards (like BS 6150) for painting. The Standard Expectation: Under Chapter 9.1.10 and general workmanship requirements, painted joinery must present a uniform color and appearance when viewed under normal lighting from a standard viewing distance (typically 2 metres for internal elements). If discolouration from knots is clearly visible and obtrusive from this distance, it constitutes a defect. Natural Variation Caveat: NHBC notes that active, highly resinous live knots in timber can sometimes force resin through even standard coatings. However, the builder is still contractually responsible for ensuring proper preparation and barrier application to prevent premature failure.

Created: 12/08/26

Defect #4

ACTIVE

CRACKS TO CEILING



If ceiling cracks exceed acceptable tolerances (i.e., greater than 2 mm, structurally unstable, or visually obtrusive):
1. Investigation: The builder must verify whether the crack is purely cosmetic (surface plaster/skim shrinkage) or structural (joist deflection, roof truss movement, or inadequate board fixing).

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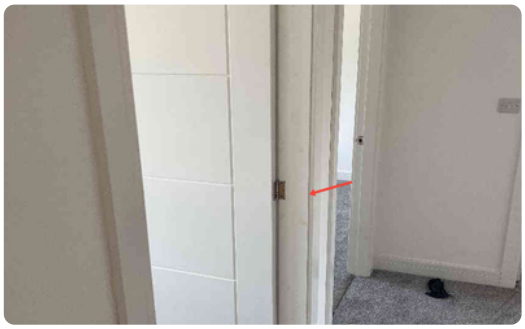
Defect #5

ACTIVE

MISSING SCREWS- DOOR HINGE

Under NHBC Standards (specifically governing components, ironmongery, and workmanship under Chapters 6.7 and 9.1), missing or incomplete fixings on door hinges are considered a clear installation defect.

Created: 12/08/26



Kitchen

7 Defects

Defect #6

ACTIVE

WINDOW- PLASTER MEETING THE WINDOW FRAME

Under NHBC Standards Chapter 9.1, the internal junction where plastered or dry-lined reveals meet window and door frames requires specific detailing to ensure a neat finish, accommodate material movement, and prevent cracking
A continuous, smooth, and uniform bead of flexible sealant (mastic) must bridge the small gap between the finished reveal and the window frame.



Created: 12/08/26

Defect #7

ACTIVE

WORK TOP- OVERSPILL OF GLUE

NHBC Chapter 9.1 states that fitted furniture, including worktops and their joints, must have a neat, clean, and appropriate visual appearance



Created: 12/08/26

Defect #8

ACTIVE

WORK TOP MEET PLASTER- FAILED SILICONE SEAL



Under NHBC Standards (specifically Chapter 9.1 – Joint Sealants and Fitted Furniture), a failed, cracking, shrinking, or poorly applied mastic seal between a kitchen worktop edge and the wall plaster is classified as a workmanship defect that requires remediation. Functional Failure (Water Ingress Protection): The primary purpose of the mastic bead between a worktop and a wall (or tiled splashback) is to prevent water, moisture, and debris from tracking down behind the units into the base units and structural carcass. If the seal has failed, split, or pulled away, it leaves the vulnerable rear edge or chipboard core exposed to moisture—constituting an immediate functional failure.

Created: 12/08/26

Defect #9

ACTIVE

FRENCH DOORS- PLASTER MEETS THE FRAME



Under NHBC Standards Chapter 9.1, the internal junction where plastered or dry-lined reveals meet window and door frames requires specific detailing to ensure a neat finish, accommodate material movement, and prevent cracking
A continuous, smooth, and uniform bead of flexible sealant (mastic) must bridge the small gap between the finished reveal and the window frame.

Created: 12/08/26

Defect #10

ACTIVE

KITCHEN DOOR- NOT CLOSING FULLY



Under NHBC Standards (specifically Chapter 6.7 – Doors, Windows and Glazing and Chapter 9.1 – A Consistent Approach to Finishes), internal doors that fail to close, bind, or rub on flooring are classified as a defective installation that requires correction by the builder.
Builder's Responsibility for Coordination: If the developer is supplying and fitting both the flooring (or designated standard carpets/laminate) and the internal doors, they are fully responsible for ensuring correct clearances. A door scraping a newly fitted carpet, rug, or hard floor indicates poor coordination or failure to trim/adjust the door prior to handover.

Created: 12/08/26

Defect #11

ACTIVE

KICKBOARDS INSTALLED UPSIDE DOWN



Under NHBC Standards (specifically Chapter 9.1 – Fitted Furniture and Finishes), installing a kitchen plinth (kickboard) upside down—where a profiled, decorative edge. Incorrect Orientation / Untidy Finish: Plinths are manufactured with specific top and bottom edges. Factory-applied edge banding or decorative routing is meant to sit uppermost against or beneath the cabinet carcass, while any trimmed or square raw edge is meant to be concealed at the bottom near the floor (often protected by a plinth sealing strip or hidden by a rubber gasket). Reversing it exposes the wrong profile or leaves a raw/incorrect edge detail visible, disrupting the harmonious look of the kitchen.

Created: 12/08/26

Defect #12

ACTIVE

DOORS ON WALL UNITS- NOT CLOSING

Under NHBC Standards (specifically Chapter 9.1 – Fitted Furniture), kitchen wall unit doors that fail to close properly, bind against adjacent carcasses, or sit out of alignment are classified as a defective installation requiring adjustment or repair.

Created: 12/08/26



Master Bedroom

6 Defects

Defect #13

ACTIVE

DOOR CASING - KNOTS BLEEDING THROUGH THE PAINTWORK



Under the NHBC Standards, guidelines regarding paint finishes, joinery preparation, and resin bleed are covered primarily under Chapter 9.1 (A Consistent Approach to Finishes) and cross-referenced with Chapter 9.5 / relevant British Standards (like BS 6150) for painting. The Standard Expectation: Under Chapter 9.1.10 and general workmanship requirements, painted joinery must present a uniform color and appearance when viewed under normal lighting from a standard viewing distance (typically 2 metres for internal elements). If discolouration from knots is clearly visible and obtrusive from this distance, it constitutes a defect. Natural Variation Caveat: NHBC notes that active, highly resinous live knots in timber can sometimes force resin through even standard coatings. However, the builder is still contractually responsible for ensuring proper preparation and barrier application to prevent premature failure.

Created: 12/08/26

Defect #14

ACTIVE

DOOR HEAD LEADING INTO EN-SUITE-CRACKS



Under NHBC Standards (specifically Chapter 9.1 –Finishes and Chapter 10.1 – External Masonry / Internal Dry Lining), large cracks appearing in the plaster above internal doors are classified as a defect requiring assessment to determine whether they are cosmetic shrinkage cracks or structural movement.

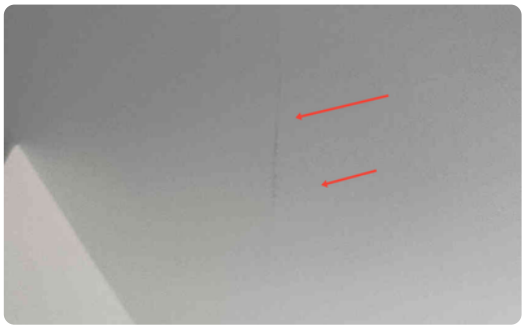
Created: 12/08/26

Defect #15

ACTIVE

CEILING- MULTIPLE PLASTER CRACKS

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 10.1 / relevant structural chapters), multiple cracks appearing in a plastered ceiling are classified as a defect that requires assessment to determine their severity, extent, and underlying cause.



Created: 12/08/26

Defect #16

ACTIVE

DOOR LEADING INTO EN-SUITE- NOT FULLY CLOSING

Under NHBC Standards (specifically Chapter 6.7 – Doors, Windows and Glazing and Chapter 9.1 – A Consistent Approach to Finishes), internal doors that fail to close, bind, or rub on flooring are classified as a defective installation that requires correction by the builder.
Builder's Responsibility for Coordination: If the developer is supplying and fitting both the flooring (or designated standard carpets/laminate) and the internal doors, they are fully responsible for ensuring correct clearances. A door scraping a newly fitted carpet, rug, or hard floor indicates poor coordination or failure to trim/adjust the door prior to handover.



Created: 12/08/26

Defect #17

ACTIVE

BELOW WINDOWSILL- PLASTER HOLES

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Plastering/Dry Lining), holes, gaps, or poorly made-good plaster underneath a windowsill are classified as a workmanship and visual finish defect that requires rectification.

Created: 12/08/26



Defect #18

ACTIVE

WINDOW FRAME- MEETS PLASTER

Under NHBC Standards Chapter 9.1, the internal junction where plastered or dry-lined reveals meet window and door frames requires specific detailing to ensure a neat finish, accommodate material movement, and prevent cracking
A continuous, smooth, and uniform bead of flexible sealant (mastic) must bridge the small gap between the finished reveal and the window frame.

Created: 12/08/26



Bedroom 2

3 Defects

Defect #19

ACTIVE

CEILING- PAINT FILLER STILL SHOWING

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Decoration), visible lumps of paint filler, heavy caulk smears, or poor making-good around a ceiling pendant light drop are classified as a workmanship and visual finish defect.

Created: 12/08/26



Defect #20

ACTIVE

WINDOW- MEETS PLASTER

Under NHBC Standards Chapter 9.1, the internal junction where plastered or dry-lined reveals meet window and door frames requires specific detailing to ensure a neat finish, accommodate material movement, and prevent cracking
A continuous, smooth, and uniform bead of flexible sealant (mastic) must bridge the small gap between the finished reveal and the window frame.

Created: 12/08/26



Defect #21

ACTIVE

CEILING- MULTIPLE PLASTER CRACKS

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 10.1 / relevant structural chapters), multiple cracks appearing in a plastered ceiling are classified as a defect that requires assessment to determine their severity, extent, and underlying cause.

Created: 12/08/26



Gable Side

2 Defects

Defect #22

ACTIVE

GAS BOX DOOR- BROKEN LOWER HINGE

Under NHBC Standards (specifically Chapter 10.1 – External Cladding and Services / Manufacturer Guidelines), a broken, cracked, or jammed gas meter box hinge is classified as a defective installation or damaged component that must be rectified prior to or at handover.



Created: 12/08/26

Defect #23

ACTIVE

BOILER OVERFLOW PIPE

Under NHBC Standards (specifically Chapter 6.9 – Mechanical and electrical services and Chapter 7.2 /8.1 regarding weather-tightness and thermal insulation), a boiler condensate or pressure relief overflow pipe penetration through an external wall
that is not fully sealed around its entire perimeter is classified as a defective installation requiring immediate remediation.



Created: 12/08/26

Downstairs WC

2 Defects

Defect #24

ACTIVE

FLOORING CUT SHORT

Under NHBC Standards (specifically Chapter 9.1 – Finishes) and standard flooring installation guidelines, sheet vinyl or linoleum (often referred to as "linoleum" or "lino") in a bathroom that has been cut short—leaving gaps at the edges, failing to reach the skirting boards, or exposing the subfloor—is classified as a defective installation and poor workmanship. a bead of silicon around the perimeter would be recommended



Created: 12/08/26

Defect #25

ACTIVE

YELLOWING TO THE SKIRTING BOARDS AND DOOR

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 9.5 – Painting and Decorating), visible yellowing showing through on internal woodwork like skirting boards and doors points to a materials or specification issue that may require remediation depending on the age of the property and the severity of the discolouration.
NHBC Chapter 9.1 and 9.5 state that painted woodwork must present a uniform colour, texture, and finish when viewed under normal lighting conditions from a normal inspection distance (typically 2 metres). A stark yellow tint breaking through a white finish disrupts the required uniform appearance.



Created: 12/08/26

Up Stairs Landing

2 Defects

Defect #26

ACTIVE

LOOSE SPINDLES

Under NHBC Standards (specifically Chapter 6.7 – Doors, Windows and Glazing / Stairs and Balustrades), loose staircase spindles (balusters) are classified as a critical structural safety defect that requires immediate remediation.



Created: 12/08/26

Defect #27

ACTIVE

DOOR LEADING INTO CUPBOARD- NOT CLOSING

Under NHBC Standards (specifically Chapter 6.7 – Doors, Windows and Glazing and Chapter 9.1 – A Consistent Approach to Finishes), internal doors that fail to close, bind, or rub on flooring are classified as a defective installation that requires correction by the builder.
Builder's Responsibility for Coordination: If the developer is supplying and fitting both the flooring (or designated standard carpets/laminate) and the internal doors, they are fully responsible for ensuring correct clearances. A door scraping a newly fitted carpet, rug, or hard floor indicates poor coordination or failure to trim/adjust the door prior to handover.



Created: 12/08/26

En-suite

8 Defects

Defect #28

ACTIVE

SHOWER TRAY

NHBC Chapter 9.1 and general industry guidelines dictate that a newly constructed home must be presented in a clean, habitable, and fully operational state. All sanitaryware—including baths, basins, WCs, and shower trays—must be thoroughly cleaned and free from trade waste, dust, cement splashes, and chemical residues before occupation.



Created: 12/08/26

Defect #29

ACTIVE

VANITY UNIT- DOORS NOT LINED UP

(9.1 – Fitted Furniture), bathroom vanity unit doors that are misaligned, uneven, or out of square are classified as a defective installation and visual finish defect requiring adjustment.



Created: 12/08/26

Defect #30

ACTIVE

SHOWER ENCLOSURE



Under NHBC Standards (specifically Chapter 9.1 – Finishes and Sanitaryware Installations / Wet Areas), a shower enclosure installed without a required bead of silicone sealant is classified as a critical water-tightness and installation defect.
Water-Tightness and Water Ingress Protection: The primary purpose of a shower enclosure is to contain water and prevent it from escaping into the surrounding room fabric, wall cavities, or subfloors. Omitting the external and/or internal silicone seal around the frame joints and where the frame meets the shower tray or tiled walls creates an immediate leak path. Water will track through screw holes, gaps in the frame joints, or under the wall profiles during normal use.

Created: 12/08/26

Defect #31

ACTIVE

FLOOR - NO BEAD OF SILICONE



Under NHBC Standards (specifically Chapter 9.1 – Finishes and Wet Areas / Flooring), omitting a silicone or flexible sealant bead around the perimeter of an ensuite floor where it meets the skirting boards is classified as a defective installation and water-tightness risk.

Created: 12/08/26

Defect #32

ACTIVE

TOILET- DIRTY

Habitable and Clean Handover Condition: NHBC guidelines require that every new home is presented in a clean, hygienic, and fully operational state. All sanitaryware—including WCs, basins, baths, and shower trays—must be thoroughly cleaned and sanitized, free from construction dust, trade waste, cement splashes, adhesive, and packaging residues.



Created: 12/08/26

Defect #33

ACTIVE

BEHIND TOILET- POOR FINISH

Completeness of Finishes: NHBC Chapter 9.1 dictates that all wall surfaces, including areas that may be partially obscured by sanitaryware, must be fully plastered, skimmed, and decorated (or properly prepared) to a consistent standard. Plasterers cannot leave backing coats exposed, large gaps, or unskimmed patches simply because a fixture will be installed in front of them.



Created: 12/08/26

Defect #34

ACTIVE

WINDOW CILL- 10MM OUT OF LEVEL

Levelness Tolerances: NHBC standards require that window boards (cills) must be installed level and plumb. A deviation of 10mm across the span of a domestic window board is well outside acceptable building tolerances (which typically require alignment within a few millimetres). A slope of this magnitude is visibly noticeable and can cause items placed on the cill to slide off.



Created: 12/08/26

Defect #35 ACTIVE

PLASTER CRACK ABOVE DOOR HEAD

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 10.1 – External Masonry / Internal Dry Lining), large cracks appearing in the plaster above internal doors are classified as a defect requiring assessment to determine whether they are cosmetic shrinkage cracks or structural movement.



Created: 12/08/26

Loft

1 Defects

Contains 1 high-priority defects requiring immediate attention

Defect #36

ACTIVE

NO LATERAL RESTRAINT STRAPS ON GABLE WALL



Under NHBC Standards (specifically Chapter 6.1 – External Masonry Walls and Chapter 7.2 – Pitched Roofs) and UK Building Regulations (Approved Document A), missing lateral restraint straps on a gable end wall in the loft space is classified as a major structural defect and critical safety non-compliance.

A masonry gable wall is vulnerable to wind loading and suction. Without mechanical ties securing the peak of the wall back into the roof structure, the unbraced brickwork or blockwork can bow, crack, or collapse outward or inward under high wind pressure.

Created: 12/08/26

Front Elevation

1 Defects

Defect #37

ACTIVE

NO MATERIAL IN THE JOINT OF THE ART STONE

Under NHBC Standards (specifically Chapter 6.1 – External Masonry Walls and Chapter 9.1 – Finishes / External Appearance), an arch stone or decorative feature stone on a windowcill (or head/cill detail) installed without a proper joint of mortar is classified as a defective installation and weather-tightness risk.



Created: 12/08/26

Upstairs Hall/Passage

1 Defects

Defect #38

ACTIVE

CEILING- PLASTER CRACKS

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 10.1 / relevant structural chapters), multiple cracks appearing in a plastered ceiling are classified as a defect that requires assessment to determine their severity, extent, and underlying cause.



Created: 12/08/26

Rear Of Property

6 Defects

Contains 1 high-priority defects requiring immediate attention

Defect #39

ACTIVE

GARDEN LATCH

Under NHBC Standards (specifically Chapter 9.1 – Finishes and External Works / Fences, Gates, and Boundaries), a garden gate latch that is misaligned and missing screws is classified as a defective installation and incomplete workmanship issue.

Created: 12/08/26



Defect #40

ACTIVE

NO SILICONE SEAL UNDERNEATH THE FRENCH DOORS

Under NHBC Standards (specifically Chapter 6.7 – Doors, Windows and Glazing and Chapter 7.2 / 9.1 – External Weather-Tightness), omitting a silicone or exterior sealant bead underneath external French doors where the threshold meets the external cill, brickwork, or paving is classified as a critical weather-tightness and installation defect.

Created: 12/08/26



Defect #41

ACTIVE

GARDEN- POORLY PRESENTED



Handover Standard: NHBC Chapter 9.1 and standard builder contracts require that all external garden areas—including topsoil beds, turfed lawns, or planted areas—are handed over in a clean, neat, and manageable condition. Leaving a garden overgrown with weeds, high grass, brambles, or covered in construction scrub indicates a complete failure of pre-handover preparation and garden maintenance.

Created: 12/08/26

Defect #42

ACTIVE

EXTRACTOR COVER- FELL OFF



Under NHBC Standards (specifically Chapter 6.9 – Mechanical and electrical services and Chapter 7.2 / 9.1 – External Finishes), an external extractor fan cowl or grille that has been attached using only silicone sealant instead of mechanical fixings—resulting in it falling off—is classified as a critical workmanship failure and non-compliant installation defect.

External weather louvres, cowls, and grilles must always be securely anchored to the external wall (brickwork, render, or cladding) using appropriate mechanical fixings—such as corrosion-resistant screws and wall plugs. Relying solely on adhesive or silicone to hold an external fitting subject to wind loading, vibration, and weathering is a severe breach of basic installation standards.

Created: 12/08/26

Defect #43

ACTIVE

GATE LOCK- NOT LINED UP CORRECTLY

Under NHBC Standards (specifically Chapter 9.1 – Finishes and External Works / Fences, Gates, and Boundaries), a garden gate lock or latch that is not lining up correctly is classified as a defective installation and workmanship defect requiring adjustment.



Created: 12/08/26

Defect #44

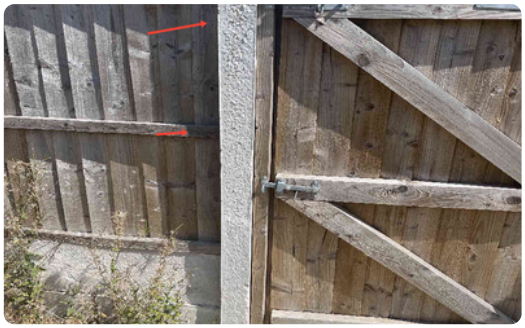
ACTIVE

FENCE POST - LOOSE

Under NHBC Standards (specifically Chapter 9.1 – Finishes and External Works / Fences, Gates, and Boundaries), a concrete fence post that is loose and not securely stable in the ground is classified as a critical structural and installation defect.

Key guidelines, structural requirements, and stability standards governing concrete fence posts include:

Structural Stability and Foundation Depth: Fence posts must be installed to a sufficient depth and solidly anchored into the ground to withstand lateral wind loads and strain from fence panels. A loose post indicates inadequate foundation depth, insufficient concrete/haunching mix, or a lack of proper compaction in the post-hole.



Created: 12/08/26

Downstairs Hall/Passage

6 Defects

Defect #45

ACTIVE

CUPBOARD UNDER THE STAIRS- NO PLASTER



Chapter 9.2 NHBC standards require that all accessible internal rooms, cupboards, and enclosed storage spaces are fully plastered, skimmed, and decorated (or prepared to a finished standard) consistent with the rest of the property. Leaving backing brickwork, blockwork, or raw timber framing exposed inside an under-stairs cupboard is a clear breach of basic finishing requirements.

Created: 12/08/26

Defect #46

ACTIVE

SHRINKAGE CRACKS IN THE ANGLE OF THE CEILING



Under NHBC Standards (specifically Chapter 9.1 – Finishes and Tolerances / Internal Ceilings and Walls), shrinkage cracks appearing in the internal ceiling angles (where the ceiling meets the walls or at plasterboard joints) are classified as finishes and making-good defects that the developer is responsible for resolving during the defect liability period.

Created: 12/08/26

Defect #47

ACTIVE

DOOR- PLASTER MEETS DOOR FRAME

Under NHBC Standards Chapter 9.1, the internal junction where plastered or dry-lined reveals meet window and door frames requires specific detailing to ensure a neat finish, accommodate material movement, and prevent cracking
A continuous, smooth, and uniform bead of flexible sealant (mastic) must bridge the small gap between the finished reveal and the door frame.



Created: 12/08/26

Defect #48

ACTIVE

SHRINKAGE CRACKS ABOVE A PIR

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Tolerances), plaster shrinkage cracks located in the ceiling angles (where the ceiling meets the walls) are classified as finishes and making-good defects that require rectification by the developer during the defect liability period.



Created: 12/08/26

Defect #49

ACTIVE

ISOLATOR SWITCH

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 6.9 – Electrical Services), an electrical isolator switch contaminated with building debris (such as plaster, paint, dust, or expanding foam) is classified as a defective installation and safety hazard.



Created: 12/08/26

Defect #50

ACTIVE

LAMINATE FLOOR

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 8.3 – Floor Finishes), laminate flooring lifting or peaking next to the front door is classified as a defective installation and moisture/expansion failure.

Created: 12/08/26



Bathroom

10 Defects

Defect #51

ACTIVE

PLASTER CRACKS IN CEILING

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 10.1 / relevant structural chapters), multiple cracks appearing in a plastered ceiling are classified as a defect that requires assessment to determine their severity, extent, and underlying cause.



Created: 12/08/26

Defect #52

ACTIVE

PLASTER MEETS WINDOW FRAME

Under NHBC Standards Chapter 9.1, the internal junction where plastered or dry-lined reveals meet window and door frames requires specific detailing to ensure a neat finish, accommodate material movement, and prevent cracking
A continuous, smooth, and uniform bead of flexible sealant (mastic) must bridge the small gap between the finished reveal and the window frame.



Created: 12/08/26

Defect #53

ACTIVE

BATHROOM DOOR- KNOTS BLEEDING THROUGH THE PAINTWORK



Under the NHBC Standards, guidelines regarding paint finishes, joinery preparation, and resin bleed are covered primarily under Chapter 9.1 (A Consistent Approach to Finishes) and cross-referenced with Chapter 9.5 / relevant British Standards (like BS 6150) for painting. The Standard Expectation: Under Chapter 9.1.10 and general workmanship requirements, painted joinery must present a uniform color and appearance when viewed under normal lighting from a standard viewing distance (typically 2 metres for internal elements). If discolouration from knots is clearly visible and obtrusive from this distance, it constitutes a defect. Natural Variation Caveat: NHBC notes that active, highly resinous live knots in timber can sometimes force resin through even standard coatings. However, the builder is still contractually responsible for ensuring proper preparation and barrier application to prevent premature failure.

Created: 12/08/26

Defect #54

ACTIVE

POORLY FITTED BATH PANNEL



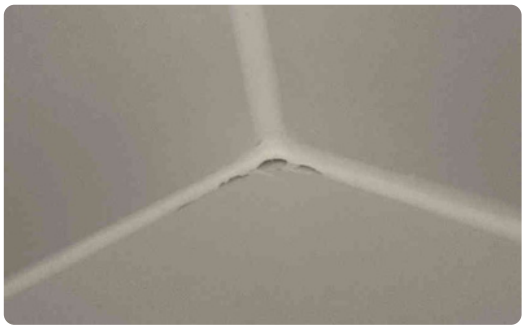
Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 9.2 – Wall Finishes / Plumbing and Sanitaryware), a poorly fitted bath panel is classified as a defective installation and incomplete finishing defect. Key guidelines, technical requirements, and standards governing bath panels include: Secure Fixings and Alignment: Bath panels (whether acrylic, timber, or tiled) must be fitted square, plumb, and securely anchored in place using appropriate concealed or neat corrosion-resistant fixings. A poorly fitted panel that bows, rattles, pops out of alignment, or leaves wide, uneven gaps indicates shoddy workmanship and a lack of proper battening or framing behind the panel.

Created: 12/08/26

Defect #55

ACTIVE

BATH- FAILED SILICONE SEAL



Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 9.2 – Wall Finishes / Sanitaryware), a failed, cracked, or missing silicone seal around the bath is classified as a defective weather-tightness and moisture-protection defect. Key guidelines, technical requirements, and risks governing bath sealing include: Water-Tightness and Prevention of Dampness: The seal between the bath rim and the adjacent tiled or plastered walls is the primary defence against water ingress. When silicone cracks, pulls away, or fails, shower and bath water can track behind the walls and underneath the tub. This leads to hidden dampness, rotting of timber studwork or battens, mold growth, and eventual damage to ceilings or floors below.

Created: 12/08/26

Defect #56

ACTIVE

NO BEAD OF SILICON AROUND THE PERIMETER OF THE FLOOR

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 8.3 – Floor Finishes), omitting a silicone or flexible sealant bead around the perimeter of a bathroom floor where it meets the skirting boards is classified as a defective moisture-protection and finishing detail.



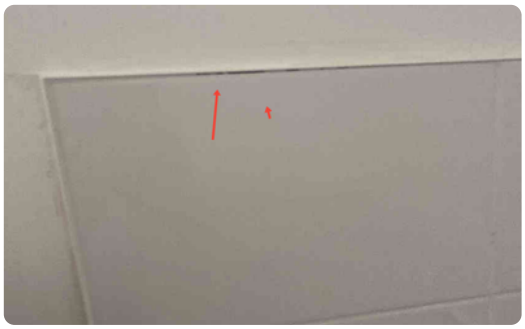
Created: 12/08/26

Defect #57

ACTIVE

TILES- MISSING GROUT

Chapter 9.1 requires all tiling and trim details to present a clean, uniform, and professional appearance. Unfilled grout joints along trim profiles create ragged, unfinished lines and collect dirt, soap scum, and bacteria over time.



Created: 12/08/26

Defect #58

ACTIVE

DECORATION - AROUND THE BATH TILES

NHBC Chapter 9.1 requires all finished surfaces—including decorative walls, ceilings, tile trims, and surrounding paintwork—to be clean, free from construction residue, and finished to a neat, professional standard. Leaving dried grout films, adhesive blobs, paint overspray, or smeared silicone around tiled areas indicates a lack of final pre-handover cleaning and poor trade coordination.



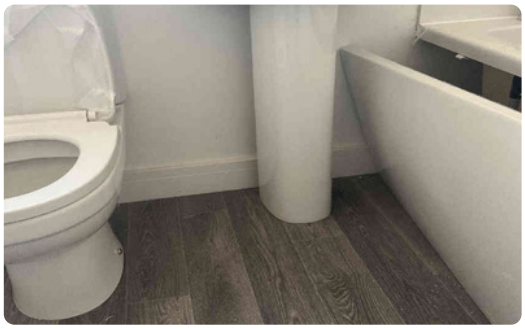
Created: 12/08/26

Defect #59

ACTIVE

SINK PEDESTAL- NOT MECHANICALLY FIXED

Under NHBC Standards (specifically Chapter 9.1 – Finishes and Chapter 9.2 / Plumbing and Sanitaryware), a wash basin pedestal that is not mechanically fixed or secured to the floor or wall is classified as a critical stability and safety defect.



Created: 12/08/26

Defect #60

ACTIVE

DECORATION- AROUND SPLASHBACK TILES

NHBC Chapter 9.1 requires all finished surfaces—including splashbacks, surrounding plaster, paintwork, and tiling—to be clean, free from construction residue, and finished to a neat, professional standard. Leaving blobs, smears, or tile adhesive, or grab adhesive around the edges of a sink splashback indicates a complete lack of final cleaning and poor trade coordination.



Created: 12/08/26

Quality Metrics

60	2	16	42
Total Defects	High Priority	Medium Priority	Low Priority

Required Actions

This report has been compiled by the property owner or a nominated person/business. Where possible, the following actions are required in response to the 60 defects documented in this report.

1. Acknowledge Receipt

Please confirm receipt of this report in writing within 5 working days, including a reference number for tracking purposes.

2. Prioritise High-Severity Items

There are 2 high-severity defects documented in this report. These require urgent attention and a proposed remediation plan should be agreed with all parties.

3. Schedule Medium-Severity Repairs

16 medium-severity defects require a scheduled repair date. All parties should work together to provide a remediation plan.

Provide a Written Remediation Plan

A full written response is requested detailing the proposed next steps and completion timeline for each snagging item listed in this report. All works must be carried out by qualified tradespeople to the standard required under your warranty obligations.

Carry Out All Works to Warranty Standard

All remediation works must be completed to the standard set out in the property's applicable warranty (e.g. NHBC Buildmark or equivalent). The property owner reserves the right to seek independent assessment if works are deemed inadequate.

Confirm Completion in Writing

Upon completion of each repair, written confirmation should be provided to the property owner including the date of completion, the contractor who carried out the works, and any follow-up actions required. This documentation will be retained for warranty records.

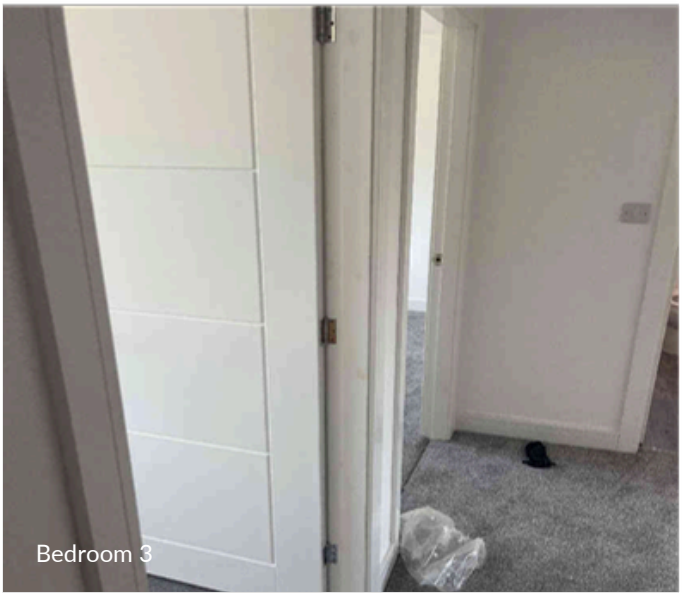
Failure to respond or remediate within the timelines above may result in the property owner escalating this matter to the relevant warranty provider, trade body, or seeking independent legal advice. All correspondence relating to this report should be directed to the property owner at the address stated on the cover page.

Appendix: Visual Collateral

The following pages provide the complete visual collateral for all snags.


Living Room


Living Room


Bedroom 3


Bedroom 3

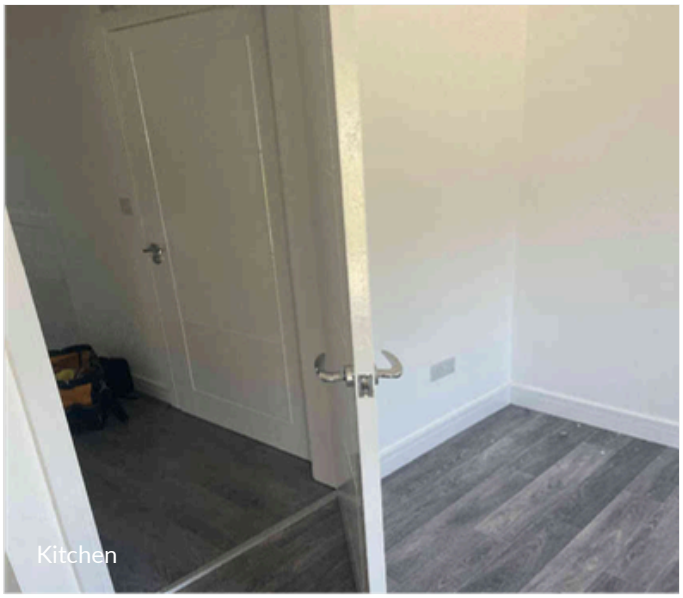

Bedroom 3


Kitchen


Kitchen

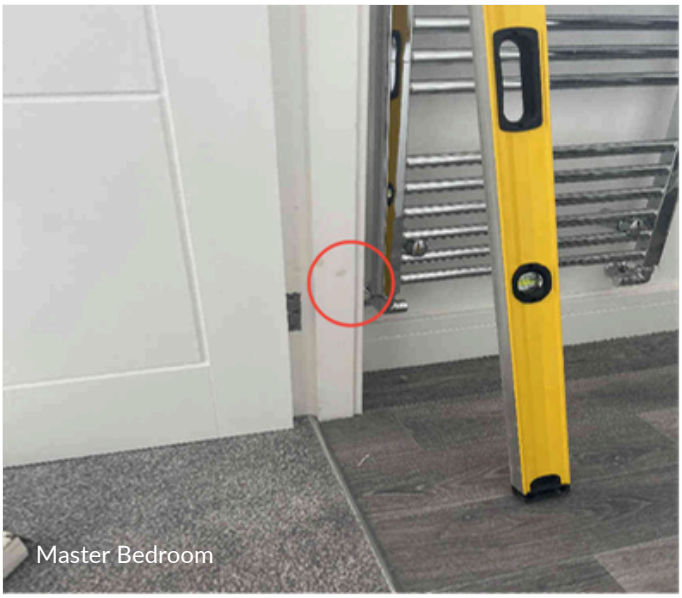

Kitchen


Kitchen

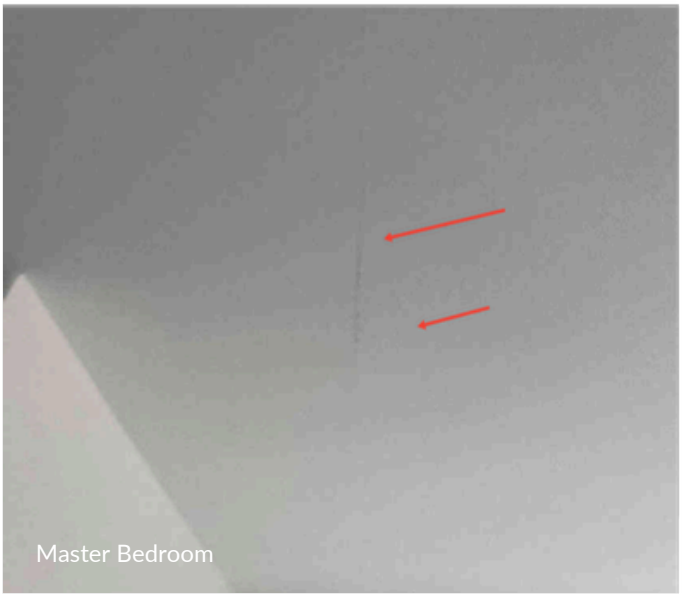

Kitchen

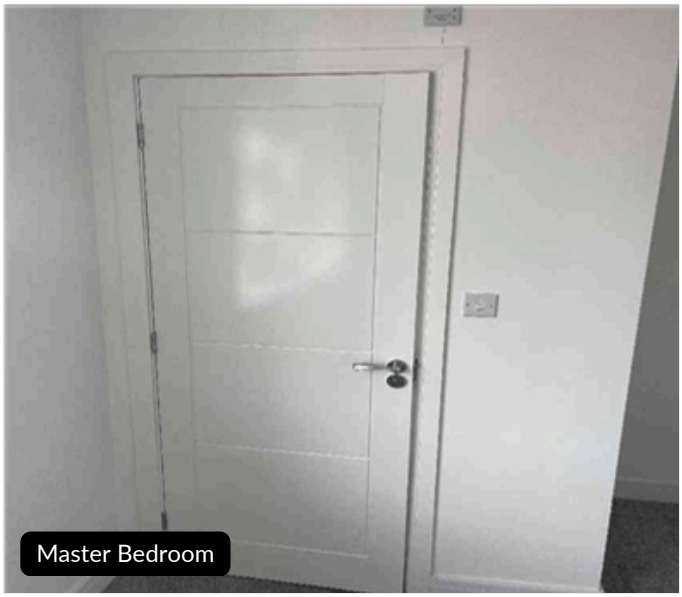

Kitchen


Kitchen


Master Bedroom


Master Bedroom


Master Bedroom


Master Bedroom



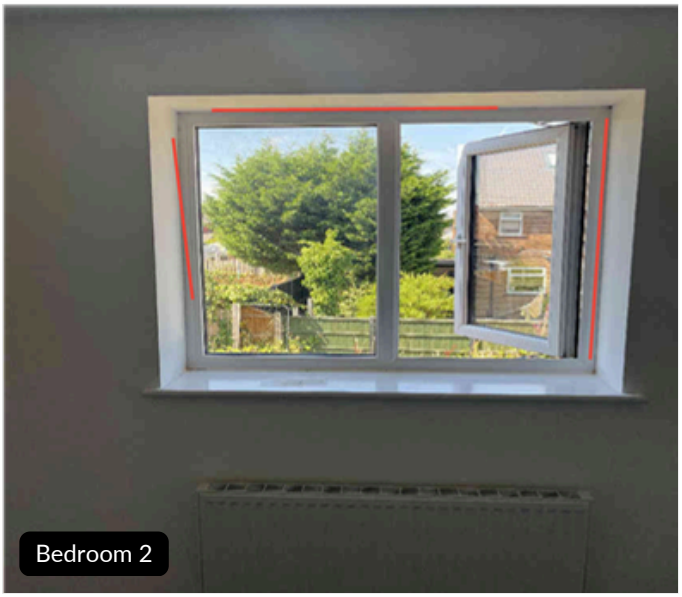
Master Bedroom



Master Bedroom

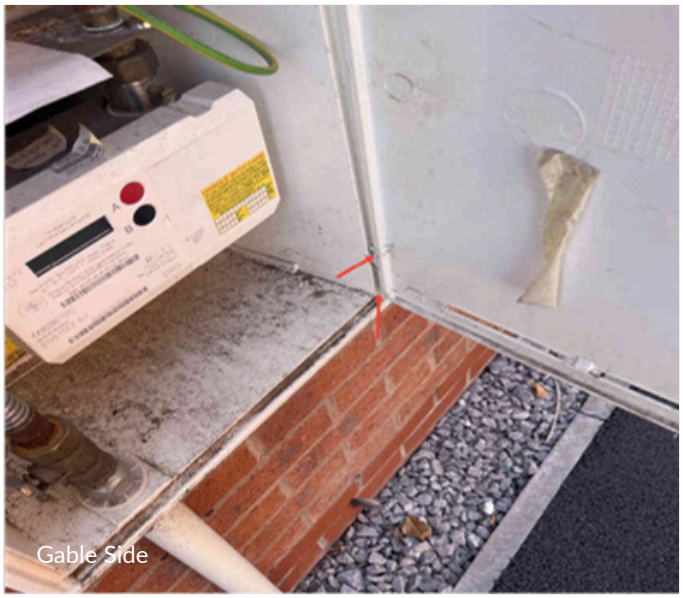


Bedroom 2



Bedroom 2


Bedroom 2

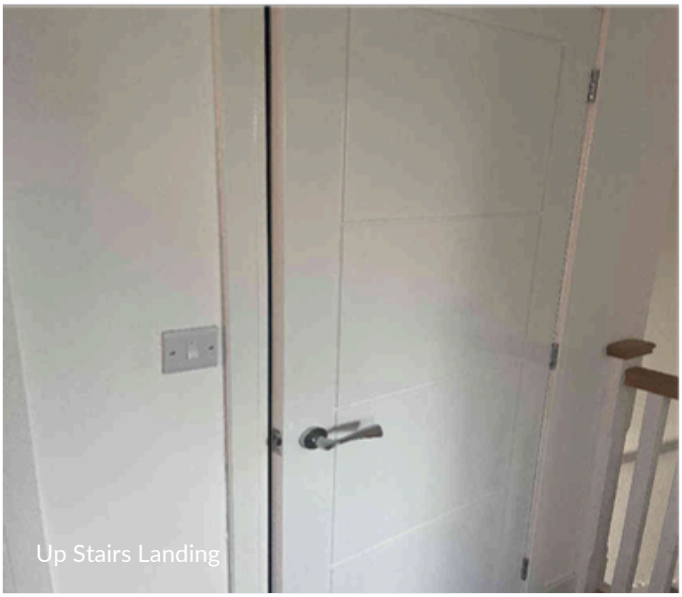

Gable Side


Gable Side


Downstairs WC


Downstairs WC


Up Stairs Landing

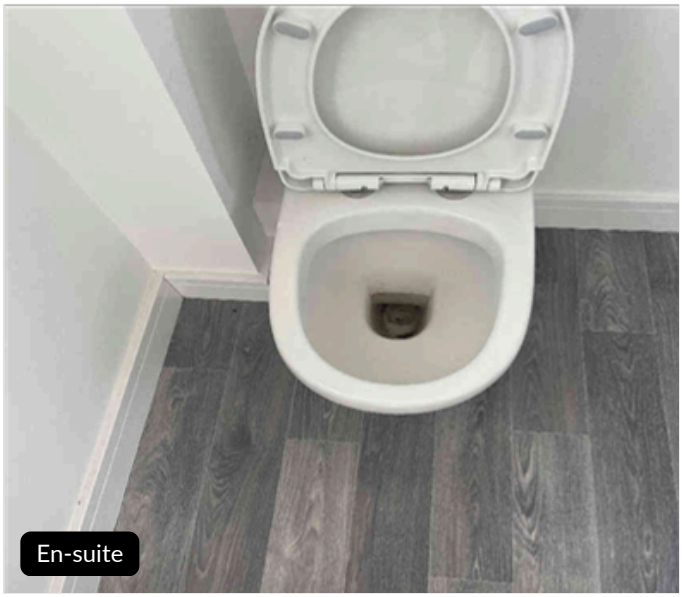

Up Stairs Landing


En-suite


En-suite


En-suite


En-suite


En-suite


En-suite


En-suite


En-suite


Loft


Front Elevation


Upstairs Hall/Passage


Rear Of Property


Rear Of Property


Rear Of Property

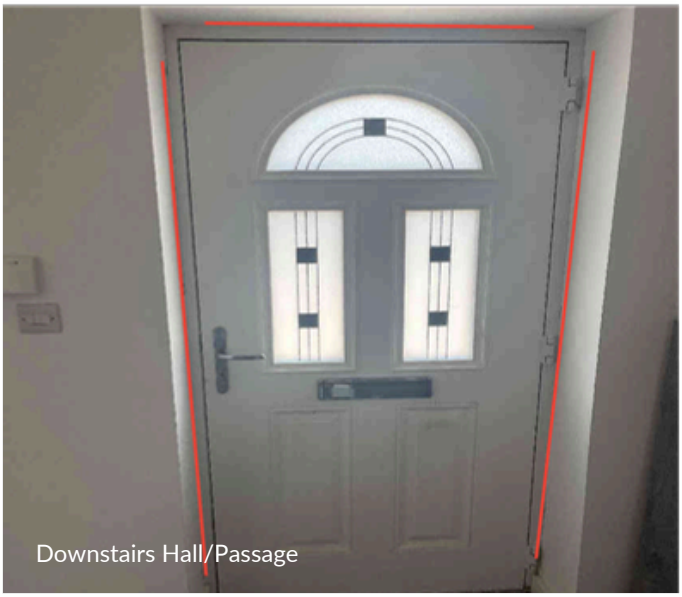

Rear Of Property


Rear Of Property


Rear Of Property


Downstairs Hall/Passage


Downstairs Hall/Passage


Downstairs Hall/Passage


Downstairs Hall/Passage



Downstairs Hall/Passage


Downstairs Hall/Passage


Bathroom


Bathroom


Bathroom


Bathroom

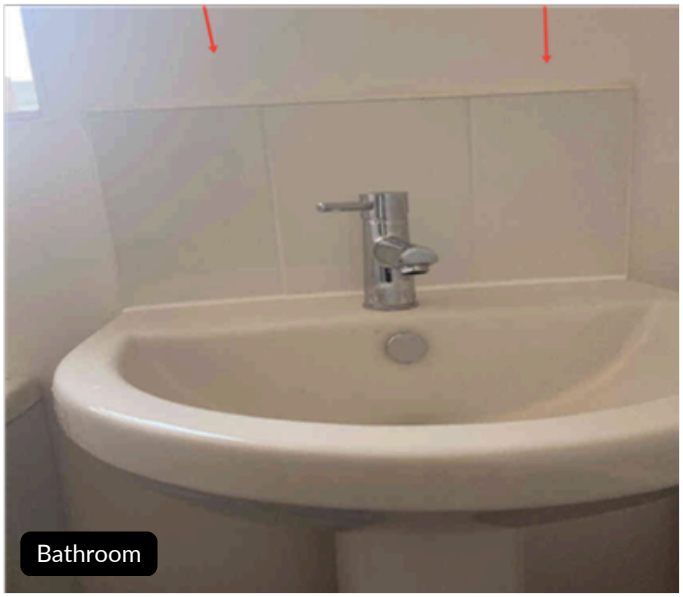

Bathroom


Bathroom


Bathroom


Bathroom


Bathroom


Bathroom

Should you have any questions or require further clarification on any aspect of this report, please do not hesitate to contact the relevant parties or seek professional advice where necessary.

END OF REPORT

ANY ISSUES OR QUERIES PLEASE FREE TO CONTACT US

CONTACT US



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PROFESSIONAL SNAGGING SERVICES

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help@as-prosnag.com

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