



## Emerald Snagging Services

Castletown,  
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# Snag List Report

*4<sup>th</sup> September 2025*

**Client Name: Sample Client**

**Property Address: 123 Sample View, Sample City**

**Development Name: Sample View**

**Property Type: 3-Bed Semi Detached**

**Date of Inspection: 04/09/2025**

**Inspector Name: Sample Inspector**

**Weather Conditions: Sunny, Dry**



## **Brief Overview**

123 Sample View is a property constructed by Sample Developer, located in Sample City. A number of defects were identified across multiple areas, the majority of which are minor finishing defects. The defects identified are typical of a new-build property at handover stage and none appeared significant, namely cosmetic or cleaning issues. Some more concerning issues were also detected and are labelled, photographed & annotated to assist ease of rectification for all parties involved. All elements will need to be inspected upon a Re-Inspection visit performed by either the Home Purchaser or Emerald Snagging Services once notified by the development team

## **Legend**

LHS = Left hand side RHS = Right hand side TU = Touch up GF = Ground floor	OBS = Observation RFI = Request for information N/A - Not applicable FF = First floor
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## **Any Additional Notes:**

No additional comments



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## Snag List Report

No.	Location/Aspect	Snag Description	Snag Completed
1	Front Elevation	Damaged render to LHS of GF window - 600mm from path	
2	Front Elevation	Screw fixings on canopy are corroding	
3	Front Elevation	Fascia/soffit board damaged on RHS where it joins the gable section	
4	Gable	Machinery tracks in topsoil section	
5	Gable	Soil vent pipe is not connection has broken	
6	Gable	Backing board in ESB metre box is rotting/warped	
7	Rear Elevation	Excessive stones/rocks in lawn area - remove & re-seed lawn	
8	Rear Elevation	Render cracking on rear corner of the plinth	
9	Rear Elevation	Heat pump grille is bent - replace	
10	Hallway	Damage on lower stair newel post	
11	Hallway	Dip in concrete sub-floor between front door & living room	
12	Hallway	Radiator leaking RHS flow/return pipe	
13	WC	Water pressure is poor	
14	WC	Vent is not functioning	
15	WC	Tile cracked RHS of toilet bowl	
16	Living Room	Socket loose on wall - RHS of window	
17	Living Room	Glazing on RHS window panel is scratched in centre	



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18	Living Room	Hallway door is rubbing the floor as it opens	
19	Kitchen	Sink unit door is chipped	
20	Kitchen	Oven cable is missing/not present	
21	Kitchen	Extractor fan is not operational	
22	Stairwell	#4 spindle on stair balustrade is badly chipped	
23	Stairwell	Scuff marks on wall leading upstairs - re-paint	
24	Stairwell	#9 stair tread is cracked/split	
25	Landing	Attic hatch is catching the frame when opening	
26	Landing	Light switch is not operating the light	
27	Front Bedroom	Wardrobe door hinge is not screwed appropriately	
28	Front Bedroom	Hole in ceiling 400mm from window	
29	Rear Bedroom	Window is catching frame when closing	
30	Rear Bedroom	Smoke alarm is not secured tight to ceiling	
31	Bathroom	Sink waste is leaking	
32	Bathroom	Raised tile at doorway - not level with adjacent tiles	
33	Hot Press/Plant Room	Insulate all pipework including elbows & joiners	
34	Hot Press/Plant Room	Seal around all pipes protruding through floor & ceiling	
35	Attic	Tear in breathable membrane - centre of rear roof pitch	



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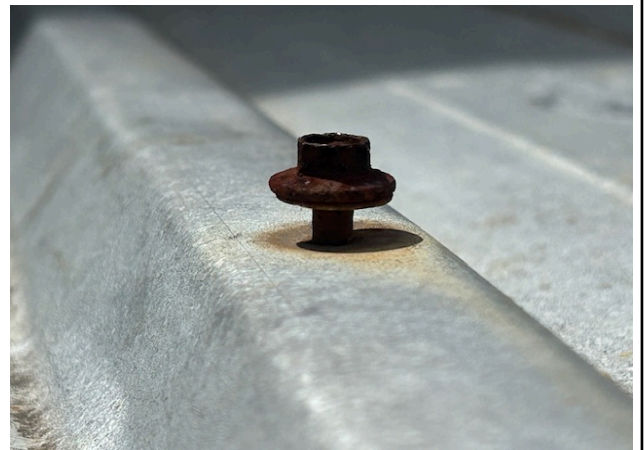
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## Snag Images



**Snag 1**



**Snag 2**



**Snag 3**



**Snag 4**



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**Snag 5**



**Snag 6**



**Snag 7**



**Snag 8**



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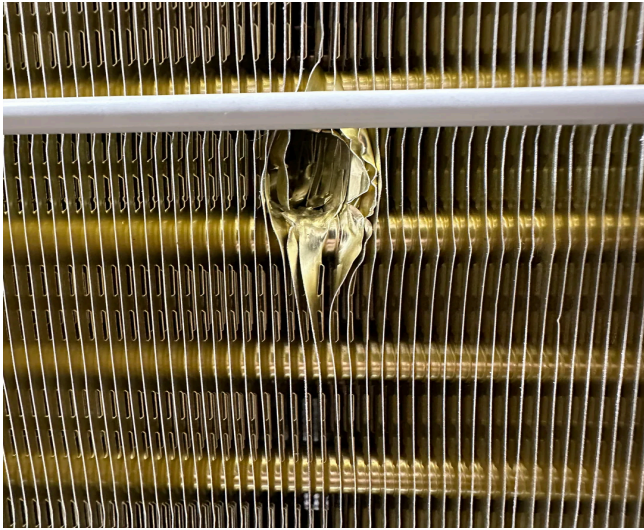
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**Snag 9**



**Snag 10**



**Snag 11**



**Snag 15**



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**Snag 16**



**Snag 17**



**Snag 18**



**Snag 19**



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**Snag 22**



**Snag 23**



**Snag 24**



**Snag 27**



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4<sup>th</sup> September 2025



**Snag 30**



**Snag 31**



**Snag 32**



**Snag 36**