

SITE SURVEY REPORT

Snagging Inspection

Prepared for	Hollins Homes Ltd
Date	29 Sept 2026
Site	Plot 14, Meadow Rise, Garforth
Prepared by	L. Grant

FORM

Snagging Inspection

1. Inspection details

Project	Plot 14, Meadow Rise, Garforth: snagging inspection
Report reference	SN-P14-01
Plot or property	Plot 14, Meadow Rise, Garforth, Leeds LS25 2DW
Date of inspection	29 Sep 2026
Type of inspection	Snag walk before handover
Planned handover date	9 Oct 2026
Days until handover	10
Inspector name and role	L. Grant, customer care manager
Developer or contractor	Hollins Homes Ltd

2. Conditions and limits

Viewing distances in the NHQB checklist guidance. Internal walls, ceilings and paintwork: daylight, from at least 2 m, without shining a light on the surface. Kitchens and fitted furniture: from 0.5 m. External walls: from at least 10 m.

Was there natural daylight in every room? Yes

Weather Dry

Gutters, downpipes and water butts cannot be checked for leaks in dry weather. Record this as a limit of the inspection.

Could every room and area be inspected? No

Which areas were not inspected, and why? Loft only. No fixed ladder, so the hatch was not opened. Gutters and downpipes not checked for leaks as it was a dry day.

Loft Not inspected

Why was the loft not inspected? No fixed ladder

Were water, power and heating on? Yes

Rooms and areas inspected Hall, Living room, Kitchen, WC, Stairs and landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom, Rear outside area

3. Snags

Snags 1: Living room

Room or area	Living room
Exactly where?	Light switch by the door to the hall
What is it?	Walls and ceilings
Which looks most like what you can see?	Damaged plaster or paint
What is wrong with the wall or ceiling?	Plaster chipped or damaged, Paint patchy or uneven
Describe the snag	Plaster chipped around the switch plate and below it, paint patchy where it was touched in

Photos of the snag



Trade to put it right	Plasterer
Priority	Before handover
Target date	6 Oct 2026
Days from inspection to target	7
Status	Open

Snags 2: Kitchen

Room or area	Kitchen
Exactly where?	Corner base unit, left of the cooker
What is it?	Kitchen and fitted furniture

Which looks most like what you can see?	Door or unit out of line
What is wrong with the unit?	Door out of line, Door does not close flush
Describe the snag	Pair of doors out of line by about 3 mm, left door stands proud when closed

Photos of the snag



Trade to put it right	Kitchen fitter
Priority	Before handover
Target date	2 Oct 2026
Days from inspection to target	3
Status	Fixed, waiting for a check
Fix checked by	J. Moss, kitchen fitting supervisor
Date checked	2 Oct 2026

Snags 3: Bathroom

Room or area	Bathroom
Exactly where?	Internal corner of the tiling above the bath
What is it?	Tiles
Which looks most like what you can see?	Cracked tile or open joint
What is wrong with the tiling?	Grout missing
Is it next to a bath, shower or basin?	Yes

An open joint or cracked tile in a wet area lets water get behind the tiles. Put it right before the bath or shower is used.

Describe the snag Vertical corner joint open, grout missing for about 400 mm above the bath

Photos of the snag



Trade to put it right	Tiler
Priority	Before handover
Target date	5 Oct 2026
Days from inspection to target	6
Status	Open

Snags 4: Hall

Room or area	Hall
Exactly where?	Skirting along the left wall from the front door
What is it?	Skirting and joinery
Gap between skirting and floor (mm)	8
Over the 5 mm in the NHQB checklist by (mm)	3
Describe the snag	Gap under the skirting up to 8 mm for about 1.5 m
Trade to put it right	Joiner
Priority	Before handover
Target date	6 Oct 2026
Days from inspection to target	7
Status	Open

Snags 5: Outside

Room or area	Outside
Exactly where?	Rear garden, corner by the shed base
What is it?	Outside
Describe the snag	Turf not laid in a strip about 2 x 1 m
Trade to put it right	Groundworker
Priority	After handover
Why can it wait until after handover?	Turf delivery is booked for the week after handover. Buyer has agreed.
Target date	16 Oct 2026
Days from inspection to target	17
Status	Open

4. Checks with no snag

Sockets tested with a plug tester	All tested, no fault
Smoke, heat and carbon monoxide detectors	Present and sounded on test
Heating and hot water	Working
Bath and basins filled to the overflow and drained	No leaks or movement
Windows and outside doors open, close and lock	Yes, keys present
Overall standard of finish	4

5. Totals

Snags recorded	5
Urgent	0
Before handover	4
After handover	1
Closed	0
Share closed (%)	0

6. Actions and re-inspection

List issued to	Each trade, Site manager, Customer care
Date the list was issued	29 Sep 2026
Is a re-inspection needed?	Yes
Re-inspection date	7 Oct 2026
What will be checked again?	All open snags, and the kitchen doors checked by the fitter on 2 October, before they are closed
Has the buyer or client been told about items left until after handover?	Yes
Who agreed, and when	S. Patel, buyer, by email on 30 September
Other notes	Good standard overall. Plot to be cleaned again after the trades have finished.

Inspector sign-off

Name	L. Grant
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Inspector signature	
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L. Grant