

SITE SURVEY REPORT

Snagging Inspection

Prepared for	Harlow and Reed Homes (sample developer)
Date	25 Sep 2026
Site	Plot 14, Riverside Mews
Prepared by	K. Ahmed, Site Manager

Sample report. The property, people and developer are fictional. The photographs are stills taken from the Walk Cam clips shown on sitesurvey.app. A report records what was found and when. It does not certify that a home meets any standard, and it is not the NHQB Pre-Completion Inspection Checklist.

FORM

1. Inspection details

Report reference	SN-2026-0114 (sample)
Property	Plot 14, Riverside Mews. Two bedroom mid-terrace house, two storeys
Type of inspection	Snag walk before handover
Inspected by	K. Ahmed, Site Manager, Harlow and Reed Homes
Date and time of inspection	Fri 25 Sep 2026, 09:20 to 10:05
Home reserved	18 Apr 2026. New Homes Quality Code Version 2 applies to homes reserved from 2 Mar 2026
Notice to complete served	Mon 21 Sep 2026
Legal completion date	Fri 9 Oct 2026, 18 calendar days after the notice
Buyer's pre-completion inspection	Booked for Thu 1 Oct 2026, with the buyer's own inspector

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2. Conditions and limits of the inspection

Method	Visual, from floor level. Nothing opened up or taken apart. Fittings used as they would be day to day
Light	Natural daylight in every room. No torch or lamp shone across the surfaces
Viewing distance	Walls, ceilings and paintwork from 2 m. Kitchen units and fitted furniture from 0.5 m
Weather	Dry and overcast. Gutters and downpipes could not be checked for leaks in dry weather
Areas not inspected	Loft. No fixed ladder. To be checked by the site team with safe access equipment
Rooms inspected	Hall, living room, kitchen, WC, stairs and landing, bedroom 1, bedroom 2, bathroom, front and rear outside areas
Basis for the snags	The standard of finish in the contract of sale. No tolerance has been measured unless the snag says so

3. Snags recorded on the walk

WALK CAM

Snag walk, Plot 14

Living room, kitchen and bathroom · Snagging inspection

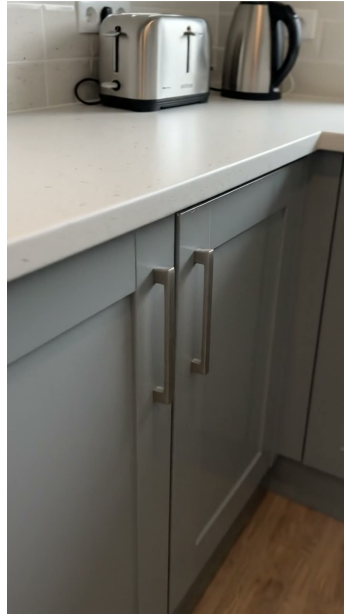
1. Walls and finishes

Plot 14 living room. Paint patchy by the switch, chip in the plaster. Filler has been left rough down the right hand side of the light switch and over the edge of the switch plate. Below the switch there is a chip through the finish, about 30 millimetres wide, down to the backing. Decorator to make good before handover.



2. Kitchen

Kitchen. Unit door misaligned, not closing flush. It is the door beside the corner, under the worktop. The top edge sits out of line with the door next to it and the gap between the two is uneven. Worktop and the other doors checked, no damage. Kitchen fitter to adjust the hinges.



3. Bathroom

Bathroom. Cracked tile and missing grout by the bath. Crack runs diagonally across the wall tile above the bath, into the corner. Hairline crack in the tile above it as well. The joint in the corner is open from the bath edge up past two tiles, with the backing showing. Sealant along the bath edge is in place. Tiler, before handover.



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4. Snag schedule

S01 Living room, east wall	Rough filler beside the light switch and on the switch plate, patchy paint, chip in the plaster below. Decorator. Before handover. Open
S02 Kitchen, base unit by the corner	Door out of line with the next door, uneven gap, not closing flush. Kitchen fitter. Before handover. Open
S03 Bathroom, wall above the bath	Cracked wall tile, hairline crack in the tile above, corner joint open for the height of two tiles. Tiler. Before handover. Open
S04 Hall, skirting by the front door	Gap between skirting and floor measured at 8 mm. The NHQB Pre-Completion Inspection Checklist allows 5 mm at most, so this is 3 mm over. Joiner. Before handover. Open
S05 Bedroom 1, window	Paint splashes on the handle and the lower frame. Decorator. Before handover. Open
S06 Landing, smoke detector	Power light on. Did not sound on the test button. Electrician. Urgent. Open
S07 Bedroom 2, door	Catches on the frame at the head when closing. Joiner. Before handover. Open
S08 Rear garden, fence gate	Latch stiff, gate drops when opened. Does not affect use of the home. Groundworker. After handover. Open

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5. Checks made with no snag found

Sockets	All sockets tested with a plug tester. No fault shown
Heating and hot water	Boiler running, radiators warm in every room, no leaks seen
Bath and basins	Filled to the overflow and drained. No movement, no leaks seen at the joints
Windows and outside doors	Open and close without fouling. Keys present
Kitchen appliances	Hob, oven, fridge freezer and extractor switched on and working

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6. Totals

Snags recorded	8
By priority	Urgent 1. Before handover 6. After handover 1

By trade	Decorator 2. Joiner 2. Kitchen fitter 1. Tiler 1. Electrician 1. Groundworker 1
By status	Open 8. Fixed, waiting for a check 0. Closed 0

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7. Actions and re-inspection

Urgent item	S06 reported to the electrician by phone at 10:10 on the day. To be fixed and tested by Mon 28 Sep 2026
List issued to	Each trade (decorator, joiner, kitchen fitter, tiler, electrician and groundworker), with its own items. Copy to customer care
Date the list was issued	Fri 25 Sep 2026, 11:00
Target date, before handover items	Wed 30 Sep 2026
Target date, after handover item	S08 by Fri 6 Nov 2026, within 30 days of completion
Buyer told about the item left until after handover	Yes. S08 explained to the buyer by phone on Fri 25 Sep 2026 at 15:30
Who agreed, and when	The buyer, J. Morley (fictional), agreed by email on Mon 28 Sep 2026
How an item is closed	The trade marks it fixed. The site manager checks it and adds a photograph of the finished work
Re-inspection	Wed 30 Sep 2026, 14:00. K. Ahmed. The loft will be inspected on the same visit
When this section was completed	Mon 28 Sep 2026, 16:00, by K. Ahmed. The issue date, phone call and buyer's agreement were added after the inspection was signed at 10:05 on 25 Sep

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8. After handover

After-sales service	The New Homes Quality Code requires a registered developer to provide one for at least two years after completion
Snags reported after completion	The Code says that in most situations the developer must settle the issue within 30 days. If it takes longer, the buyer is told why and updated at least once a month
The buyer's own inspection	Recorded separately, on the NHQB Pre-Completion Inspection Checklist. This report does not replace it
Contact	Customer care, Harlow and Reed Homes. Phone 0300 000 0000. Email care@harlowreed.example

FORM

Inspector sign-off

Name

K. Ahmed, Site Manager

Signed

K. Ahmed

Date and time

25 Sep 2026, 10:05