

Property Snagging Report

Property address	Example Snag
Client/Agent	X

Guidance notes

The sole purpose of this Property Snagging Report is to identify to the client/agent, visible and functional imperfections of the Property (e.g. fixings, wall/floor coverings, doors, windows, electrical equipment, water taps and finishes) which, in the opinion of the Capital Property Services UK Ltd Representative, should be drawn to the attention of the builder or developer with a view to agreeing the correction of such imperfections.

Where electrical or gas appliances form a part of the Property they will be turned on to check apparent correct functioning where practical, but in the interest of safety we strongly recommend appliances are tested by an NIC EIC registered electrician or registered gas engineer as appropriate. Water outlets are checked for the existence of water flow only.

The Capital Property Services Representative cannot take any responsibility for items or issues which would normally be addressed in a survey carried out by a qualified chartered surveyor.

In the spirit of the foregoing, every effort has been made to carefully check the Property. However, the Capital Property Services UK Ltd Representative cannot move heavy furniture or carry out an inspection of any lofts, cellars, communal areas or any other area which is not readily accessible.

Area	Notes
Entrance & Hallway	<p>Door not locking on inside to base lock</p> <p>Four spotlights out</p> <p>Ceiling lights require removal of paint</p> <p>Ceiling ventilation/heating air con – no air felt. Requires attention</p> <p>Walls require low-level spot paint</p> <p>All floors require full clean</p> <p>Flooring not fitting flush to edges – require attention</p> <p>Inside double cupboards:</p> <ul style="list-style-type: none"> All flooring requires full clean and removal of dust Removal of paint from low-level tiles required Tiles not finished fully to right hand side – require mastic and finish
Bathroom	<p>One spotlight out</p> <p>Requires full clean</p> <p>Paint removal required from flooring especially around door surrounds</p> <p>Shower screen very stiff to operate – requires attention</p> <p>Shower screen wobbly to left hand side and orange marking to low-level left hand side</p> <p>Surrounds of bath – white mastic and beading all lifted. One piece of coving in bath. All requires renew</p> <p>Grouting required to edges of shower where shower head sits</p>

Area	Notes
Bedroom One (right hand on entrance)	<p>No ceiling bulb</p> <p>All surrounds of windows require spot paint and clean off. Builders' dust and rubble to be removed.</p> <p>Keys not working in window locks – require attention</p> <p>Patio area:</p> <ul style="list-style-type: none"> Flashing to right hand side not fitting flush – requires attention Also to left hand side opposite bedroom. Requires re-sticking and attention All areas requiring full clean Flashing lifting to tiled edges Cladding above and surrounding doors requires clean off.
En-Suite Bathroom	<p>Requires full clean</p> <p>No air felt through ventilation system</p> <p>One ceiling bulb out</p> <p>Mastic requires clean off around flooring</p>
Bedroom Two	<p>Patio door very stiff to open on right hand side</p> <p>Removal of all rubble required as Bedroom One</p> <p>All window surrounds require spot paint and clean off</p>
En-Suite Bathroom	<p>Full clean required</p> <p>Window very stiff to open</p> <p>Large crack to window – requires replacement.</p> <p>Sloppily cut tiles also loose to base front of shower. Requires attention</p> <p>Low-level mastic requires clean off where fitting to floor</p> <p>Towel heater not fitted straight</p>
Bedroom Three	<p>One ceiling vent – no air felt</p> <p>Window not attached to high-level – only on one hinge to low-level. Require immediate attention</p> <p>All mastic on surrounds require full paint</p>
En-Suite Bathroom	<p>Mastic requires renewal around all floor tiles</p> <p>Mastic missing to left hand side low-level outside of shower</p> <p>Inside of shower all mastic requires renewal and clean around base</p>
Lounge Area	<p>Wooden flooring has large gaps running through centre – requires attention</p> <p>All surrounds of windows and doors require paint and clean off mastic</p> <p>Flooring requires removal of spot paint</p> <p>Ceiling requires spot paint around centre</p> <p>No air felt through three ceiling vents</p> <p>Right hand window unable to open – not fitting flush</p> <p>Fourth window from right very stiff</p>