



## SNAG MY PROPERTY

### Property Snagging Overview Report

<b>Property address</b>	A Property Sample
<b>Client/Purchaser</b>	A Client

#### 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 Snag My Property 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 and heat only.

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

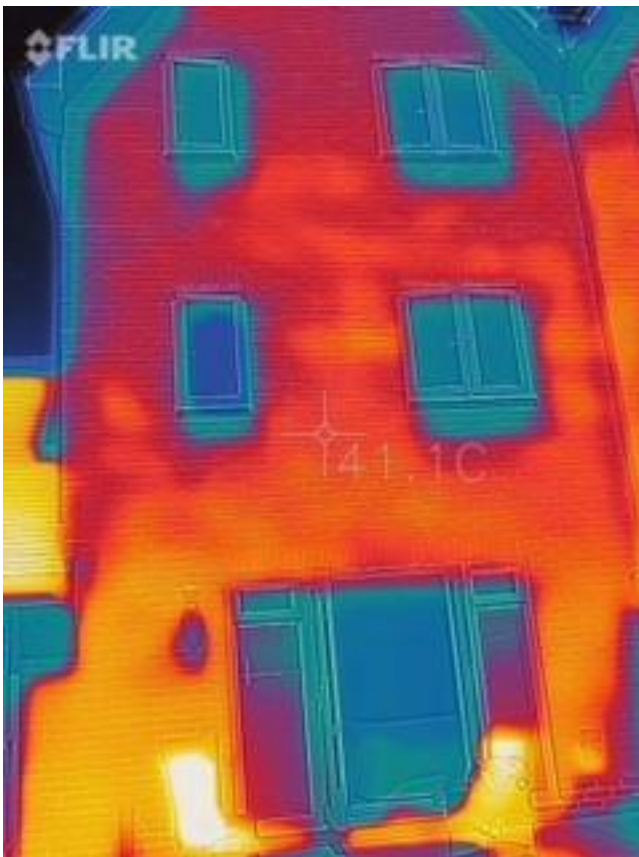
In the spirit of the foregoing, every effort has been made to carefully check the Property. However, the Snag My Property Representative cannot move heavy furniture or carry out an inspection of communal areas and areas that are not readily accessible.

	<b>This overview is the first part of the snagging report</b>
<b>Electrics</b>	All sockets tested – working Smoke test to extractor good and pulls well. Smoke and Carbon Monoxide alarms tested and heard working. All electrical items have power and appliances tested for power and basic functionality as far as possible. Hob not working- See snag re electrical problem on wiring in kitchen. The boiler was showing a fault and did work intermittently. Please check. One towel radiator not working, see thermal imaging. Heating tested-require further testing as report and full check to boiler
<b>Flooring</b>	See snag list regarding marking to hard floors. Poor carpet cutting and some poor

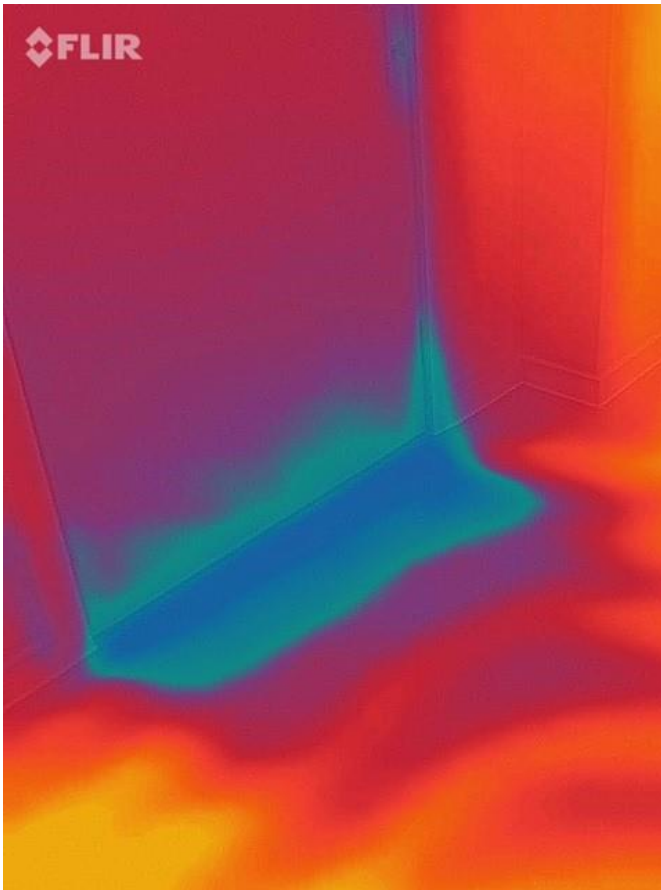
	joins see main list.
<b>Walls/ceilings</b>	Require general paint to walls as some marks and blown areas-see report Ceiling in top bedroom water ingress marks. Dry now please inspect roof area as no visible hole seen. Possible water ingress to flashing at roof junctions. See snag list for detail
<b>Woodwork</b>	All require attention and finish throughout as minor marks, chips and poor paint finishing. All required to be smooth consistent finish.
<b>Glazing</b>	Glass intact, some finishing needed to window boards (poor and uneven paint application). Window sealant is a poor standard with lumpy and uneven finish. See list for detail
<b>Brickwork/cladding</b>	See list and photos, general pointing required to front of house plus general attention required as main list (weep holes missing or not fitting straight).
<b>Outside areas</b>	Guttering from neighbour dipping towards property and will cause saturation to brickwork if blocked. No membrane to stop weed growth through whole area under flagstones and planted areas. Garden require attention as poor drainage to end of garden plus dead grass to edges as laid over concrete-see list and photos. No preparation under turf seen, many weeds and thistles seen. All require attention/renew See general list for further detail on outside area.
<b>Summary</b>	Thermal imaging showing radiator performance. Insulation is missing in kitchen wall areas as seen on thermal imaging and draught excluder and insulation required to front door and surrounding area. See thermal images below. General finish required as snag list and sparkle clean after works to handover.

	<b>Signed</b>	<b>Printed</b>	<b>Dated</b>
<b>Snag My Property Representative</b>	Snagging inspector	Snagging inspector	Example

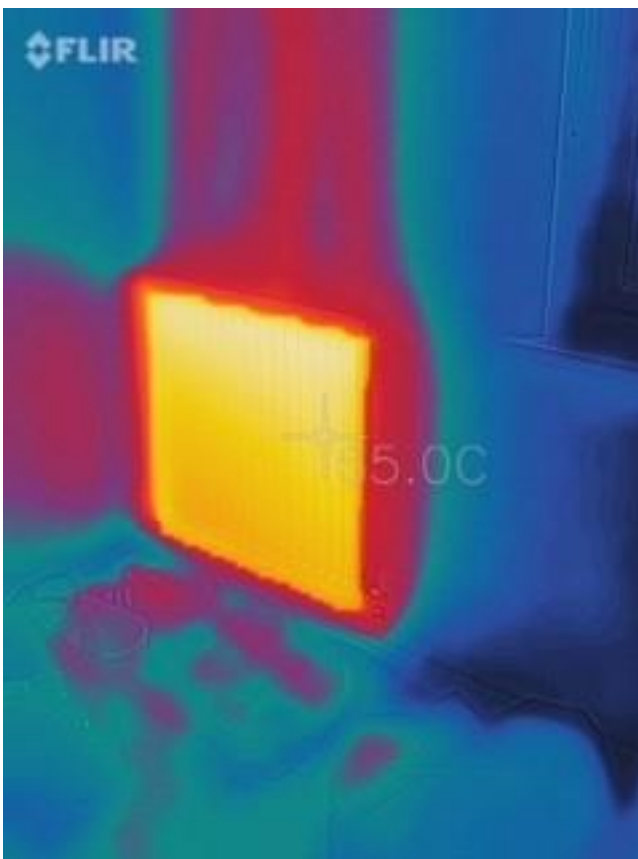
Front house-insulation good



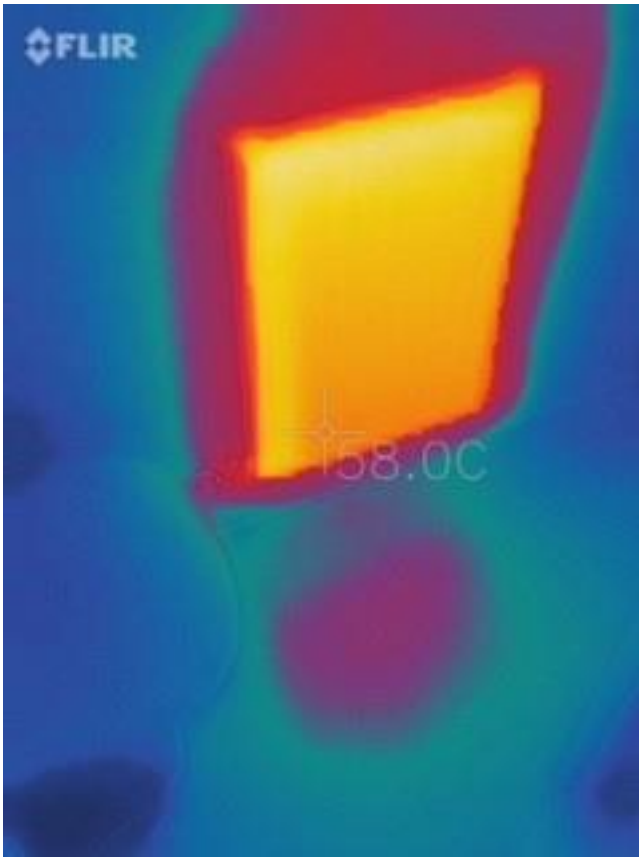
Rear of house-insulation good



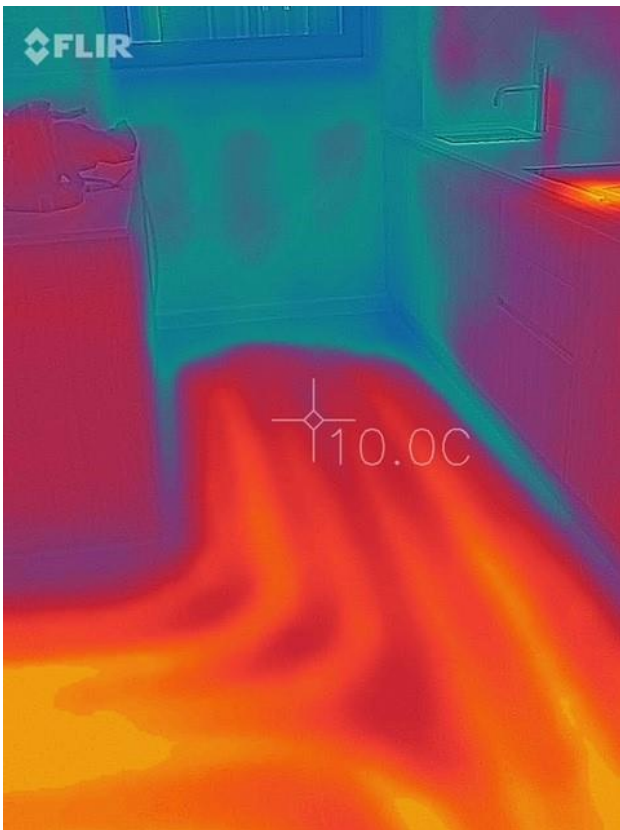
Draught front door requires attention



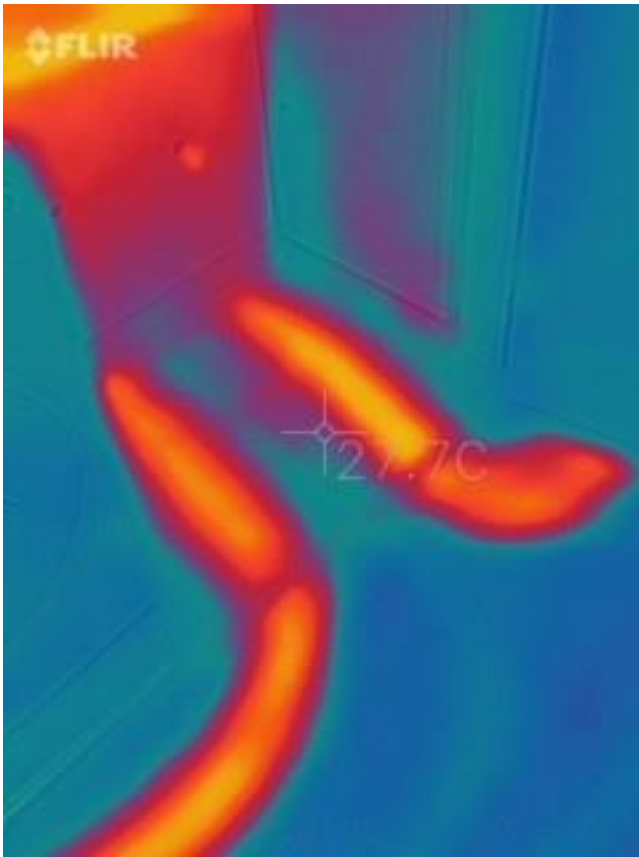
Utility radiator working well



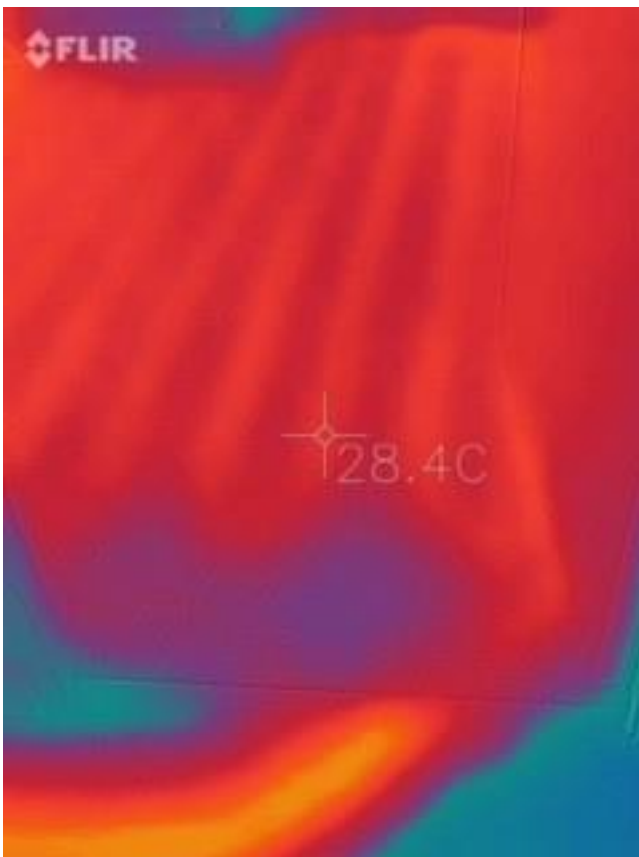
Office/snug radiator ground floor working well



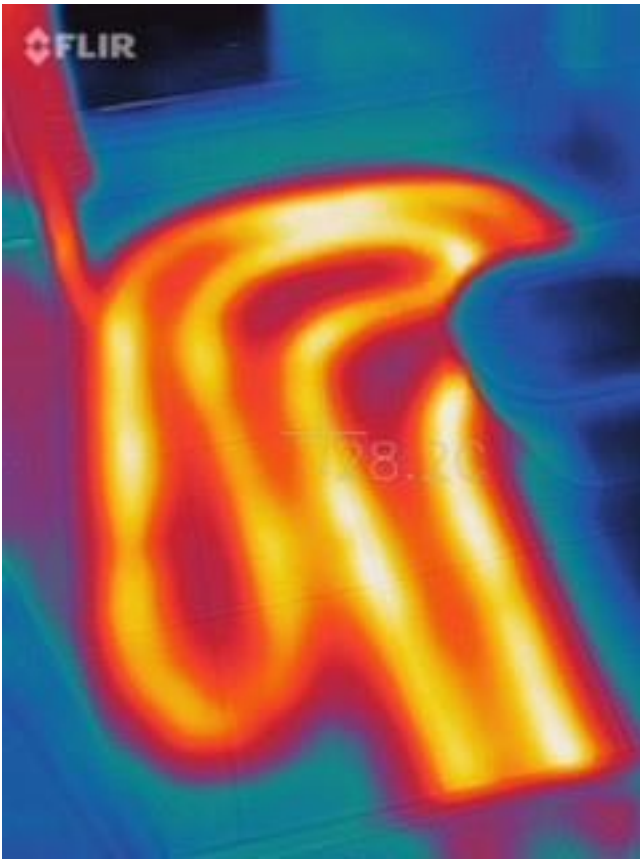
Kitchen underfloor heating working well. Poor insulation under window showing.



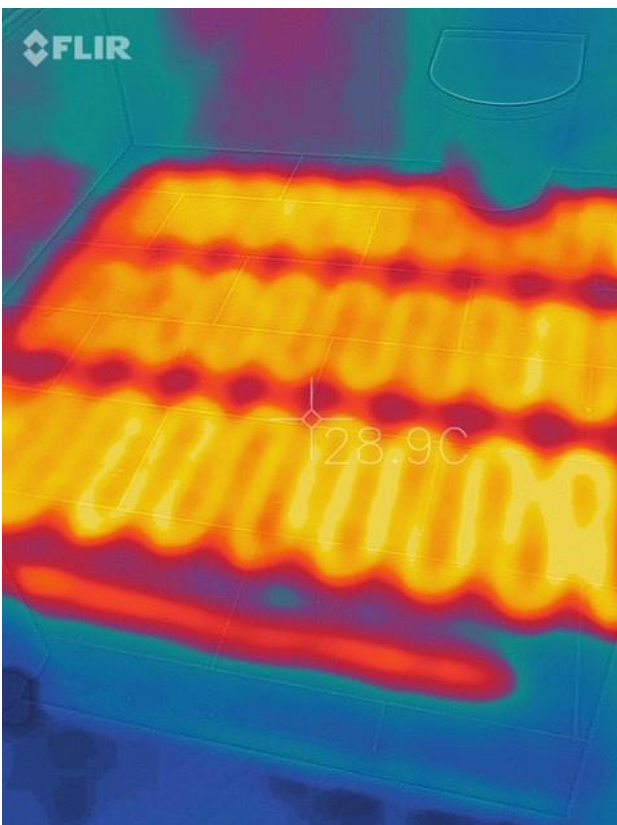
Hallway underfloor feed from boiler working well



Lounge underfloor heating fully working



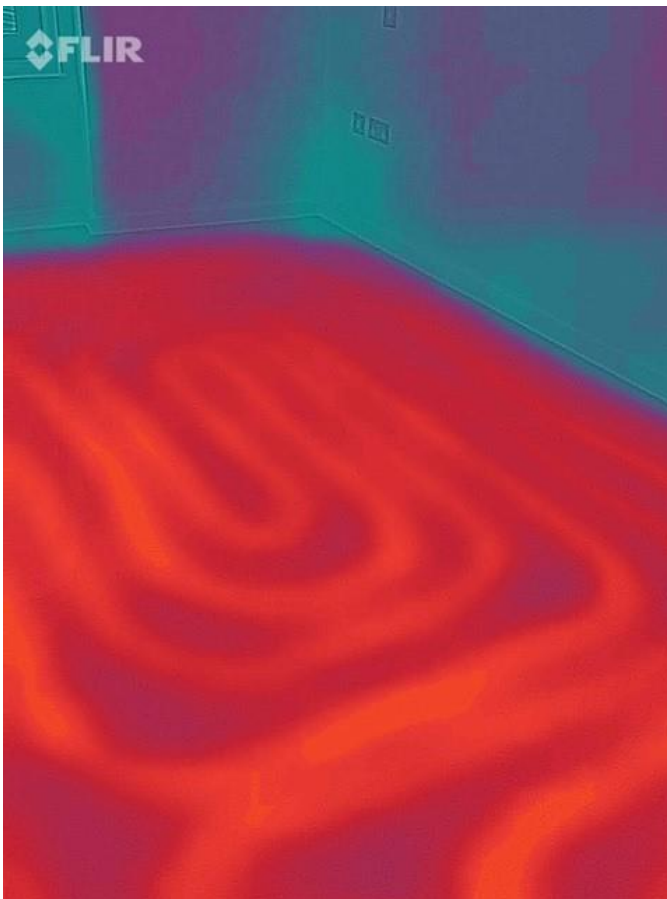
Bathroom underfloor heating working well



Ensuite underfloor heating working well

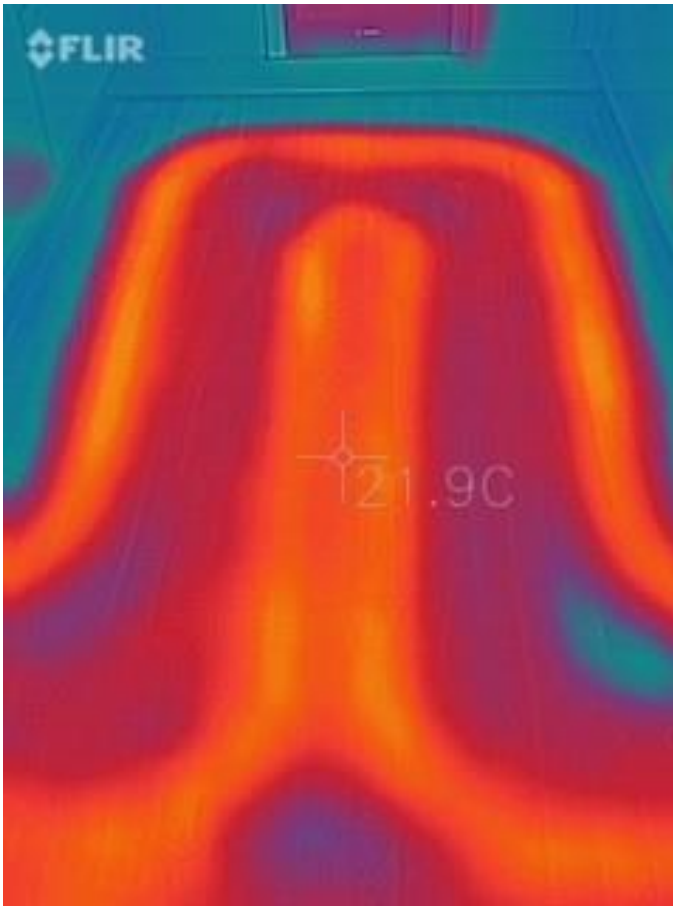


Towel radiator not heating in ensuite



Master bedroom underfloor fully working





Bedroom two underfloor heating fully working

**Snag My Property**  
Cambridge Chambers, 200-202 High Street, Bromley, Kent, BR1 1PW  
T: 07977 201147 [www.snagmyproperty.com](http://www.snagmyproperty.com)  
[adam@snagmyproperty.com](mailto:adam@snagmyproperty.com)