SITE survey. APP

SITE SURVEY REPORT

Snagging Inspection

Prepared for	Hollins Homes Ltd
Date	29 Sep 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
Plot position on the development (GPS)	Front door, plot 14 · 53.792330, -1.384120 (SE 40669 33066, ±6 m)
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

Weather on site

Observed on site	Dry

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
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, En-suite, Rear outside area

3. Snags

Rooms and areas 1: Hall

Room or area	Hall

Snags in this room 1: Skirting along the left wall from the front door

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. Floor laid after the skirting was fixed.
Trade to put it right	Joiner
Priority	Before handover
Target date	6 Oct 2026
Days from inspection to target	7
Status	Open
This room: snags recorded	1
This room: urgent	0
This room: before handover	1
This room: after handover	0
This room: closed	0

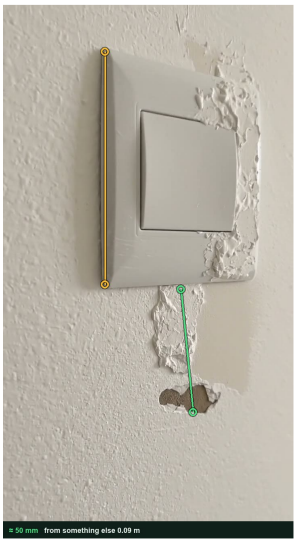
Rooms and areas 2: Living room

Room or area	Living room

Snags in this room 1: Light switch by the door to the hall

Exactly where?	Light switch by the door to the hall
Length of the crack, scratch or damage (mm)	50

Length of the crack, scratch or damage (mm): measuring photo



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 for about 50 mm below it, measured against the 86 mm switch plate. 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
This room: snags recorded	1
This room: urgent	0
This room: before handover	1
This room: after handover	0
This room: closed	0

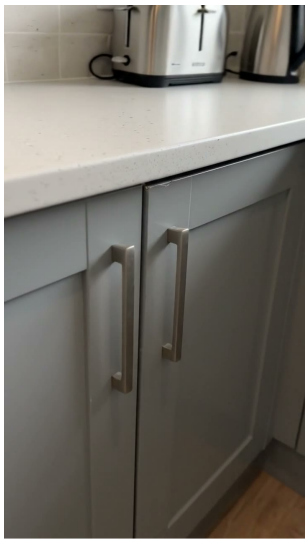
Rooms and areas 3: Kitchen

Room or area	Kitchen

Snags in this room 1: Corner base unit, left of the cooker

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	Closed
Fix checked by	J. Moss, kitchen fitting supervisor
Date checked	2 Oct 2026

Photo of the finished work



Date closed	7 Oct 2026
Closed by	L. Grant
This room: snags recorded	1
This room: urgent	0
This room: before handover	1
This room: after handover	0
This room: closed	1

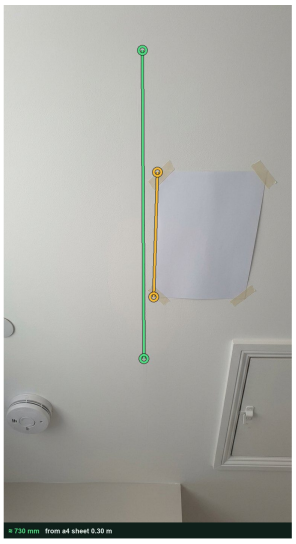
Rooms and areas 4: Stairs and landing

Room or area	Stairs and landing

Snags in this room 1: Landing ceiling, from the loft hatch towards the bathroom door

Exactly where?	Landing ceiling, from the loft hatch towards the bathroom door
Length of the crack, scratch or damage (mm)	730

Length of the crack, scratch or damage (mm): measuring photo



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?	Crack
Describe the snag	Hairline crack about 730 mm long in the ceiling along a board joint, measured against an A4 sheet taped to the ceiling. Shrinkage crack, no movement or staining seen.

Photos of the snag



Trade to put it right	Decorator
Priority	After handover
Why can it wait until after handover?	Shrinkage cracks are best filled once the house has dried out. Buyer agreed it can wait for the 12 month visit.
Target date	23 Oct 2026

Days from inspection to target	24
Status	Open

Snags in this room 2: Newel post at the top of the stairs

Exactly where?	Newel post at the top of the stairs
What is it?	Skirting and joinery
Describe the snag	Newel cap loose and the post moves when pushed. Needs re-fixing before anyone moves in.

Photos of the snag



Trade to put it right	Joiner
Priority	Urgent

> Urgent. Report it by phone today as well as on the list, and record who you told.

Who was told, and when?	R. Hale, site manager, in person at 11:20 on 29 September
Target date	30 Sep 2026
Days from inspection to target	1
Status	Fixed, waiting for a check
Fix checked by	R. Hale, site manager
Date checked	30 Sep 2026
This room: snags recorded	2
This room: urgent	1
This room: before handover	0

This room: after handover	1
This room: closed	0

Rooms and areas 5: Bedroom 2

Room or area	Bedroom 2

Snags in this room 1: Window frame, bottom left corner

Exactly where?	Window frame, bottom left corner
Length of the crack, scratch or damage (mm)	40
What is it?	Windows and glazing
Describe the snag	Scratch about 40 mm long in the white frame finish, probably from the scaffold coming down.

Photos of the snag



Trade to put it right	Glazier
Priority	Before handover
Target date	6 Oct 2026
Days from inspection to target	7
Status	Open
This room: snags recorded	1
This room: urgent	0
This room: before handover	1

This room: after handover	0
This room: closed	0

Rooms and areas 6: Bathroom

Room or area	Bathroom

Snags in this room 1: Internal corner of the tiling above the bath

Exactly where?	Internal corner of the tiling above the bath
Length of the crack, scratch or damage (mm)	560

Length of the crack, scratch or damage (mm): measuring photo

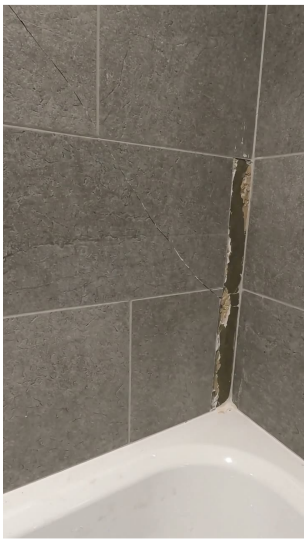


What is it?	Tiles
Which looks most like what you can see?	Cracked tile or open joint
What is wrong with the tiling?	Grout missing, Sealant missing or untidy
Is it next to a bath, shower or basin?	Yes

> 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 560 mm above the bath, measured against a 300 mm tile. Water will get behind the tiles.

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
This room: snags recorded	1
This room: urgent	0
This room: before handover	1
This room: after handover	0
This room: closed	0

Rooms and areas 7: En-suite

Room or area	En-suite

Snags in this room 1: Shower tray, back edge

Exactly where?	Shower tray, back edge
What is it?	Sanitaryware
Does it affect safety, or is water leaking?	Yes

> Tell the site manager now. Do not wait for the list to be issued. The New Homes Quality Code treats emergency issues separately from snags.

Describe the snag	Silicone missing along the back edge of the shower tray. Water ran behind the tray when the shower was tested.

Photos of the snag



Trade to put it right	Plumber
Priority	Urgent

> Urgent. Report it by phone today as well as on the list, and record who you told.

Who was told, and when?	R. Hale, site manager, at 11:45 on 29 September. Shower taped off until sealed.
Target date	30 Sep 2026
Days from inspection to target	1
Status	Open
This room: snags recorded	1
This room: urgent	1
This room: before handover	0
This room: after handover	0
This room: closed	0

Rooms and areas 8: Outside

Room or area	Outside

Snags in this room 1: Rear garden, corner by the shed base

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
This room: snags recorded	1
This room: urgent	0
This room: before handover	0
This room: after handover	1
This room: closed	0

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	Leak or movement found
Where is the leak or movement?	En-suite shower tray: water ran behind the back edge (see the en-suite snag)
Windows and outside doors open, close and lock	Yes, keys present
Overall standard of finish	4

5. Totals

Snags recorded	9
Urgent	2
Before handover	5
After handover	2

Closed	1
Share closed (%)	11
Still open	8
Rooms with an urgent snag	2

> There is at least one urgent item. Check that each one has been reported by phone.

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, the newel post and the en-suite tray seal 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

> This inspection has urgent items. Check that who was told, and when, is filled in for each one.

Name	L. Grant, customer care manager
Inspector signature	