

# SnagLog

Photos In. Snag List Out.

## SNAGGING INSPECTION REPORT

**Property Address:** 47 Meadow View, Oakfield Development, Bristol, BS16 4QT

**Property Type:** 3-Bedroom Semi-Detached House

**Developer:** Persimmon Homes South West

**Inspection Date:** 14th December 2025

**Inspector:** SnagLog AI Analysis

**TOTAL SNAGS IDENTIFIED: 23**

Minor: 14 | Moderate: 7 | Major: 2

*DEMO REPORT - Sample Output*

This demonstrates SnagLog's AI-powered snagging reports

# Executive Summary

This snagging inspection was conducted on 14th December 2025 at 47 Meadow View, a newly constructed 3-bedroom semi-detached property within the Oakfield Development by Persimmon Homes. The inspection identified **23 defects** requiring attention before final handover.

The majority of issues are **minor cosmetic defects** (14 items) relating to paintwork and finishing. **7 moderate issues** require specific trade attention, and **2 major issues** should be prioritized.

## Snags by Location

Location	Minor	Moderate	Major	Total
Kitchen	3	2	0	5
Living Room	2	1	0	3
Master Bedroom	2	1	1	4
Bedroom 2	2	0	0	2
Bedroom 3	1	1	0	2
Bathroom	2	1	1	4
Hallway & Stairs	2	1	0	3

## Snags by Trade

Trade	Count
Decorator	9
Joiner	5
Plumber	3
Electrician	2
Tiler	2
Builder	2

# Detailed Snag List

## Kitchen

### #001 - Paint scuff on cabinet door [Minor]

Scuff mark on lower cabinet door beneath sink. Touch up paint required.

*Trade: Decorator*

### #002 - Drawer runner misaligned [Moderate]

Second drawer does not close flush. Adjust or replace runner mechanism.

*Trade: Joiner*

### #003 - Silicone gap at worktop [Minor]

Small gap between worktop and wall tiling. Apply additional sealant.

*Trade: Builder*

### #004 - Extractor fan not operational [Moderate]

Cooker hood fan not responding. Investigate electrical connection.

*Trade: Electrician*

### #005 - Scratched kickboard [Minor]

Light scratches on kickboard beneath dishwasher. Replace or touch up.

*Trade: Joiner*

## Bathroom

### #006 - Shower tray not draining [Major]

Water pools in front left corner. Re-level tray or adjust waste. PRIORITY.

*Trade: Plumber*

### #007 - Grout cracking around bath [Moderate]

Hairline cracks where bath panel meets floor. Re-grout with flexible grout.

*Trade: Tiler*

### #008 - Towel rail bracket loose [Minor]

Left bracket has slight movement. Tighten or re-fix to wall.

*Trade: Plumber*

### #009 - Paint splash on tile [Minor]

Small white paint splash on wall tile. Carefully remove.

*Trade: Decorator*

## Master Bedroom

### #010 - Window not closing properly [Major]

Window does not seal fully. Visible gap at top. Adjust mechanism. PRIORITY.

*Trade: Joiner*

### #011 - Wardrobe door alignment [Minor]

Sliding doors misaligned by 3mm. Adjust hanging mechanism.

*Trade: Joiner*

### #012 - Unfinished paintwork [Moderate]

Wall behind radiator has incomplete coverage. Complete paint application.

*Trade: Decorator*

**#013 - Skirting board gap [Minor]**

2mm gap at corner joint near window. Fill and touch up paint.

*Trade: Joiner*

**Full report includes: Living Room, Bedroom 2, Bedroom 3, Hallway (10 more snags)**

## Recommended Next Steps

### 1. Share this report with your developer

Forward to your site manager or customer care team.

### 2. Prioritise major items

Shower drainage and window seal should be fixed before occupation.

### 3. Arrange re-inspection

Verify all items are completed before final sign-off.

### 4. Document everything

Keep this report as dated evidence of defects.

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