



# 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

**Report ID:** SL-2025-00847

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 identified are **minor cosmetic defects** (14 items) relating to paintwork, minor scratches, and finishing touches. **7 moderate issues** require attention from specific trades, and **2 major issues** should be prioritized before occupation.

## 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 Required

Trade	Count
Decorator (Paint/Finishing)	9
Joiner	5
Plumber	3
Electrician	2
Tiler	2
Builder (General)	2

# Detailed Snag List

## Kitchen

#001	Paint scuff on cabinet door	Minor
Scuff mark on lower cabinet door beneath sink unit, approximately 15cm from floor level. Likely caused during installation.		
Trade: Decorator		
Action: Touch up paint required to match existing cabinet finish		
#002	Drawer runner misaligned	Moderate
Second drawer from top in kitchen island unit does not close flush. Runner appears to be incorrectly fitted on right-hand side.		
Trade: Joiner		
Action: Adjust or replace drawer runner mechanism to ensure smooth operation		
#003	Silicone gap at worktop edge	Minor
Small gap visible between worktop and wall tiling at rear left corner of main worktop run.		
Trade: Builder		
Action: Apply additional silicone sealant to fill gap		
#004	Extractor fan not operational	Moderate
Cooker hood extractor fan does not respond when switched on. Light function works correctly.		
Trade: Electrician		
Action: Investigate electrical connection to fan motor. May require replacement unit.		
#005	Scratched kickboard	Minor
Light scratches visible on kickboard beneath dishwasher unit.		
Trade: Joiner		
Action: Replace kickboard section or touch up as appropriate		

## Bathroom

#006	Shower tray not draining correctly	Major
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Water pools in the front left corner of shower tray after use. Tray does not appear to be level.

Trade: Plumber

Action: Re-level shower tray or adjust waste fitting to ensure proper drainage. Priority item.

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#007	Grout cracking around bath panel	Moderate
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Hairline cracks visible in grout line where bath panel meets tiled floor. May indicate slight movement.

Trade: Tiler

Action: Remove and re-grout affected area with flexible grout

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#008	Towel rail bracket loose	Minor
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Left-hand bracket of heated towel rail has slight movement when pressure applied.

Trade: Plumber

Action: Tighten or re-fix bracket to wall

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#009	Paint splash on tile	Minor
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Small white paint splash on wall tile above toilet, approximately 8mm diameter.

Trade: Decorator

Action: Carefully remove paint splash from tile surface

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## Master Bedroom

### #010 Window not closing properly

Major

Main bedroom window does not seal fully when closed. Visible gap at top of frame allows draught ingress. Handle mechanism

Trade: Joiner

Action: Adjust window mechanism or replace handle/hinges as required. Priority item - affects energy efficiency and security.

### #011 Wardrobe door alignment

Minor

Built-in wardrobe sliding doors slightly misaligned - left door sits approximately 3mm higher than right.

Trade: Joiner

Action: Adjust door hanging mechanism to align both doors

### #012 Unfinished paintwork behind radiator

Moderate

Wall behind radiator has incomplete paint coverage with visible primer showing through.

Trade: Decorator

Action: Complete paint application to wall area behind radiator

### #013 Skirting board joint gap

Minor

Gap visible at skirting board joint in corner near window, approximately 2mm.

Trade: Joiner

Action: Fill gap with appropriate filler and touch up paint

### DEMO REPORT - Additional rooms not shown

Full report includes: Living Room (3 snags), Bedroom 2 (2 snags),  
Bedroom 3 (2 snags), Hallway & Stairs (3 snags)

Upgrade to generate your complete snagging report at [snaglog.co.uk](https://snaglog.co.uk)

# Recommended Next Steps

## 1. Share this report with your developer

Forward this report to your site manager or customer care team. All identified snags should be addressed before completion or within the defects liability period.

## 2. Prioritise major items

The 2 major issues identified (shower drainage and window seal) should be addressed as priority items before occupation as they affect habitability and building performance.

## 3. Arrange re-inspection

Once the developer confirms all items have been addressed, we recommend a follow-up inspection to verify completion. SnagLog can generate a comparison report showing resolved vs outstanding items.

## 4. Document everything

Keep this report for your records. It provides dated evidence of defects identified at the point of inspection, which may be important if issues recur or for warranty claims.

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