



# 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

*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.

*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 incorrectly fitted.

*Trade: Joiner | Action: Adjust or replace drawer runner mechanism*

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

Small gap visible between worktop and wall tiling at rear left corner.

*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.

*Trade: Electrician | Action: Investigate electrical connection to fan motor*

### #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]

Water pools in the front left corner of shower tray after use. Tray not level.

*Trade: Plumber | Action: Re-level shower tray or adjust waste fitting. Priority item.*

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

Hairline cracks visible in grout line where bath panel meets tiled floor.

*Trade: Tiler | Action: Remove and re-grout affected area with flexible grout*

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

Left-hand bracket of heated towel rail has slight movement when pressure applied.

*Trade: Plumber | Action: Tighten or re-fix bracket to wall*

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

Small white paint splash on wall tile above toilet, approximately 8mm diameter.

*Trade: Decorator | Action: Carefully remove paint splash from tile surface*

## Master Bedroom

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

Main bedroom window does not seal fully when closed. Visible gap at top of frame.

*Trade: Joiner | Action: Adjust window mechanism or replace handle/hinges. Priority item.*

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

Built-in wardrobe sliding doors misaligned - left door sits 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.

*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*

**Additional rooms available in full report:**

Living Room (3 snags) • Bedroom 2 (2 snags) • Bedroom 3 (2 snags) • Hallway (3 snags)

# 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.

## 3. Arrange re-inspection

Once the developer confirms all items have been addressed, we recommend a follow-up inspection to verify completion.

## 4. Document everything

Keep this report for your records. It provides dated evidence of defects identified at the point of inspection.

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