

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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