

Snagging inspection report

Plot 14, Meadowcroft Rise, Ashworth Green

RK-2026-0471

Client	Mr and Mrs Oyelaran
Site	Plot 14, Meadowcroft Rise, Ashworth Green
Reference	RK-2026-0471
Inspection date	14 Apr 2026
Inspector	Callum Reidy

High: 2 Medium: 2 Low: 3

Sample report

Document control

Status code: S3

Revision	Date	Status	Description	Author	Checked	Approved
P01	15 Apr 2026	Draft	Draft for internal check	CR	EW	
A	16 Apr 2026	Issued	First issue to client	CR	EW	EW

Distribution

Name	Organisation	Copies
Mr and Mrs Oyelaran	Mr and Mrs Oyelaran	1

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1 Introduction

Report Kit 360 was instructed by Mr and Mrs Oyelaran to carry out a snagging inspection at Plot 14, Meadowcroft Rise, Ashworth Green on 14 Apr 2026. The inspection identifies incomplete, defective or damaged work visible at the time of the visit so that it can be put right before handover or the end of the defects period.

The inspection was carried out on 14 April 2026 before legal completion, accompanied by the purchasers and the site manager for Ashcombe Homes Ltd. All rooms, the garage and the garden were available. The roof space was viewed from the hatch. Services were operated but not tested. The inspection is of workmanship and finish; it is not a structural survey.

Each snag is given a priority so that the contractor can plan the work.

Colour	Rating	Meaning
	High	Must be resolved before handover, occupation or sign-off.
	Medium	Should be resolved within the agreed defects period.
	Low	Cosmetic or minor; resolve when convenient.

This report records a non-destructive visual inspection carried out from the positions, and under the conditions, described in the methodology section. No parts of the building or asset were opened up, lifted, moved or tested unless the report says so. Concealed, covered, inaccessible or obstructed areas have not been inspected and we cannot confirm that they are free from defects. Observations describe the condition on the day of inspection only.

2 Summary of snags

High: 2 Medium: 2 Low: 3

Area

#	Location	Rating	Type	Summary
1	Sink waste — Below the sink	High		Trap joint leaking when the sink is c
2	Window reveal — Kitchen window	High		Mastic missing to the external reve
3	Worktop — Joint at the hob	Medium		Open joint 2 mm; unsealed.
6	Patio door — Dining room	Medium		Does not lock without lifting the ha
4	Walls — Dining room	Low		Plasterboard joint and filler visible t
5	Skirting — Behind the door	Low		Poor scribe with a 4 mm gap at the
7	Sockets — Worktop	Low		One socket plate not level.

The house is finished to a reasonable standard for a volume-built property. 31 snags were recorded, of which four are high priority: a leaking waste under the kitchen sink, a cracked WC pan in the cloakroom, missing mastic to the kitchen window reveal and an external door that does not lock without force. The remainder are decorative: paint runs, filler showing through at board joints and scratches to glazing. Patterns noted were poor sealing around windows and doors and hurried final decoration.

3 Area

3.1 Kitchen and dining room

Area details

Area / room	Kitchen and dining room	Floor	Ground
Inspected with	Purchasers and site manager	Inspection date	14 Apr 2026

Ref	Location	Element	Condition / description	Rating	Photo	Recommended action	Responsibility	Timescale
1	Below the sink	Sink waste	Trap joint leaking when the sink is emptied.	High		Remake the joint and test	Plumber	Before completion
2	Kitchen window	Window reveal	Mastic missing to the external reveal, 400 mm length.	High		Seal the reveal	Window fitter	Before completion
3	Joint at the hob	Worktop	Open joint 2 mm; unsealed.	Medium		Pull up and seal the joint	Kitchen fitter	Before completion
4	Dining room	Walls	Plasterboard joint and filler visible through the paint.	Low		Sand, refill and repaint the wall	Decorator	Before completion
5	Behind the door	Skirting	Poor scribe with a 4 mm gap at the corner.	Low		Fill and paint	Joiner	Before completion
6	Dining room	Patio door	Does not lock without lifting the handle hard.	Medium		Adjust the keeps	Window fitter	Before completion
7	Worktop	Sockets	One socket plate not level.	Low		Refix level	Electrician	Before completion



Kitchen looking towards the garden



Worktop joint at the hob



Plasterboard joint showing through the paint



Window reveal with mastic gap

4 Sign-off

The snags listed in this report were identified by visual inspection. Items marked as closed have been re-inspected and found to be satisfactorily completed.

Prepared by
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Report Kit 360
Date: 16 Apr 2026

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