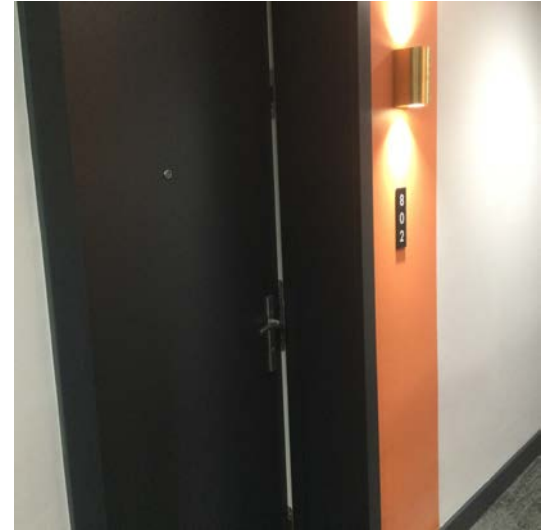


# PCI Snagging Report Sample

Created: 12 Nov 2022

Last Updated: 14 Nov 2022



# 83

TESTS COMPLETED

# 89%

OVERALL SCORE

# 32

ACTIONS REQUIRED

## RESPONSIBLE PERSON

- Multiskilled
- Builder
- Cleaner
- Electrician
- Ventilation Engineer
- Plumber
- Unassigned

## ACTIONS ASSIGNED

- 14 (44%)
- 8 (25%)
- 6 (19%)
- 1 (3%)
- 2 (6%)
- 1 (3%)
- 0 (0%)



	RESULT	COMMENTS
<b>ABOUT</b>		
1.1 The Property		
1.2 Meet Your Inspector		
1.3 Our Service		<p>The inspection of your property will be undertaken by a suitably qualified inspector and should be non-disruptive and non-invasive and should assess fixtures, fittings and services by way of checks comparable with normal daily use.</p> <p>It has been approved by an industry-wide technical working group in collaboration with the New Homes Quality Board (NHQB) and its availability is a requirement of the New Homes Quality Code.</p> <p>The purpose of this Checklist is to assist the home building industry show a commitment to cooperation and transparency in delivering a high-quality standard to every new home.</p> <p>The customer can and should expect their home to be constructed to a high specification and that the approach to the home and surrounding area is safe on the day they move in. The home should be clean and ready for the customer to enjoy and live in safely from day one.</p> <p>Inspectors will follow the NHQB guidance below when completing the inspection and where it isn't possible to comply with the guidance make reference to this limitation in the inspection notes:</p> <p>Please note the following methodology must be used by the inspector</p> <ul style="list-style-type: none"> <li>• External walls should be inspected in daylight from a minimum distance of 10m.</li> <li>• Internal ceiling, wall, paintwork finishes, mastic and sealing should be inspected in daylight from a minimum distance of 2m and not shining a light on the surface. Where no natural daylight is available, inspection should be carried out with a single light source.</li> <li>• Cupboards, wardrobes, surfaces and fitted furniture (including kitchens and bathrooms) should be inspected in daylight from a distance of 0.5m.</li> <li>• Glazing should be inspected in daylight from a minimum distance of 2m (laminated or toughened glass from 3m) and not shining a light on the surface, with fine scratches less than 25mm and bubbles or blisters if they are neither obtrusive or bunched, being acceptable.</li> <li>• All checks on the property unless otherwise stated will be visual from the ground [in the case of exterior] or from internal floors [in the case of the interior].</li> <li>• For top floor apartments, loft spaces and eaves should only be checked where safely accessible to do so.</li> </ul> <p>External common parts (where relevant)</p> <p>The Inspector will assume that the common parts include all areas beyond the confines of the subject property where there is no evidence to suggest the area is demised to a different property, and which are commonly included within a maintenance/repair agreement associated with properties of a similar type</p> <p>The inspection will be limited to those common parts that would normally be used by the occupier of the subject dwelling, i.e.</p>

the individual paths, parking areas, gardens, bin stores, storage, garages etc. that would normally be used by an occupier of that individual dwelling.

Reports will include only those parts of the external structure, including walls, roofs, windows, doors, joinery etc. that are immediately and directly associated with the subject dwelling. It should exclude locked, or restricted access areas including electrical/lift/riser/services cupboards, lockers or buildings, restricted storage and maintenance facilities.

#### Internal common parts

The Inspector will assume that the common parts include all areas beyond the confines of the subject property where there is no evidence to suggest the area is demised to a different property, and which are commonly included within a maintenance/repair agreement associated with properties of a similar type.

The inspection will be limited to those common parts that would normally be used by the occupier of the subject dwelling, i.e., the individual corridors, staircases, halls, landings etc. that would normally be used to access that individual dwelling. It should include only those parts that can normally and freely be accessed by an occupier of the subject dwelling without special permissions. It should exclude locked or restricted access areas including electrical/lift/riser/services cupboards, lockers or housings, roof spaces accessed from common areas, restricted storage and maintenance facilities.

1.4 Limitations to the Inspection

## GENERAL

3.1 Health & Safety

Fail

\*\*See Communal area - Escape route\*\*

3.2 Scaffolding

N/A

3.3 Roads & Footpaths

Pass

3.4 Tidiness

Pass

## BALCONIES

4.1 Balconies

Fail

There are paint stains on the top balcony door hinge.

There is an inconsistency in the spacing between the balcony slabs and threshold. Would the builder clarify if pebbles are missing under the slabs?

There is evidence of scratches mostly evident LHS of the balcony frame.

Would the builder clarify if pebbles are missing or to be expected under the balcony slabs?

There is evidence of bird droppings and stains on the balcony rail.

There is evidence of paint stains/scratches on the balcony ceiling.

One of the balcony slabs is chipped.

All external windows including framework should be cleaned and checked for signs of scratches or damage prior to handover.

At the joint between the balcony ceiling and ceiling at the head of the balcony door there appears to be missing mortar between the brickwork.

Action	Assignee	Due Date	Complete?	Action Comments
Remove stains from top door hing.	Builder	N/A	No	
Clarify if pebbles missing under slabs, make good inconsistency of the slabs spacing.	Builder	N/A	No	
Remove evidence of scratches in framework and ceiling finish	Builder	N/A	No	
Balcony requires cleaning prior to handover.	Cleaner	N/A	No	
Replace damaged slab.	Builder	N/A	No	
Make good areas of missing mortar in the ceiling brickwork	Builder	N/A	No	



4.1 A



4.1 B



4.1 C



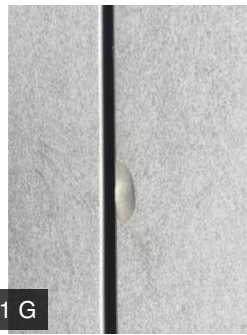
4.1 D



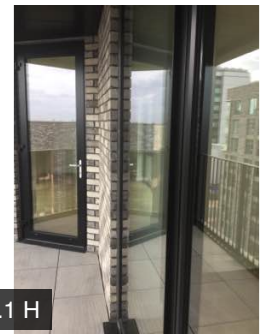
4.1 E



4.1 F



4.1 G



4.1 H



4.1 I

### GARAGES

5.1 Walls	N/A	
5.2 Floors	N/A	
5.3 Roofs	N/A	
5.4 Doors	N/A	
5.5 Windows	N/A	
5.6 Services	N/A	

### SURFACES

6.1 Paths & Driveways	N/A	
6.2 Edgings & Kerbs	N/A	
6.3 Lawns	N/A	
6.4 Steps	N/A	

### DRAINS

7.1 Drains	N/A	
------------	-----	--

### SERVICES

8.1 Bin Stores	Pass	
8.2 Bike Stores	N/A	

### BOUNDARIES

9.1 Fences	N/A	
9.2 Walls	N/A	
9.3 Gates	N/A	

### COMMUNAL AREAS

11.1 Doors	Pass	
11.2 Doorbell	Pass	
11.3 Entrance Hall	Pass	
11.4 Corridor to Plot	Pass	
11.5 Flooring	Pass	
11.6 Stairwell	Pass	
11.7 Lift	Pass	
11.8 Communal Heating	N/A	
11.9 Escape Route	Fail	At the time of inspection the fire door would not fully self close.
	Action	Assignee
	Adjust door where necessary.	Multiskilled
		Due Date
		Complete?
		Action Comments
		N/A
		No
11.10 Post Boxes	Pass	
11.11 Meter Room	N/A	



## HALLWAY

12.1 Plastering & Dry Lining	Pass	
12.2 Finishes	Pass	There is an inconsistent decorative finish around the smoke alarm and down-lights.
	Action	Assignee
	Improve finish around fixtures	Multiskilled
		Due Date
		Complete?
		Action Comments
		N/A
		No
12.3 Floors	Fail	There is evidence of scuff marks and paint stains in the floor finish.
12.4 Windows	N/A	
12.5 Skirting / Plinths	Pass	There is evidence of dirt and debris along the skirting board.
	Action	Assignee
	Clean floor prior to handover.	Cleaner
		Due Date
		Complete?
		Action Comments
		N/A
		No
12.6 Doors	Pass	There is an inconsistent finish along the front door edge (as indicated) where the sides have been painted black there is over paint along the door edge.  There is an inconsistent decorative finish around the front door hinge with evidence of paint spill on the hinge.  There is a rough textured finish around the internal door frame.

Action	Assignee	Due Date	Complete?	Action Comments
Make good the finishing detail	Multiskilled	N/A	No	

12.7 Cupboards

Fail

There is missing mastic along the LHS of the utilities cupboard architrave joint.

There is evidence of paint stains on the utilities cupboard door handle RHS.

There is an inconsistent decorative finish around the door handle collar LHS.

There is an inconsistent decorative finish around the door hinge.

The washing machine rest too close to the utilities cupboard doors.

There is an inconsistent decorative finish around the wall sockets.

There is overpaint on the overhead door sensor.

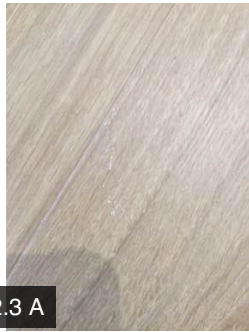
There are scratches and paint stains on the consumer unit flap.

Action	Assignee	Due Date	Complete?	Action Comments
Improve overall finish as described.	Multiskilled	N/A	No	
Remove all evidence of overpaint and paint stains.	Cleaner	N/A	No	

12.8 Glazing	N/A			
12.9 Tiles	N/A			
12.10 Lights	Pass			
12.11 Sockets	Pass			
12.12 Consumer Unit (Assumed - Indicate Location)	N/A			
12.13 Radiators	N/A			
12.14 Entryphone	Pass			Would the builder verify if the entry phone is fully functional prior to handover?
Action	Assignee	Due Date	Complete?	Action Comments
Refer to builder/developer	Builder	N/A	No	
12.15 Alarm	N/A			
12.16 Doorbell	N/A			
12.17 Comms	N/A			Builder to verify prior to handover



12.2 A



12.3 A



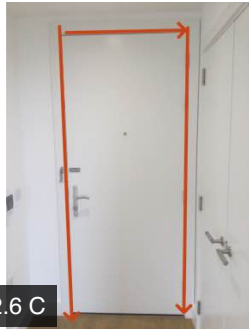
12.5 A



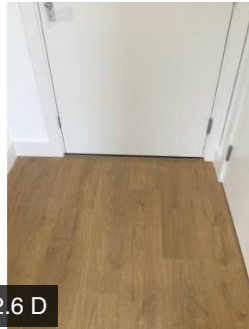
12.6 A



12.6 B



12.6 C



12.6 D



12.7 A



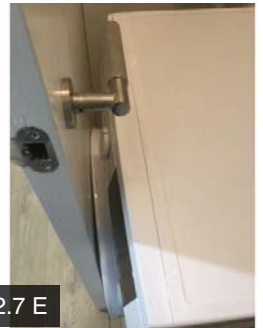
12.7 B



12.7 C



12.7 D



12.7 E



12.7 F



12.7 G



12.7 H



12.14 A



12.17 A

**STUDY**

13.1 Plastering & Dry Lining

N/A



13.2 Finishes	N/A	
13.3 Floors	N/A	
13.4 Windows	N/A	
13.5 Skirting / Plinths	N/A	
13.6 Doors	N/A	
13.7 Lights	N/A	
13.8 Sockets	N/A	
13.9 Radiators	N/A	

### LIVING ROOM 1

14.1 Room Name	Pass	
14.2 Plastering & Dry Lining	Pass	
14.3 Finishes	Pass	
14.4 Floors	Pass	
14.5 Windows	Pass	
14.6 Skirting / Plinths	Pass	
14.7 Doors	Pass	
14.8 Lights	Pass	
14.9 Sockets	Pass	
14.10 Radiators	N/A	

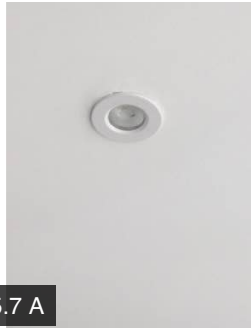
### DINING AREA / DINING ROOM

15.1 Plastering & Dry Lining	Pass				
15.2 Finishes	Pass				
15.3 Floors	Pass	There is smearing to the floor finish.			
	<b>Action</b>	<b>Assignee</b>	<b>Due Date</b>	<b>Complete?</b>	<b>Action Comments</b>
	Floor requires cleaning prior to handover.	Cleaner	N/A	No	
15.4 Windows	Pass				
15.5 Skirting / Plinths	Pass				
15.6 Doors	Pass				
15.7 Lights	Pass	There is an inconsistent decorative finish around the downlights.			
	<b>Action</b>	<b>Assignee</b>	<b>Due Date</b>	<b>Complete?</b>	<b>Action Comments</b>
	Improve inconsistent finish around the downlights	Multiskilled	N/A	No	
15.8 Sockets	Pass	At the time of inspection it was noted that there was some difficulty fitting plugs into all sockets.			
	<b>Action</b>	<b>Assignee</b>	<b>Due Date</b>	<b>Complete?</b>	<b>Action Comments</b>

	Remove dirt and debris from sockets and retest	Electrician	N/A	No	
15.9 Radiators		N/A			



15.3 A



15.7 A



15.8 A

## KITCHEN

16.1 Plastering & Dry Lining		Pass			
16.2 Finishes		Pass			
16.3 Floors		Pass	There is evidence of paint spill bottom LHS and RHS of the column.		
16.4 Windows		Pass			
16.5 Skirting / Plinths		Pass	The plinth joint on the LHS is not fitted flush.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Adjust plinth joints	Multiskilled	N/A	No	
16.6 Doors		N/A			
16.7 Lights		Pass			
16.8 Sockets		Pass			
16.9 Radiators		N/A			
16.10 Cupboards		Pass			
16.11 Drawers		Pass			
16.12 Kitchen Fittings		Pass	Would the builder clarify how many lids are to be supplied as there was only one visible at the time of inspection.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Refer to builder/developer	Builder	N/A	No	
16.13 Tiles		Pass			
16.14 Taps & Controls		Pass			
16.15 Extractors		Fail	At the time of inspection the extractor was not extracting.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Refer to ventilation engineer.	Ventilation Engineer	N/A	No	
16.16 Hob / Cooker		Fail	Would the builder clarify that the oven and hob function as intended?		
	Action	Assignee	Due Date	Complete?	Action Comments
	Clarification	Multiskilled	N/A	No	
16.17 Fridge / Freezer		Pass			

16.18 Dishwasher		Pass			
16.19 Washing Machine		Fail	The washing machine rests too close to the utilities cupboard doors.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Action 1	Builder	N/A	No	



16.3 A



16.5 A



16.12 A



16.15 A



16.19 A

## UTILITY

17.1 Plastering & Dry Lining	N/A	
17.2 Finishes	N/A	
17.3 Floors	N/A	
17.4 Windows	N/A	
17.5 Skirting / Plinths	N/A	
17.6 Doors	N/A	
17.7 Lights	N/A	
17.8 Sockets	N/A	
17.9 Radiators	N/A	
17.10 Cupboards	N/A	
17.11 Drawers	N/A	
17.12 Kitchen Fittings	N/A	
17.13 Tiles	N/A	

17.14 Taps & Controls	N/A	
17.15 Extractors	N/A	
17.16 Fridge / Freezer	N/A	
17.17 Dishwasher	N/A	
17.18 Washing Machine	N/A	

### STAIRS & LANDING 1

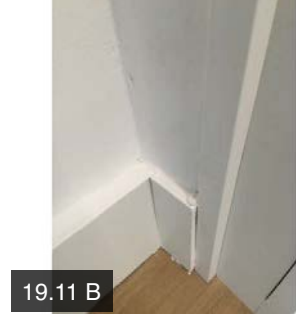
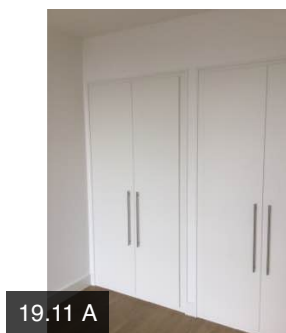
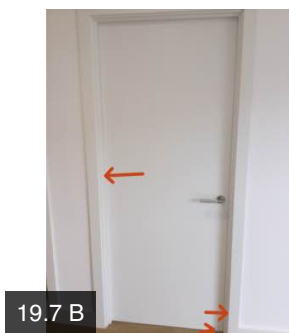
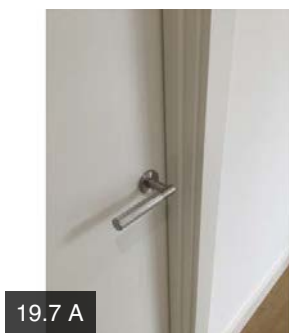
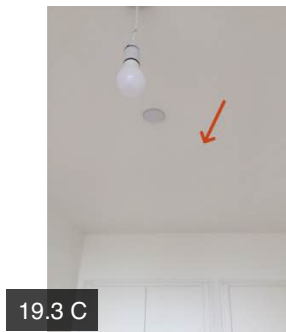
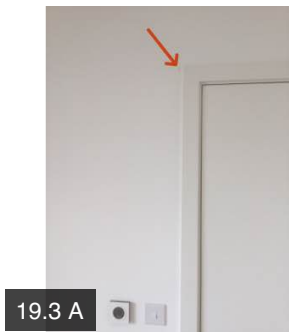
18.1 Plastering & Dry Lining	N/A	
18.2 Finishes	N/A	
18.3 Floors	N/A	
18.4 Windows	N/A	
18.5 Skirting / Plinths	N/A	
18.6 Doors	N/A	
18.7 Cupboards	N/A	
18.8 Glazing	N/A	
18.9 Tiles	N/A	
18.10 Lights	N/A	
18.11 Sockets	N/A	
18.12 Radiators	N/A	
18.13 Smoke / Heat / CO2 Detectors	N/A	

### MASTER BEDROOM

19.1 Room Name	Pass				
19.2 Plastering & Dry Lining	Pass				
19.3 Finishes	Pass	<p>There is an inconsistent finish to the wall top LHS of the internal bedroom door.</p> <p>There are stains in the wall finish as indicated</p> <p>There is a scratch in the ceiling finish as indicated</p>			
	<b>Action</b>	<b>Assignee</b>	<b>Due Date</b>	<b>Complete?</b>	<b>Action Comments</b>
	Make good wall and ceiling areas (as illustrated).	Multiskilled	N/A	No	
19.4 Floors	Pass				
19.5 Windows	Pass				
19.6 Skirting / Plinths	Pass	There is overpaint onto the floor just below the skirting board.			
	<b>Action</b>	<b>Assignee</b>	<b>Due Date</b>	<b>Complete?</b>	<b>Action Comments</b>
	Remove all traces of overpaint from the floor.	Cleaner	N/A	No	
19.7 Doors	Pass	The door rattles within its frame when closed and therefore requires adjusting.			

			There are scuff marks in the door, frame and architrave finish as indicated.		
Action	Assignee	Due Date	Complete?	Action Comments	
Adjust door as required and make good walk finish.	Multiskilled	N/A	No		
19.8 Lights	Pass				
19.9 Sockets	Pass				
19.10 Radiators	N/A				

19.11 Wardrobes	Pass	<p>There is an inconsistent decorative finish around the wardrobe door frame.</p> <p>There is an inconsistent finish LHS and RHS of the internal wardrobe frame.</p>			
Action	Assignee	Due Date	Complete?	Action Comments	
Make good the finish as described	Multiskilled	N/A	No		
19.12 Drawers	N/A				



### MASTER BEDROOM ENSUITE

20.1 Plastering & Dry Lining	N/A				
20.2 Finishes	N/A				
20.3 Floors	N/A				
20.4 Windows	N/A				
20.5 Skirting / Plinths	N/A				
20.6 Doors	N/A				
20.7 Lights	N/A				

20.8 Sockets	N/A	
20.9 Radiators	N/A	
20.10 Baths	N/A	
20.11 Shower Trays	N/A	
20.12 Cubicles / Wet Rooms	N/A	
20.13 Basins	N/A	
20.14 Taps & Controls	N/A	
20.15 Pedestals	N/A	

20.16 Toilets & Seats	N/A	
20.17 Shaving Points	N/A	
20.18 Towel Rail	N/A	
20.19 Extractor	N/A	

**BEDROOM 2**

21.1 Room Name	N/A	
21.2 Plastering & Dry Lining	N/A	
21.3 Finishes	N/A	
21.4 Floors	N/A	
21.5 Windows	N/A	
21.6 Skirting / Plinths	N/A	
21.7 Doors	N/A	
21.8 Lights	N/A	
21.9 Sockets	N/A	
21.10 Radiators	N/A	
21.11 Wardrobes	N/A	
21.12 Drawers	N/A	

**BEDROOM 2 ENSUITE**

22.1 Plastering & Dry Lining	N/A	
22.2 Finishes	N/A	
22.3 Floors	N/A	
22.4 Windows	N/A	
22.5 Skirting / Plinths	N/A	
22.6 Doors	N/A	
22.7 Lights	N/A	
22.8 Sockets	N/A	

22.9 Radiators	N/A	
22.10 Baths	N/A	
22.11 Shower Trays	N/A	
22.12 Cubicles / Wet Rooms	N/A	
22.13 Basins	N/A	
22.14 Taps & Controls	N/A	
22.15 Pedestals	N/A	
22.16 Toilets & Seats	N/A	
22.17 Shaving Points	N/A	
22.18 Towel Rail	N/A	
22.19 Extractor	N/A	

### BEDROOM 3

23.1 Room Name	N/A	
23.2 Plastering & Dry Lining	N/A	
23.3 Finishes	N/A	
23.4 Floors	N/A	
23.5 Windows	N/A	
23.6 Skirting / Plinths	N/A	
23.7 Doors	N/A	
23.8 Lights	N/A	
23.9 Sockets	N/A	
23.10 Radiators	N/A	
23.11 Wardrobes	N/A	
23.12 Drawers	N/A	

### BATHROOM

24.1 Plastering & Dry Lining	Pass	
24.2 Finishes	Pass	There is evidence of stains in the tile finish.
	<b>Action</b>	<b>Assignee</b>
	Remove stains from tiles.	Cleaner
		<b>Due Date</b>
		N/A
		<b>Complete?</b>
		No
		<b>Action Comments</b>
24.3 Floors	Pass	
24.4 Windows	N/A	
24.5 Skirting / Plinths	Pass	
24.6 Doors	Pass	There are stains and scuff marks to the door finish (as indicated).  The door rattles within its frame when closed and therefore requires adjusting.

	Action	Assignee	Due Date	Complete?	Action Comments
	Remove stains from door finish and decorate where required. Adjust door where required.	Multiskilled	N/A	No	
24.7 Lights		Pass	There is an inconsistent decorative finish around the downlights.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Improve decorative finish around diwnlights	Multiskilled	N/A	No	
24.8 Sockets		N/A			
24.9 Radiators		N/A			
24.10 Baths		Pass	There is a cover cap missing bottom LHS of the bath panel. There is a poor decorative finish bottom RHS of the bath panel.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Replace cover cap, clean and re apply mastic and improve mastic finish on the RHS	Multiskilled	N/A	No	
24.11 Shower Trays		N/A			
24.12 Cubicles / Wet Rooms		N/A			
24.13 Basins		Pass			
24.14 Taps & Controls		Pass			
24.15 Pedestals		Pass			
24.16 Toilets & Seats		Pass	At the time of inspection it was noted that the toilet long flush was short in its duration.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Trace and rectify the fault.	Plumber	N/A	No	
24.17 Shaving Points		N/A	Not tested		
24.18 Towel Rail		Pass	There are chips on the RHS of the towel radiator.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Repair chips in radiator finish.	Multiskilled	N/A	No	
24.19 Extractor		Fail	At the time of inspection the extractor did not extract as is intended.		
	Action	Assignee	Due Date	Complete?	Action Comments
	Refer to ventilation engineer	Ventilation Engineer	N/A	No	



24.2 A



24.6 A



24.6 B



24.7 A





24.10 A



24.10 B



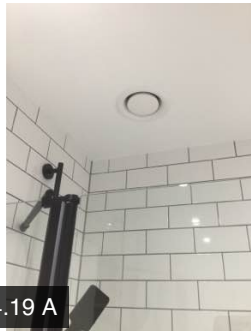
24.16 A



24.17 A



24.18 A



24.19 A

**AIRING CUPBOARD**

25.1 Plastering & Dry Lining	N/A	
25.2 Finishes	N/A	
25.3 Floors	N/A	
25.4 Skirting / Plinths	N/A	
25.5 Doors	N/A	
25.6 Lights	N/A	
25.7 Sockets	N/A	
25.8 Hot Water Tank	N/A	

**LOFT**

26.1 Hatch	N/A	
26.2 Ladder	N/A	
26.3 Felt	N/A	
26.4 Ducting	N/A	
26.5 Insulation	N/A	
26.6 Cable & Wires	N/A	
26.7 Timbers	N/A	
26.8 Cold Water Tanks	N/A	

**SERVICES**

27.1 Heating	Pass	
27.2 Boiler	Pass	
27.3 Smoke / Heat / CO2 Detectors	Pass	

FINAL COMMENTS

None