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EAGLE EYE®
NEW HOME INSPECTIONS

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PRE-COMPLETION INSPECTION REPORT

Report QR code



Client

Mr. Joe Bloggs

Property Address

1 Example Road, Example
Town, Hertfordshire,
SW1A 1AA

Inspection Date

23rd April 2025

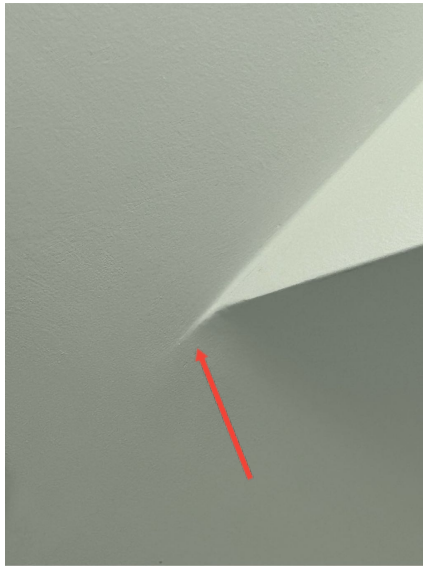
No. of Snags Identified

78

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Property and Inspection Details

Inspection type	Pre-Completion Inspection
Add-on services carried out	None
Property address	1 Example Road, Example Town, Hertfordshire, SW1A 1AA
Plot number	1
Inspection date	23 rd April 2025
Developer	Linden Homes
Warranty provider	NHBC
Number of snags identified	78
Weather conditions	Warm, dry, sunny
Property type	Detached house
Number of bedrooms	3
Outbuildings and parking	Driveway



Defect number: 1

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Dryliner/plasterer

Description:

The dormer window aperture finish is inconsistent. The finish between the wall and the ceiling is to be improved.



Defect number: 2

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator

Description:

The top of the doorway between Bedroom 1 and En Suite 1 is missing caulk. There is currently a gap between the architrave and plasterboard.



Defect number: 3

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator

Description:

The top of the eaves cupboard door within Bedroom 1 needs to be painted.



Defect number:4

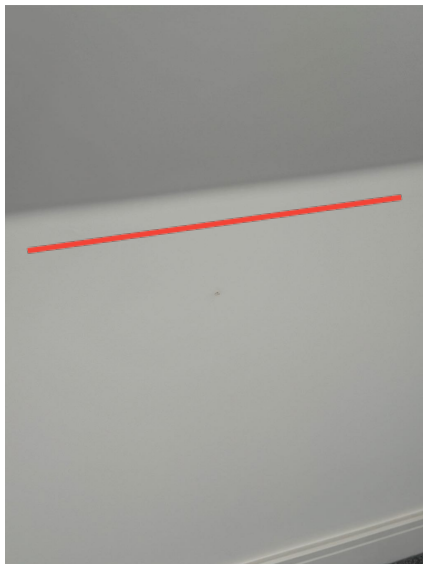
Defect status:Incomplete

Location/room:Bedroom 1

Relevant trade:Dryliner/plasterer & decorator

Description:

Making good patches to be sanded and decorated.



Defect number:5

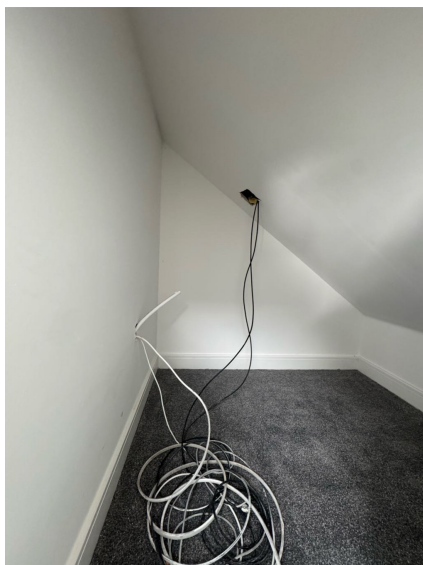
Defect status:Incomplete

Location/room:Bedroom 1

Relevant trade:Dryliner/plasterer

Description:

The sloped ceiling plasterboard joint is not straight throughout the bedroom. A laser or string should be used to achieve a straight level finish.



Defect number:6

Defect status:Incomplete

Location/room:Bedroom 1

Relevant trade:PV panel supplier

Description:

The PV panel control board requires installing and commissioning.



Defect number: 7

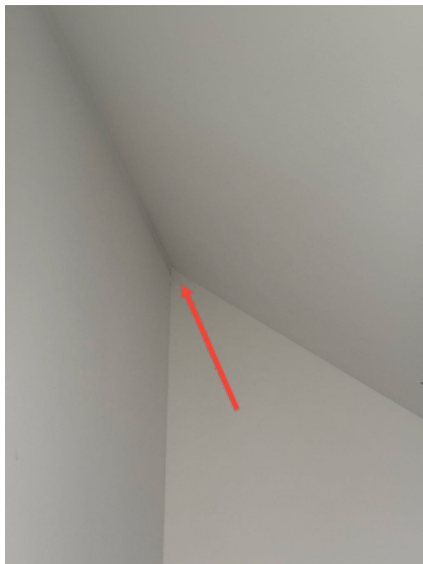
Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator

Description:

The decoration finish requires improving inside the eaves cupboard within Bedroom 1. Caulk is required between the architrave and sloped ceiling.



Defect number: 8

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator

Description:

The decoration finish requires improving inside the eaves cupboard within Bedroom 1.



Defect number: 9

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Electrician

Description:

The light switch plate is not flush with the wall. It requires screwing flush or the box within the wall should be set deeper.



Defect number: 10

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator

Description:

The decoration finish needs to be improved at the corner of the wall behind the door opening to the en suite.



Defect number: 11

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator

Description:

The decoration finish around all sides of the loft hatch requires improving.



Defect number: 12

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Sealant applicator

Description:

The mastic finish to the dormer window board is poor and requires cutting out and re-sealing.



Defect number: 13

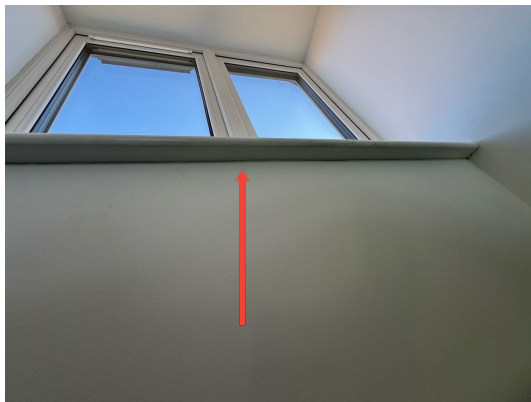
Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator

Description:

The dormer window board requires re-decorating.



Defect number: 14

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator or sealant applicator

Description:

There is a gap beneath the dormer window board. It requires caulk or mastic.



Defect number: 15

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Decorator

Description:

There are various settlement cracks between joinery, and between plasterboard and joinery throughout the bedroom. These require caulk and are to be subsequently painted.



Defect number: 16

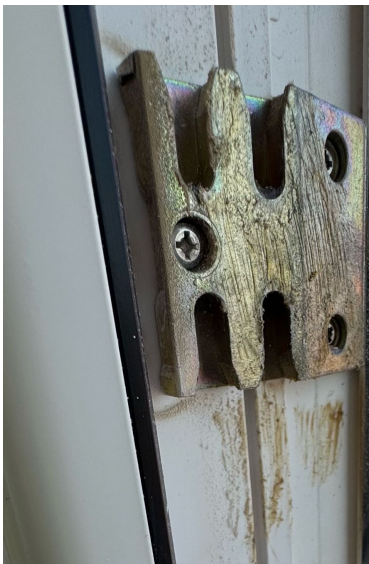
Defect status: Incomplete

Location/room: Roof

Relevant trade: Roofer

Description:

The dormer leadwork outside Bedroom 1 is missing clips and it is creased and will pool with rainwater.



Defect number: 17

Defect status: Incomplete

Location/room: Bedroom 1

Relevant trade: Window supplier

Description:

Excessive lubricant has been used to the dormer window frame brackets.



Defect number: 18

Defect status: Incomplete

Location/room: En Suite 1

Relevant trade: Cleaner

Description:

The toilet waste pipe collar requires cleaning.



Defect number: 19

Defect status: Incomplete

Location/room: En Suite 1

Relevant trade: Dryliner/plasterer

Description:

A plasterboard cut out has been patched and now requires making good before decoration.



Defect number: 20

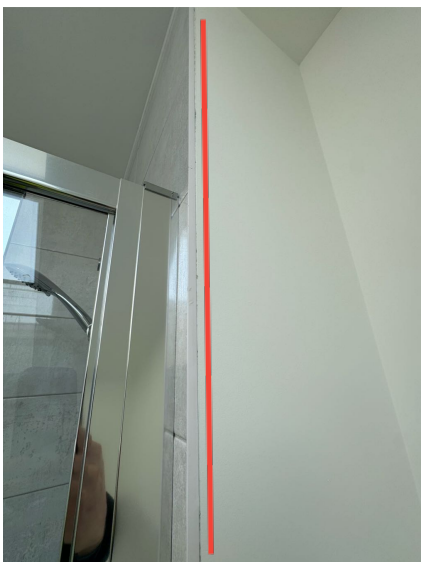
Defect status: Incomplete

Location/room: En Suite 1

Relevant trade: Decorator

Description:

The decoration finish needs to be improved around the shaver socket.



Defect number: 21

Defect status: Incomplete

Location/room: En Suite 1

Relevant trade: Decorator

Description:

The decoration finish adjacent to the wall tiling trim needs to be improved.



Defect number: 22

Defect status: Incomplete

Location/room: En Suite 1

Relevant trade: Dryliner/plasterer & decorator

Description:

The ceiling patches require sanding and decorating.



Defect number: 23

Defect status: Incomplete

Location/room: En Suite 1

Relevant trade: Window supplier

Description:

The warranty tag needs to be removed from the roof window. The tag should be kept in a safe and secure place in case of the need for future use.



Defect number: 24

Defect status: Incomplete

Location/room: Staircase 2

Relevant trade: Decorator

Description:

The stair string requires caulk due to settlement, and there are various scuff marks on the stair wall that require decorating. It is suggested that the stair wall is re-rolled to achieve a consistent finish.



Defect number: 25

Defect status: Incomplete

Location/room: Staircase 2

Relevant trade: Decorator

Description:

The handrail requires sanding and re-decorating. The handrail is currently rough to the touch and the decoration finish is poor.



Defect number: 26

Defect status: Incomplete

Location/room: Staircase 2

Relevant trade: Decorator

Description:

The gap and finish between the staircase and wall requires improving.



Defect number: 27

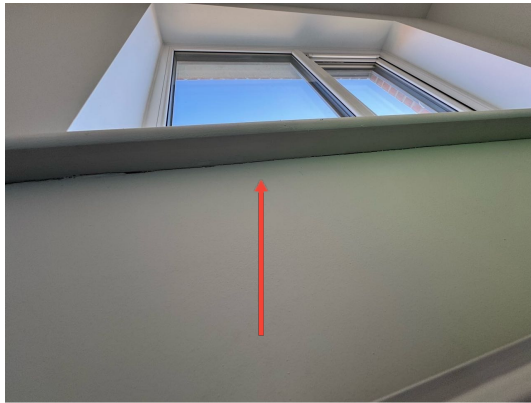
Defect status: Incomplete

Location/room: Landing 1

Relevant trade: Decorator

Description:

The decoration finish around the two gang light switch requires improving.



Defect number: 28

Defect status: Incomplete

Location/room: Landing 1

Relevant trade: Decorator or sealant applicator

Description:

There is a gap beneath the landing window board. It requires caulk or mastic.



Defect number: 29

Defect status: Incomplete

Location/room: Landing 1

Relevant trade: Cleaner or surface repair specialist

Description:

There are various marks to the landing window frame. These need to be repaired if they cannot be cleaned off.



Defect number: 30

Defect status: Incomplete

Location/room: Front elevation

Relevant trade: Bricklayer

Description:

Mortar is required outside the landing window.



Defect number: 31

Defect status: Incomplete

Location/room: Front elevation

Relevant trade: Bricklayer

Description:

The landing window lintel requires cleaning. Mortar is currently splashed over the lintel.



Defect number: 32

Defect status: Incomplete

Location/room: Bedroom 3

Relevant trade: Cleaner

Description:

The carpet door bar protective tape requires removing.



Defect number: 33

Defect status: Incomplete

Location/room: Bedroom 3

Relevant trade: Carpenter

Description:

Different coloured screws have been used to fix this door hinge plate. A consistent screw type should be used.



Defect number: 34

Defect status: Incomplete

Location/room: Bathroom

Relevant trade: Electrician

Description:

This downlight is not fitted within the ceiling.



Defect number: 35

Defect status: Incomplete

Location/room: Bathroom

Relevant trade: Electrician

Description:

The bathroom extractor fan does not work despite the wall plate switch being turned on, the isolator switch being turned on, and the relevant zonal isolator switch on the consumer unit being turned up. This is likely a wiring fault.



Defect number: 36

Defect status: Incomplete

Location/room: Bathroom

Relevant trade: Decorator and sealant applicator

Description:

Paint filler and decoration is required to the damaged wall. Mastic is also required between the floor tiling and the skirting board.



Defect number: 37

Defect status: Incomplete

Location/room: Bathroom

Relevant trade: Decorator

Description:

The decoration finish needs to be improved around the shaver socket.



Defect number: 38

Defect status: Incomplete

Location/room: Bathroom

Relevant trade: Sealant applicator

Description:

Clear sanitary mastic is required to the bathroom bath screen.



Defect number: 39

Defect status: Incomplete

Location/room: Bathroom

Relevant trade: Cleaner

Description:

The decorator's protective tape residue requires cleaning off from the wall tile trim.



Defect number: 40

Defect status: Incomplete

Location/room: Landing cupboard

Relevant trade: Decorator

Description:

Paint filler is required over plasterboard screw heads prior to decoration.



Defect number: 41

Defect status: Incomplete

Location/room: Bedroom 2

Relevant trade: Decorator

Description:

Decorate the patch beside the doorway. It has already been sanded.



Defect number: 42

Defect status: Incomplete

Location/room: Bedroom 2

Relevant trade: Plumber

Description:

The bedroom radiator is not centralised to the window.



Defect number: 43

Defect status: Incomplete

Location/room: Bedroom 2

Relevant trade: Window supplier

Description:

The window handle is tight to open and close. It requires lubricant (WD-40 is suggested) to ease its use of operation.



Defect number: 44

Defect status: Incomplete

Location/room: Cylinder tank cupboard

Relevant trade: Plumber

Description:

Lagging is required to the cylinder tank's hot water pipes. This is a safety concern if not carried out.



Defect number: 45

Defect status: Incomplete

Location/room: Staircase 1

Relevant trade: Decorator

Description:

The stair string requires caulk due to settlement, and there are various scuff marks on the stair wall that require decorating. It is suggested that the stair wall is re-rolled to achieve a consistent finish.



Defect number: 46

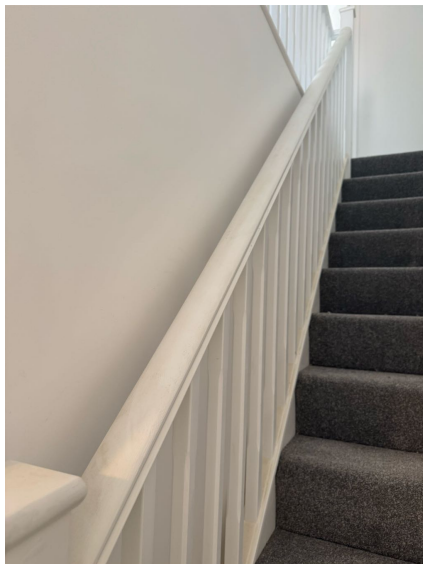
Defect status: Incomplete

Location/room: Staircase 1

Relevant trade: Decorator

Description:

Caulk gap between staircase and wall.



Defect number: 47

Defect status: Incomplete

Location/room: Staircase 1

Relevant trade: Decorator

Description:

The handrail requires sanding and re-decorating. The handrail is currently rough to the touch and the decoration finish is poor.



Defect number: 48

Defect status: Incomplete

Location/room: Staircase 1

Relevant trade: Carpet fitter

Description:

The bottom step requires carpet.



Defect number: 49

Defect status: Incomplete

Location/room: Hallway cupboard

Relevant trade: PV panel supplier

Description:

The PV panel cable needs to be wired into the consumer unit and subsequently commissioned.



Defect number: 50

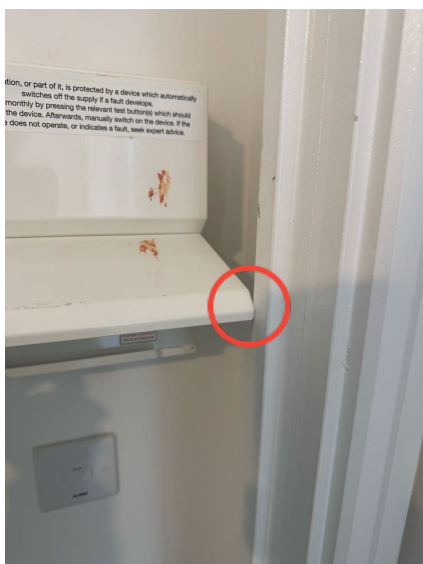
Defect status: Incomplete

Location/room: Hallway cupboard

Relevant trade: Broadband provider

Description:

Broadband connectivity is required to the house.



Defect number: 51

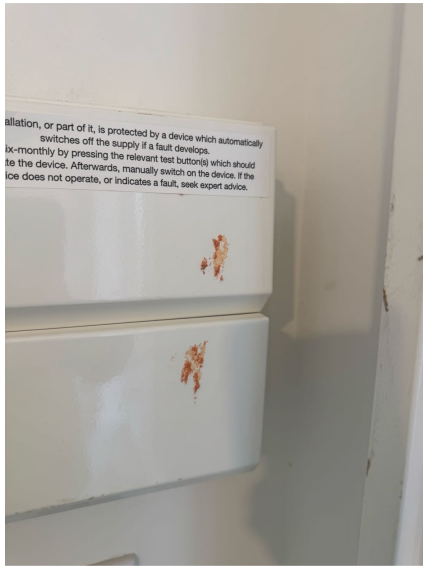
Defect status: Incomplete

Location/room: Hallway cupboard

Relevant trade: Electrician

Description:

The consumer unit door clashes with the door frame's stopper. The consumer unit position needs to be adjusted to allow the consumer unit door to open and close freely.



Defect number: 52

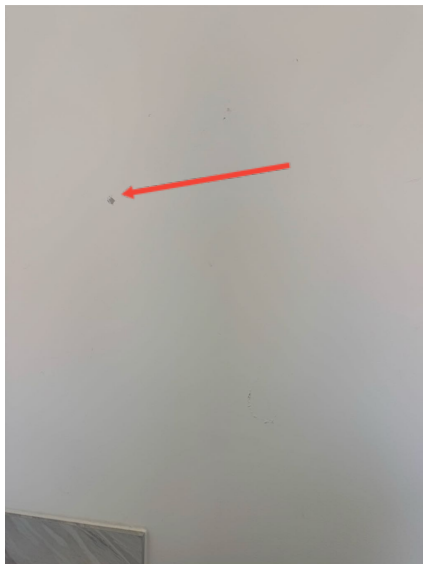
Defect status: Incomplete

Location/room: Hallway cupboard

Relevant trade: Cleaner

Description:

The consumer unit needs to be cleaned. Expanding foam is currently on the consumer unit.



Defect number: 53

Defect status: Incomplete

Location/room: Utility

Relevant trade: Decorator

Description:

Fill and decorate the damaged wall.



Defect number: 54

Defect status: Incomplete

Location/room: Utility

Relevant trade: Decorator

Description:

The decoration finish needs to be improved around the washing machine switch plate and the double socket plate.



Defect number: 55

Defect status: Incomplete

Location/room: Cloakroom

Relevant trade: Carpenter

Description:

The cloakroom thumb turn lock is currently not operational. The door needs to be adjusted to ensure its operation.



Defect number: 56

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Carpenter

Description:

The top of the kitchen door is severely damaged. It is a fire door and should be changed to ensure its fire resistance integrity. The fire door should have a minimum fire resistance of 30 minutes. It is a FD30 rated door.



Defect number: 57

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Carpenter

Description:

The gap beneath the kitchen fire door to the finished floor vinyl covering is excessive and non-compliant. The door has either been excessively cut down or the frame height needs to be reduced to ensure compliance. The gap cannot exceed 10mm as per the NHBC standard 9.1.4 Doors and windows.



Defect number: 58

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Decorator

Description:

Decorate the patch above the thermostat. The patch has already been sanded.



Defect number: 59

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Kitchen supplier

Description:

The supplied oven housing is incorrect for the single oven that has been chosen by the customer. The correct housing needs to be supplied and installed. Provision needs to be made for the oven to be reinstalled after the housing is corrected.



Defect number: 60

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Kitchen supplier

Description:

The kitchen is missing the cutlery tray and it needs to be supplied and installed.



Defect number: 61

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Decorator

Description:

The decoration finish needs to be improved around the kitchen appliance isolator switch plates.



Defect number: 62

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Appliance supplier & cleaner

Description:

The dishwasher water feed and discharge hose have not been connected beneath the kitchen sink. The unit has also been left in a poor state and needs to be cleaned.



Defect number: 63

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Kitchen supplier

Description:

Shelf brackets have been installed to the unit beneath the kitchen sink but the shelf is missing. This needs to be supplied and installed.



Defect number: 64

Defect status: Incomplete

Location/room: Kitchen

Relevant trade: Dryliner/plasterer, decorator & cleaner

Description:

A large hole was found beneath the kitchen worktop adjacent to the soil ventilation pipe boxing. This needs to be made good and then decorated. The mess also needs to be cleaned up.



Defect number: 65

Defect status: Incomplete

Location/room: Lounge

Relevant trade: Decorator

Description:

The finish around the exposed newel post needs to be improved. This is beneath the stairs in the adjoining open plan lounge space.



Defect number: 66

Defect status: Incomplete

Location/room: Lounge

Relevant trade: Plumber

Description:

The lounge radiator is not level.



Defect number: 67

Defect status: Incomplete

Location/room: Lounge

Relevant trade: Window supplier

Description:

The patio door restrictor is severely damaged and requires replacing.



Defect number: 68

Defect status: Incomplete

Location/room: Lounge

Relevant trade: Decorator

Description:

The patio door timber threshold requires decoration. It is currently in its natural colour and not in keeping with other thresholds on the development as per the developer's design.



Defect number: 69

Defect status: Incomplete

Location/room: Front elevation

Relevant trade: Carpenter & bricklayer

Description:

The porch canopy temporary fixing screws have been left in the brickwork above the front door opening and require removing. The bricklayer will need to use mortar to fill the holes once removed.



Defect number: 70

Defect status: Incomplete

Location/room: Front elevation

Relevant trade: Bricklayer

Description:

The brickwork has not been cleaned with an acid and pressure wash. All elevations require cleaning.



Defect number: 71

Defect status: Incomplete

Location/room: Front elevation

Relevant trade: Cleaner

Description:

The fascia board to the front elevation requires cleaning. A reach and wash clean needs to be carried out to high level areas of the property.



Defect number: 72

Defect status: Incomplete

Location/room: Front elevation

Relevant trade: Bricklayer

Description:

The pointing needs improving around the cloakroom window aperture. The brickwork also needs to be cleaned.



Defect number: 73

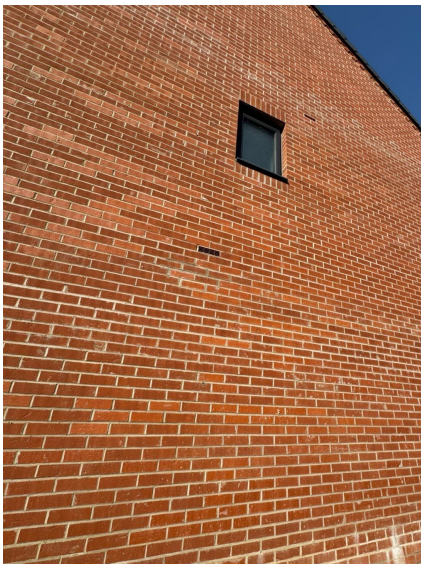
Defect status: Incomplete

Location/room: Front elevation

Relevant trade: Surface repair specialist

Description:

The porch canopy is damaged in various places and requires repairing. If sufficient repairs cannot be carried out then the canopy should be replaced.



Defect number: 74

Defect status: Incomplete

Location/room: Side elevation

Relevant trade: Bricklayer

Description:

The brickwork needs cleaning. The same comment applies as per defect number 70.



Defect number: 75

Defect status: Incomplete

Location/room: Side elevation

Relevant trade: Bricklayer

Description:

Mortar required to the small hole within the brickwork next to the bathroom window.



Defect number: 76

Defect status: Incomplete

Location/room: Rear garden

Relevant trade: Groundworker

Description:

A drain has not been installed in order for the gutter's downpipe to be connected and to drain away rainwater from the house's roof.



Defect number: 77

Defect status: Incomplete

Location/room: Rear garden

Relevant trade: Electrician

Description:

Tape or a cover should be put over the electrical service duct to prevent entry into the duct from the elements and flora and fauna.



Defect number: 78

Defect status: Incomplete

Location/room: Rear elevation

Relevant trade: Electrician

Description:

The light to the rear elevation is not level.

END OF REPORT

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