Accredited Snagging Survey

Tue 22 Sep 2026
Revision v1
Outstanding Items 12



Example Report - Accredited Snagging Survey

Site ABC Builder Ltd - Woodland Park
Client PLEASE NOTE our full reports are much more extensive than the set of example items listed here

KNOTT BROTHERS
PROPERTY SURVEYORS

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MRPSA

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Summary

Understanding the Red / Amber / Green status

In the opinion of your surveyor, a Red issue meets one or more of the following criteria:
• It poses a danger to the occupants, and/or
• It poses a serious problem to the structure, and/or
• It would be excessively disruptive to remedy.

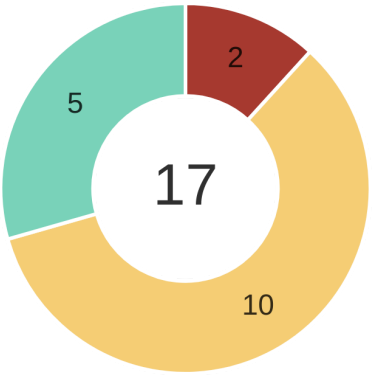
An Amber defect may or may not be within the tolerances set out by warranty standards or building regulations, or it may not be governed by formal standards at all, but in the opinion of your surveyor it could adversely affect your enjoyment of the property. The Amber rating often highlights items where the builder has demonstrated a better finish to similar aspects elsewhere.

The Green status is used to document the condition of important aspects of your property that are not seen to have any faults at the time of survey, as far as it is possible to confirm.

Please click this link - www.knottbrothers.com/additional-information - for further information you may need to consider in association with your survey and report.

Status: Red Amber Green

Items summary



Title	Status	Locations
Red		**2 items**
An inspection chamber was examined and debris was found to the foul drainage channel. All should be checked and cleared as necessary prior to handover.	Red	Foul Drainage
Building Regulations Part J requires that a carbon monoxide alarm is installed within an appropriate proximity to the boiler.	Red	Carbon Monoxide Alarm
Amber		**10 items**
Weep vents drain moisture from the cavity wall space, which prevents damp occurring to the structure over time. While most weep vents were seen to be unblocked and clear of debris, a couple require clearing out as pictured. All should be checked and maintained periodically.	Amber	Weep Vents
Crack to garage personnel door glazing.	Amber	Garage
Draught brushes missing to front door frame.	Amber	Hall
Rough finish to decor.	Amber	WC
Most integrated oven and fridge freezer towers require a vent to the plinth for sufficient airflow to the appliances. Please can the builder confirm this installation has been completed to the manufacturer’s specification.	Amber	Kitchen
Defect to patio door seal.	Amber	Kitchen
Poor alignment to the shower tray installation leaves pooled water to the left-hand side.	Amber	Bathroom
Insecure installation to basin tap.	Amber	Bathroom
There appears to be an open ended soil vent within the loft space with no AAV or connection to atmosphere.	Amber	Loft
Thermal imaging of the radiators. Uneven heat distribution identified to hall and utility radiators, and no function to rear right bedroom radiator.	Amber	Heating System
Green		**5 items**

Title	Status	Locations
The ground level appears to have been set correctly in relation to the DPC. This is critical to ensuring there are no problems with water ingress to the cavity wall over time.	Green	Damp Proof Course
Roof components are seen to be in good order overall, including tiling, verges, fascias and soffits, rainwater goods, flashings and seals where relevant. Any specific issues are raised as separate items.	Green	Roof and Rainwater Goods
A test of the smoke alarms confirmed that all units sound an alarm upon an alert from one.	Green	Smoke Alarms
The property is seen to have extract and background ventilation systems in accordance with building regulations, important for mitigating condensation to the property and associated issues with mould.	Green	Ventilation
This item records the inspection conducted to the loft for reference. As far as visible, I checked 1) the connection between the roof structure and the property structure, 2) that the roof timbers are evenly placed, dry, undamaged, and braced, 3) that the felt membrane is undamaged and neatly installed, 4) that the insulation is laid evenly throughout. Any issues that give me reason for concern have been included as separate items. Please contact me if you have any questions.	Green	Loft

Red **2 items**

Red: 1 of 2

An inspection chamber was examined and debris was found to the foul drainage channel. All should be checked and cleared as necessary prior to handover.

Red

Locations

Foul Drainage

Images





Red: 2 of 2

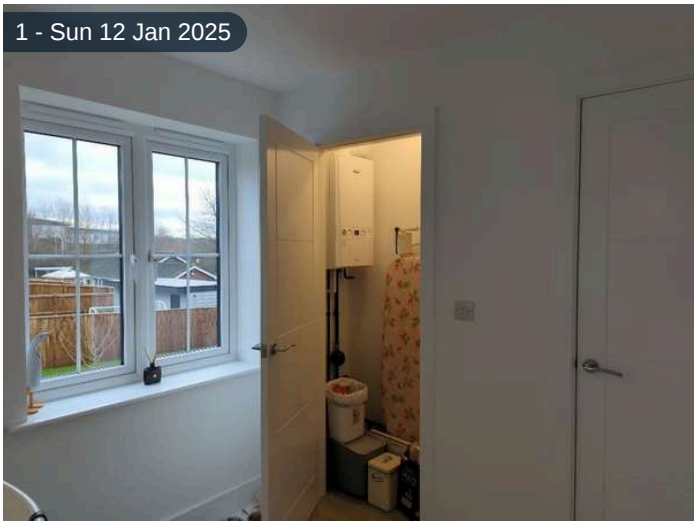
Building Regulations Part J requires that a carbon monoxide alarm is installed within an appropriate proximity to the boiler.

Red

Locations

Carbon Monoxide Alarm

Images



Amber **10 items**

Amber: 1 of 10

Weep vents drain moisture from the cavity wall space, which prevents damp occurring to the structure over time. While most weep vents were seen to be unblocked and clear of debris, a couple require clearing out as pictured. All should be checked and maintained periodically.

⊗ Amber

Locations

Weep Vents

Images













Amber: 2 of 10

Crack to garage personnel door glazing.

⊗ Amber

Locations

Garage

Images



Amber: 3 of 10

Draught brushes missing to front door frame.

Amber

Locations

Hall

Images





Amber: 4 of 10

Rough finish to decor.

⊗ Amber

Locations

WC

Images





Amber: 5 of 10

Most integrated oven and fridge freezer towers require a vent to the plinth for sufficient airflow to the appliances. Please can the builder confirm this installation has been completed to the manufacturer’s specification.

⊗ Amber

Locations

Kitchen

Images



Amber: 6 of 10

Defect to patio door seal.

Amber

Locations

Kitchen

Images





Amber: 7 of 10

Poor alignment to the shower tray installation leaves pooled water to the left-hand side.

Amber

Locations

Bathroom

Images





Amber: 8 of 10

Insecure installation to basin tap.

⊗ Amber

Locations

Bathroom

Images



Amber: 9 of 10

There appears to be an open ended soil vent within the loft space with no AAV or connection to atmosphere.

⊗ Amber

Locations

Loft

Images



Amber: 10 of 10

Thermal imaging of the radiators. Uneven heat distribution identified to hall and utility radiators, and no function to rear right bedroom radiator.

⊗ Amber

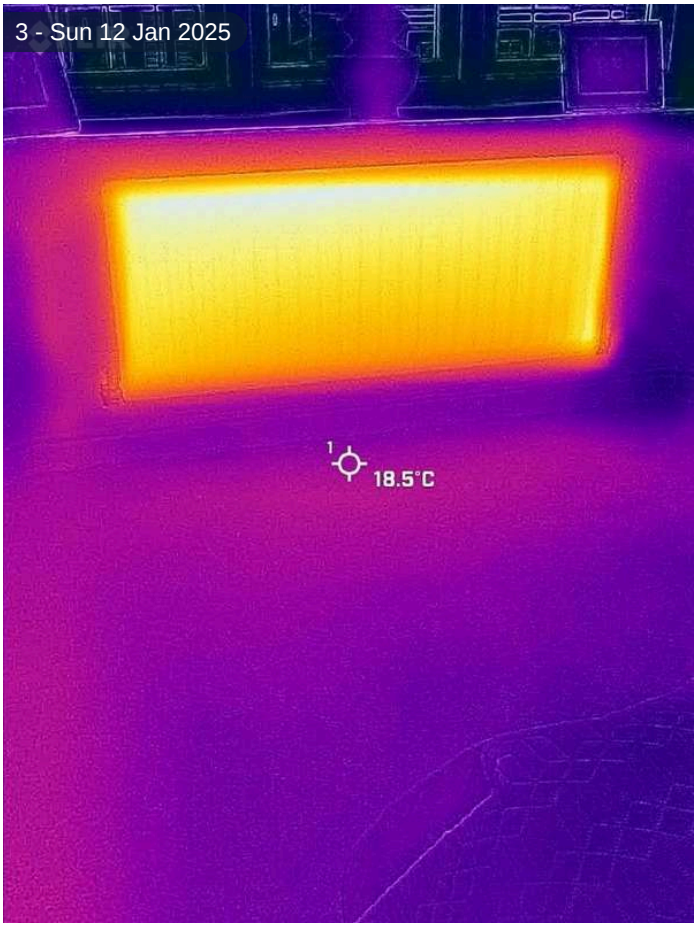
Locations

Heating System

Images



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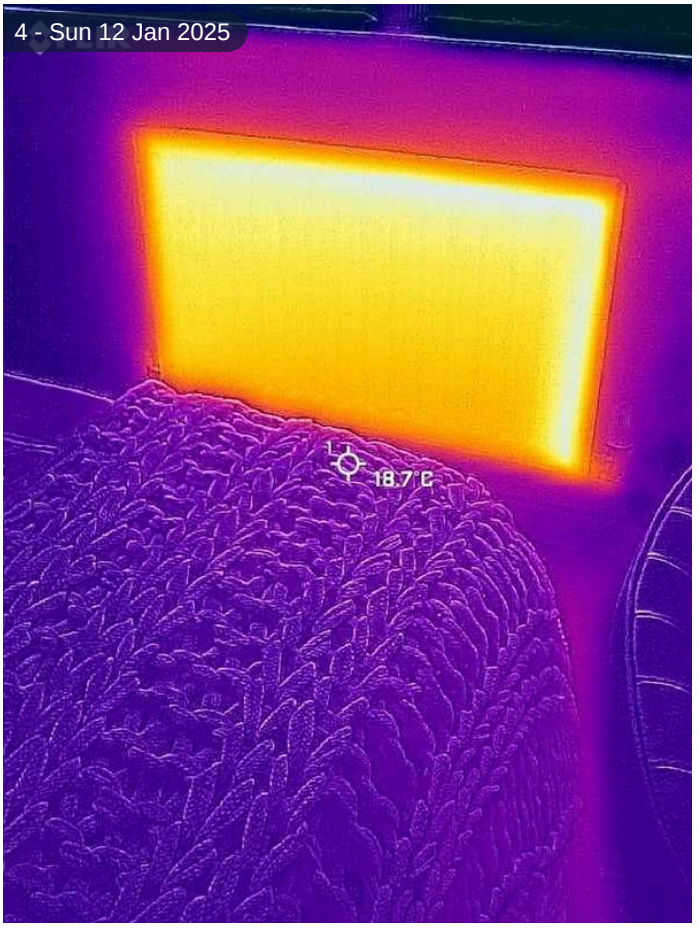
18.5°C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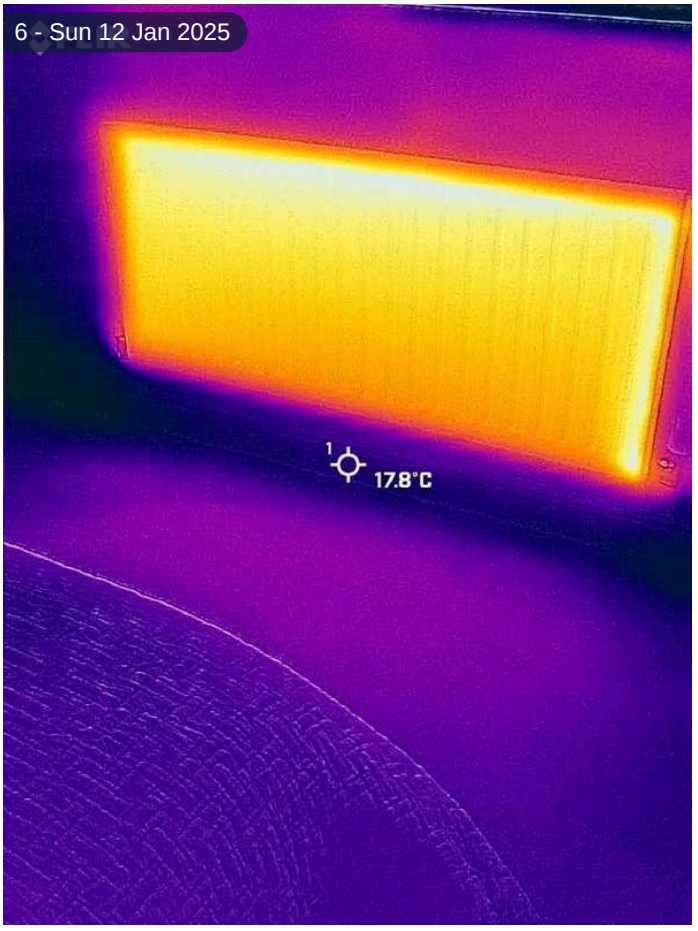
5 - Sun 12 Jan 2025
1
24.9°C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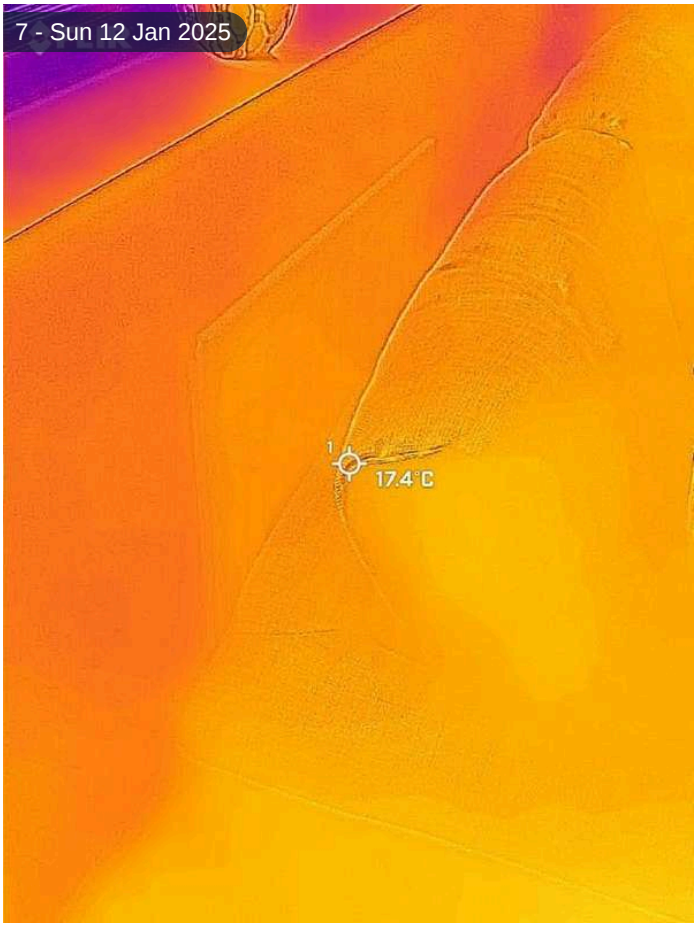
17.8°C



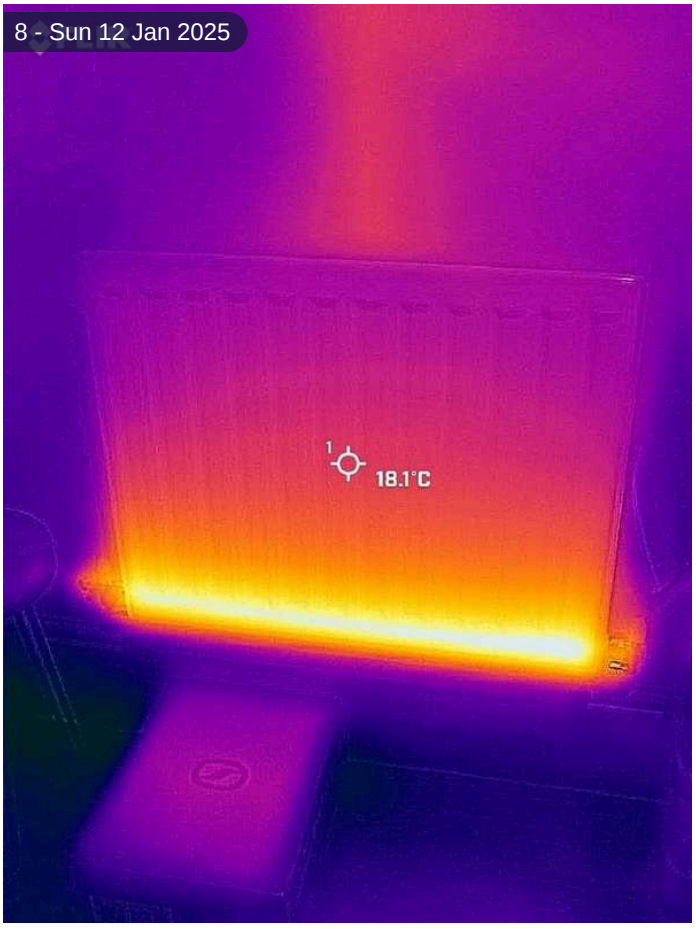


Image comments	
Image 1	Hall
Image 7	Rear Right Bedroom
Image 8	Utility

Green **5 items**

Green: 1 of 5

The ground level appears to have been set correctly in relation to the DPC. This is critical to ensuring there are no problems with water ingress to the cavity wall over time.

Green

Locations

Damp Proof Course

Images





Green: 2 of 5

Roof components are seen to be in good order overall, including tiling, verges, fascias and soffits, rainwater goods, flashings and seals where relevant. Any specific issues are raised as separate items.

Green

Locations

Roof and Rainwater Goods

Images









Green: 3 of 5

A test of the smoke alarms confirmed that all units sound an alarm upon an alert from one.

Green

Locations

Smoke Alarms

Images



Green: 4 of 5

The property is seen to have extract and background ventilation systems in accordance with building regulations, important for mitigating condensation to the property and associated issues with mould.

Green

Locations

Ventilation

Images





Green: 5 of 5

This item records the inspection conducted to the loft for reference. As far as visible, I checked 1) the connection between the roof structure and the property structure, 2) that the roof timbers are evenly placed, dry, undamaged, and braced, 3) that the felt membrane is undamaged and neatly installed, 4) that the insulation is laid evenly throughout. Any issues that give me reason for concern have been included as separate items. Please contact me if you have any questions.

Green

Locations

Loft

Images



