



**NEW HOMES**  
INSPECTION

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# NEW HOME SNAGGING REPORT

07947 08237

[Sales@newhomesinspections.co.uk](mailto:Sales@newhomesinspections.co.uk)

[www.newhomesinspectionsuk.com](http://www.newhomesinspectionsuk.com)

New Homes partnerships Ltd : 15048696

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Registered Membership

**RPSA**  
Residential Property  
Surveyors Association

 **comparemymove**

# PROPERTY OVERVIEW

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TYPE OF PROPERTY	DETACHED
BUILD TYPE	TRADITIONAL
DEVELOPER	MY BUILDER HOMES
YEAR BUILT	2024
WARRANTY PROVIDER	NHBC
WEATHER CONDITIONS	DRY
TYPE OF INSPECTION	POST COMPLETION SNAGGING REPORT
MAINS SERVICES	ON
GARAGE	DETACHED SINGLE
NUMBER OF FLOORS	2
CAVITY WALL INSULATION	BLOWN INSULATION

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CLIENT	SAMPLE
ADDRESS	SAMPLE ADDRESS
SURVEYORS DETAILS	ELIAS SHAW BSC (HONS) ,TECHRPSA , NCC
INSPECTION DATE	26TH OCTOBER

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# INSPECTORS RISK REPORT

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HEALTH & SAFETY ISSUES	NO
ANY SCAFFOLDING PRESENT	NO
ANY OPEN EXCAVATIONS	NO
ANY INCOMPLETE ROADS/PATHS	NO
ANY LIGHTING ISSUES	NO LIGHTING ISSUES
RADON REPORT	YES
FLOOD RISK REPORT	LOW RISK
NOISE REPORT	LOW NOISE REPORT
ON SHORE GAS OIL REPORT	YES
SOIL REPORT	LIME RICH/CLAY/IMPEDED DRAINAGE

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# ABOUT THE INSPECTION

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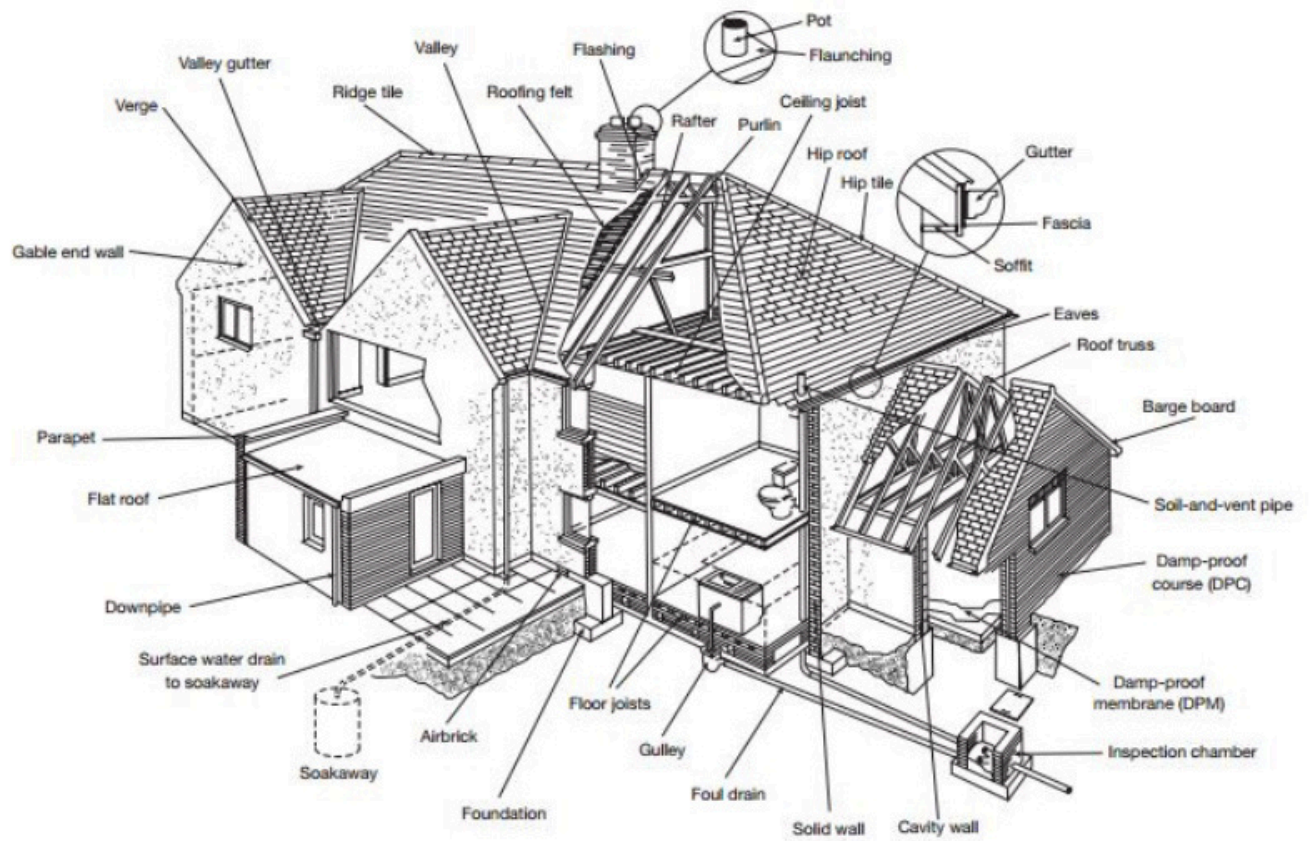
In addition to the 'Home Demonstration' typically provided by most developers, customers can opt for a post-completion inspection of their property by a qualified inspector prior to the expiration of the two-year warranty. This inspection covers a comprehensive checklist to verify the finishing details of the new home, ensuring that essential features such as lights, taps, and other fixtures are functioning properly. Having a qualified inspector conduct this standardized inspection guarantees compliance with industry standards.

Should you choose not to act on the advice provided in this report, you do so at your own risk.●

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# HOME DIAGRAM



# GLOSSARY

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<b>LHS</b>	LEFT HAND SIDE
<b>RHS</b>	RIGHT HAND SIDE
<b>GABLE</b>	TRIANGLE AREA BETWEEN ROOF VOID
<b>RIDGE</b>	HIGHEST POINT WHERE 2 ROOF SLOPES MEET
<b>DRY VERGE</b>	ROOFING SYSTEM THAT USES INTERLOCKING CAPS TO CREATE A WEATHERPROOF SEAL ALONG THE EDGE OF A ROOF
<b>BOUNDARY</b>	THE LINE THAT SEPARATES ONE PROPERTY FROM ANOTHER
<b>PARTY WALL</b>	SEPARATES TWO OR MORE BUILDINGS OR CONSISTS OF A 'PARTY FENCE WALL'
<b>EFFLORESCENCE</b>	A WHITE, POWDERY, OR GRITTY DEPOSIT OF SALTS THAT FORMS ON THE SURFACE OF BUILDING MATERIALS LIKE CONCRETE, BRICK,
<b>WARRANTY PROVIDER</b>	WARRANTY PROVIDER MEANS AN INSURER LICENSED UNDER THE INSURANCE ACT TO SELL AND OFFER TO SELL NEW HOME WARRANTIES
<b>WEEP VENTS</b>	SMALL OPENINGS IN STRUCTURES THAT ALLOW WATER TO DRAIN AND AIR TO CIRCULATE
<b>FLASHING</b>	WATER-RESISTANT MATERIAL USED TO PREVENT WATER FROM ENTERING A BUILDING AT VULNERABLE AREAS
<b>SNAGGING</b>	THE PROCESS OF IDENTIFYING AND DOCUMENTING MINOR ISSUES OR DEFECTS
<b>SOAKAWAY</b>	A BURIED DRAINAGE SYSTEM THAT MANAGES SURFACE WATER RUNOFF
<b>MORTAR</b>	A PASTE-LIKE SUBSTANCE USED TO BIND BUILDING BLOCKS TOGETHER

# EXECUTIVE SUMMARY

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The inspected home was completed to a high standard, with only minor defects observed, which are detailed in this report. Key issues identified have been highlighted below. The inspection was conducted in accordance with NHBC 9.1 Finishing Guidelines and the New Homes Quality Code.

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## INADEQUATE ROOF BRACING

**DEFECT:** The roof bracing in the garage is inadequate, compromising its structural stability.

**STANDARD:** NHBC Chapter 7.2 – Pitched Roofs, Section 7.2.4 (Structural Stability).

**CONCERN:** Insufficient bracing may lead to roof movement, sagging, or potential collapse. This can also create safety hazards and impact the overall stability of the garage structure.

**RECOMMENDATION:** Install adequate bracing to meet NHBC standards for roof stability and ensure the structure's integrity is fully restored.

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## CREAKING FLOOR

**DEFECT:** The flooring emits creaks when walked on, indicating potential issues with its installation or support.

**STANDARD:** NHBC Chapter 8.3 – Floor Finishes, Section 8.3.2 (Soundness and Stability).

**CONCERN:** Creaking floors may indicate improper fixing or movement within the floor structure, which could worsen over time, leading to further instability or discomfort.

**RECOMMENDATION:** Secure the flooring to eliminate movement and creaks, ensuring it meets NHBC standards for soundness and stability.

# EXECUTIVE SUMMARY

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## COSMETIC DAMAGE

**DEFECT:** There are visible cosmetic damages, such as scratches, dents, or marks on surfaces, affecting the appearance of finishes.

**STANDARD:** NHBC Chapter 9.1 – Finishes, Section 9.1.3 (Appearance).

**CONCERN:** Cosmetic damages detract from the aesthetic quality of the property and may lead to customer dissatisfaction. They do not impact structural integrity but can impact perceived value and quality.

**RECOMMENDATION:** Repair or refinish the affected areas to restore the appearance of surfaces and ensure they meet NHBC standards for aesthetic quality.

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## INADEQUATE DRY VERGE FIXING

**DEFECT:** The dry verge system is inadequately fixed, resulting in loose or unsecured components along the roof edge.

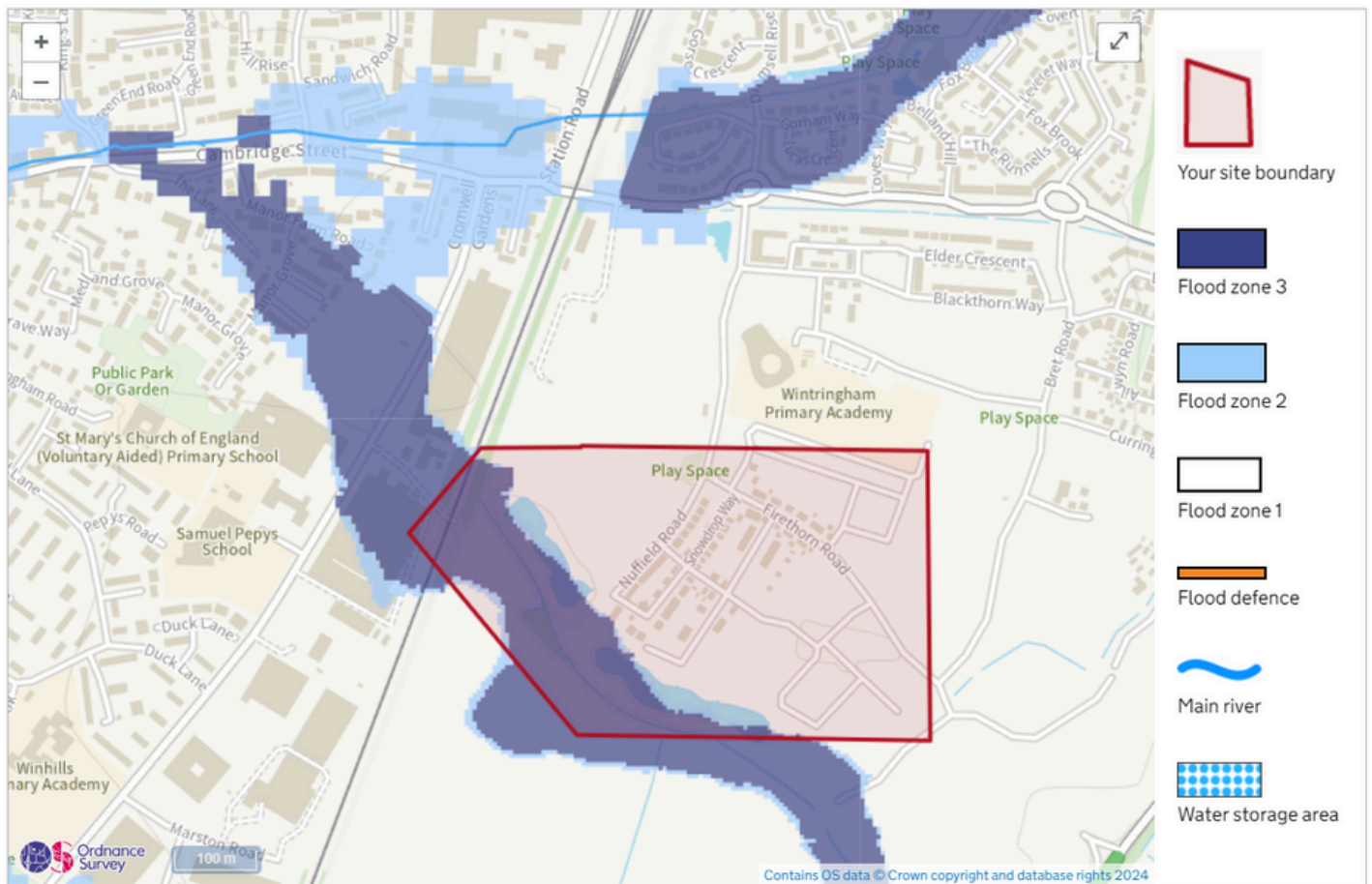
**STANDARD:** NHBC Chapter 7.2 – Pitched Roofs, Section 7.2.22 (Verge Detailing).

**CONCERN:** Poorly secured dry verge components can lead to detachment or movement in high winds, creating potential hazards and compromising weatherproofing at the roof edges.

**RECOMMENDATION:** Properly secure the dry verge components to ensure stability, compliance with NHBC standards, and protection against weather elements.

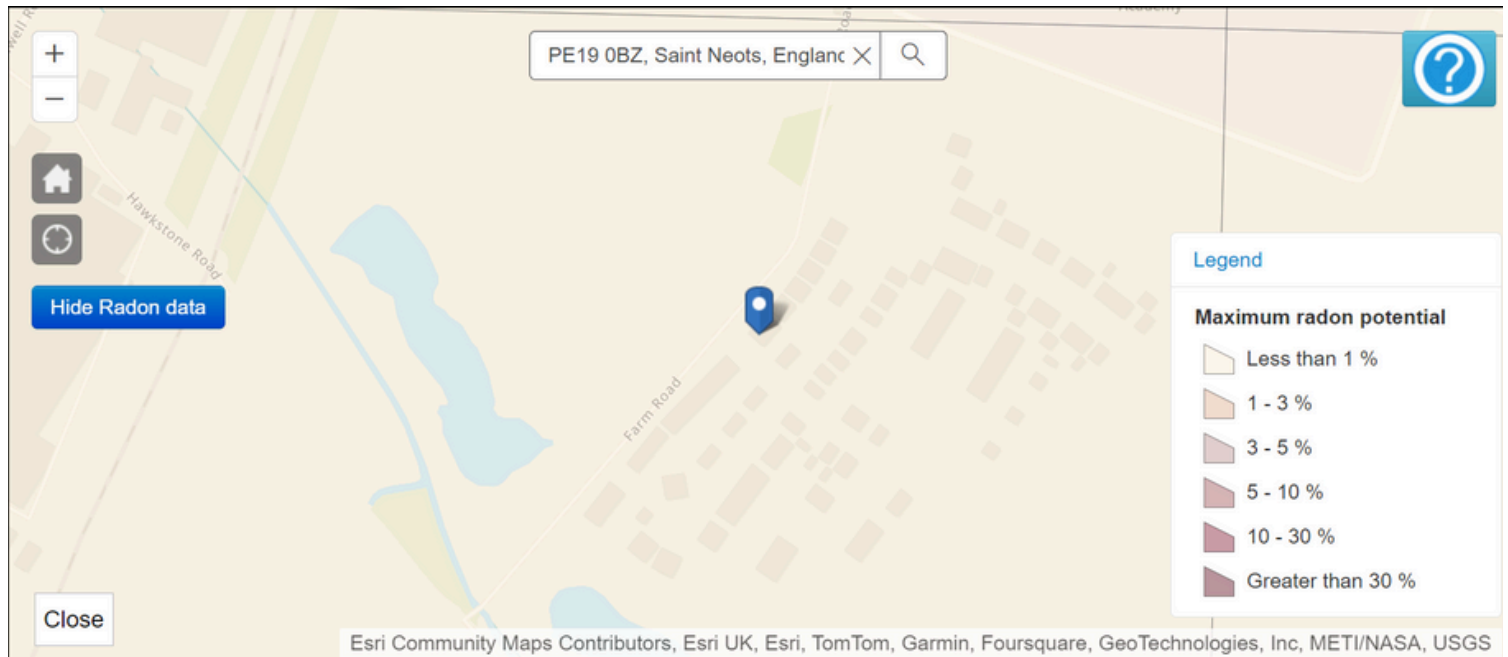
# FLOOD PLAN

The map shows the flood risk to your site and the surrounding area.



This flood risk map shows that parts of your site fall within moderate (Flood Zone 2) and high-risk (Flood Zone 3) flood areas, mainly along the western and southern edges. This means these areas are more likely to experience flooding. The rest of the site has a low risk. Consider flood protection measures for the higher-risk zones.

# RADON MAP

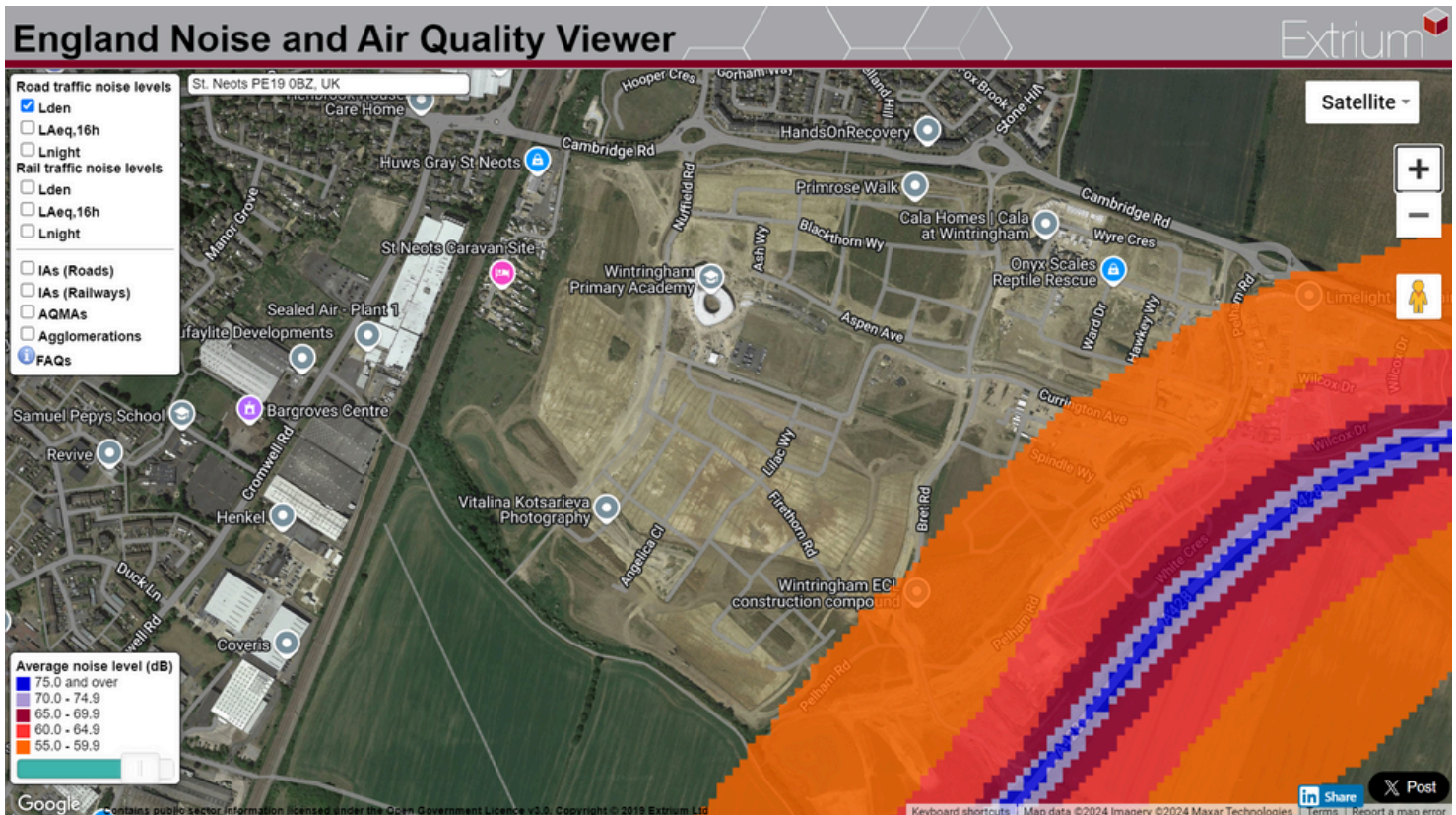


Maximum Radon Potential: The site falls within the less than 1% radon potential category, which represents the lowest risk level.

**Summary:** With a radon potential of less than 1%, the risk of radon gas presence is minimal for this area. While specific radon mitigation measures are likely unnecessary, adherence to general radon safety guidelines is still advisable.



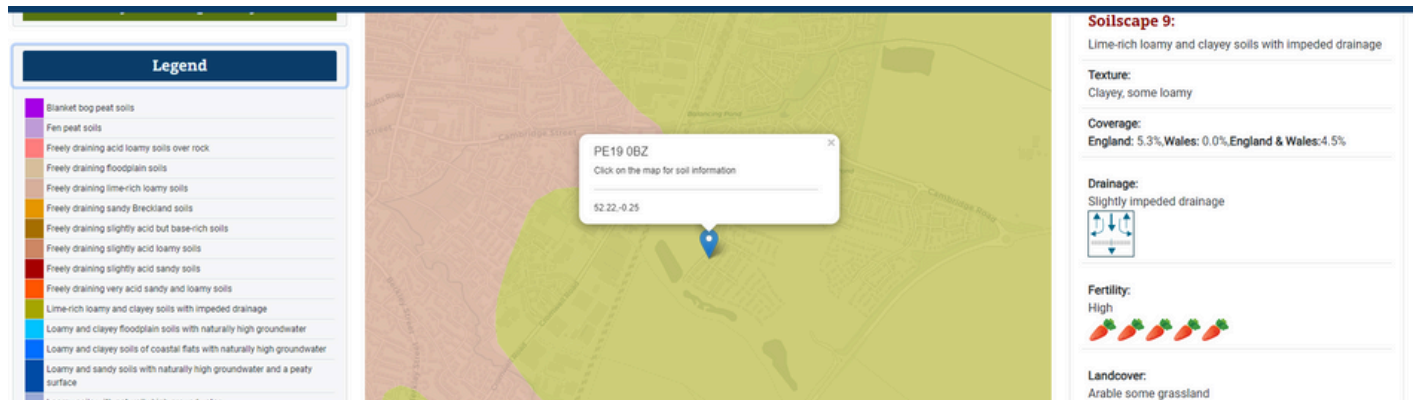
# NOISE LEVEL & AIR QUALITY REPORT



- Average Noise Levels: The eastern part of the site is affected by elevated noise levels, with average levels reaching up to 75 dB in certain areas, indicated by the orange and red zones on the map.
- These levels correspond to higher traffic noise exposure, which could affect outdoor and indoor comfort in those parts of the site.

**Summary:** Noise levels vary across the site, with the eastern section experiencing higher average noise levels due to nearby traffic. It may be beneficial to consider sound insulation or noise mitigation measures for buildings located in these higher-exposure areas.

# SOIL REPORT



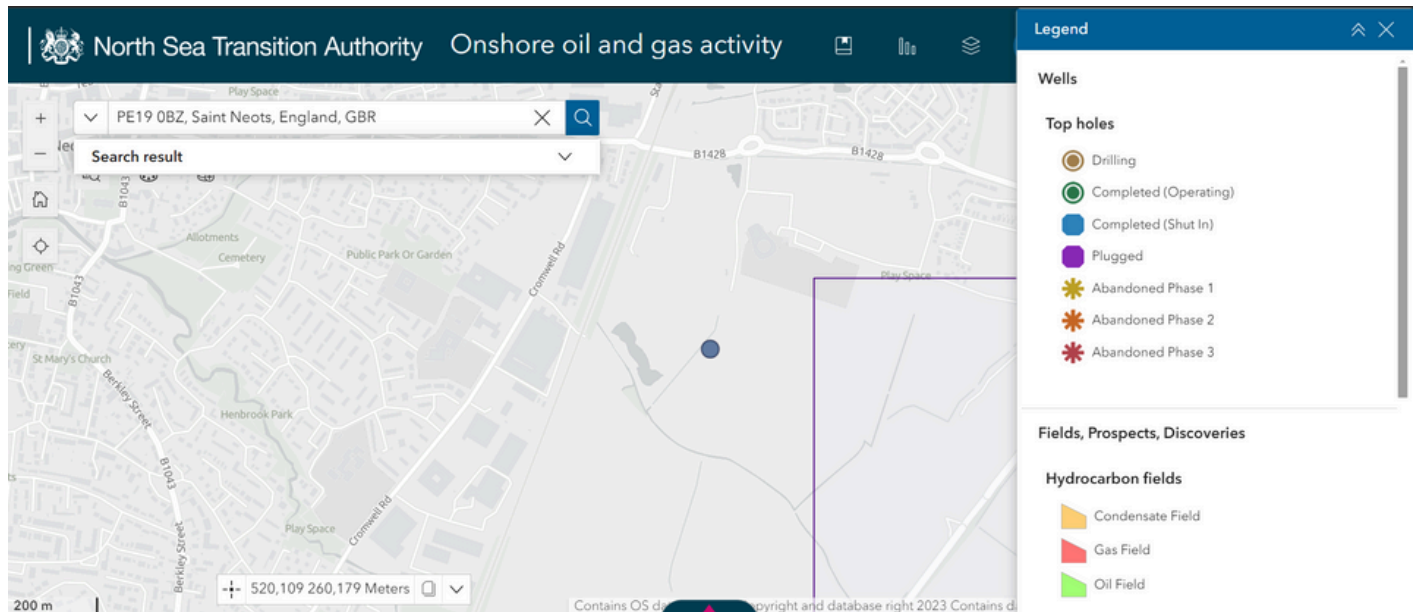
features lime-rich loamy and clayey soils characterized by slightly impeded drainage. The soil type is relatively uncommon, covering only 5.3% of England and 4.5% of England and Wales combined. Despite the drainage limitations, the soil boasts high fertility ratings, making it particularly valuable for agricultural use.

The land is currently used for arable farming with some grassland areas. The high fertility rating suggests excellent potential for crop production, though the impeded drainage may require careful management, especially during wet periods. The clayey texture with loamy content provides good nutrient retention, but farmers should monitor soil moisture levels and time their field operations accordingly.

For optimal results, basic drainage management and careful timing of cultivation should be considered to avoid compaction issues, particularly during wet seasons. However, the excellent fertility means reduced fertilizer inputs may be possible, potentially lowering operational costs.



# OIL & GAS PLAN



shows oil and gas infrastructure data from the North Sea Transition Authority. The map indicates a completed but shut-in well in the area, shown by the blue circular marker. This means there was historical drilling activity at this site, but the well is currently not in operation.

The map legend indicates various possible well statuses, from active drilling to abandoned phases, though this particular site only contains the shut-in well. The area is not within any active hydrocarbon fields (which would be marked as condensate, gas, or oil fields according to the legend).

This information suggests the site was previously explored for hydrocarbon resources but is not currently part of any active extraction operations. The location appears to be near public spaces and residential areas in Saint Neots.

# SOCKET TESTING

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During the inspection all the sockets inside the property were  
tested  
no issues where highlighted

# WHAT TO DO NOW

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NOW THAT YOU'VE RECEIVED YOUR SNAGGING REPORT, HERE ARE THE STEPS YOU SHOULD FOLLOW TO ENSURE THE DEVELOPER ADDRESSES THE ISSUES:

## 1. RAISE THE ISSUES WITH YOUR DEVELOPER

CONTACT YOUR DEVELOPER IMMEDIATELY, SHARING THIS REPORT. HIGHLIGHT ALL DEFECTS, ESPECIALLY STRUCTURAL ONES, WITHIN THE TIMEFRAMES OUTLINED IN YOUR WARRANTY. COSMETIC DEFECTS (E.G., PAINT OR SCRATCHES) MUST TYPICALLY BE REPORTED WITHIN 7 DAYS OF MOVING IN, SO ACT QUICKLY.

## 2. BEST WAY TO COMMUNICATE

IT'S RECOMMENDED TO RAISE ISSUES IN WRITING (VIA EMAIL OR RECORDED LETTER). THIS CREATES A DOCUMENTED RECORD. BE CLEAR, FIRM, AND ATTACH YOUR SNAGGING REPORT TO ENSURE THE DEVELOPER IS FULLY AWARE OF THE ISSUES.

# WHAT TO DO NOW

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## 3. NEW HOMES QUALITY CODE

FAMILIARIZE YOURSELF WITH THE NEW HOMES QUALITY CODE, WHICH SETS EXPECTATIONS FOR DEVELOPERS. IT ENSURES TIMELY RESPONSES AND FAIR RESOLUTION OF ISSUES. REFERENCE THIS CODE IF YOUR DEVELOPER IS NOT ADDRESSING YOUR CONCERNS.

## 4. CONTACTING YOUR WARRANTY PROVIDER

IF THE DEVELOPER DOESN'T RESOLVE THE ISSUES, ESCALATE TO YOUR WARRANTY PROVIDER (E.G., NHBC, LABC). THEY CAN MEDIATE AND MAY ORGANIZE REPAIRS IF NEEDED. WARRANTY PROVIDERS HAVE PROCESSES IN PLACE FOR HANDLING DISPUTES.

## 5. UNDERSTANDING WARRANTY TERMS

MOST WARRANTIES REQUIRE REPORTING ALL DEFECTS WITHIN THE FIRST TWO YEARS FOR THE DEVELOPER TO REMAIN RESPONSIBLE. BE SURE TO ADDRESS ISSUES WITHIN THIS PERIOD, ESPECIALLY STRUCTURAL PROBLEMS, TO ENSURE COVERAGE.

## 6. FURTHER RESOLUTION OPTIONS

IF NECESSARY, YOU CAN ESCALATE TO AN INDEPENDENT DISPUTE RESOLUTION SERVICE, SUCH AS AN OMBUDSMAN OR ADR SCHEME, IF YOUR DEVELOPER AND WARRANTY PROVIDER FAIL TO ADDRESS YOUR CONCERNS.

**FOLLOWING THESE STEPS WILL HELP ENSURE YOUR HOME IS BROUGHT TO THE QUALITY STANDARD IT SHOULD MEET. IF YOU NEED FURTHER ASSISTANCE, DON'T HESITATE TO REACH OUT.**

# THANK YOU

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## THANK YOU FOR USING NEW HOMES INSPECTIONS TO CARRY OUT YOUR SNAGGING SURVEY

WE APPRECIATE THE TRUST YOU'VE PLACED IN US TO ENSURE YOUR NEW HOME MEETS THE HIGHEST STANDARDS. SHOULD YOU HAVE ANY QUESTIONS OR NEED FURTHER ASSISTANCE, DON'T HESITATE TO REACH OUT. WE'RE HERE TO SUPPORT YOU EVERY STEP OF THE WAY.

BEST REGARDS,  
NEW HOMES TEAM

### TERMS AND CONDITIONS

FOR FULL TERMS AND CONDITIONS, PLEASE REFER TO THE ORDER FORM YOU ACCEPTED TO CONFIRM YOUR INSTRUCTION.

#### SCOPE OF SERVICE:

- THIS SERVICE PROVIDES A COMPREHENSIVE, VISUAL SURVEY OF THE PROPERTY AS SPECIFIED IN THE ORDER FORM.
- THE SURVEY IS NON-INVASIVE, COVERING AREAS THAT ARE ACCESSIBLE AND TYPICALLY USED BY OCCUPANTS.
- OBSERVATIONS WILL BE MADE ON IDENTIFIED "SNAGS" WITHIN THE PROPERTY.
- WHILE THE INSPECTION OBSERVES THE FUNCTIONALITY OF INSTALLED SERVICES, NO DETAILED OR TECHNICAL TESTING IS PERFORMED.
- THE SERVICE DOES NOT INCLUDE AN ASSESSMENT OF MARKET VALUE, REBUILD, OR REPAIR COSTS.
- THIS IS NOT AN ASBESTOS INSPECTION.
- THIS SURVEY DOES NOT ASSESS FOR JAPANESE KNOTWEED OR OTHER INVASIVE PLANT SPECIES.
- IT DOES NOT INVESTIGATE OR ASSESS COMPLIANCE WITH BUILDING REGULATIONS.
- THE SURVEY INCLUDES A DETAILED REPORT BASED ON FINDINGS AT THE PROPERTY, DELIVERED IN PDF FORMAT.
- THIS SERVICE DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.



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### FEEDBACK

HOW TO LEAVE A REVIEW ON COMPAREMYMOVE.COM

WE WOULD GREATLY APPRECIATE YOUR FEEDBACK! HERE'S A QUICK GUIDE ON HOW TO LEAVE A REVIEW FOR NEW HOMES INSPECTIONS ON COMPARE MY MOVE:



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# OUR OTHER SERVICES

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## POST 2 YEAR COMPLETION SURVEY

A PRE-2 YEAR WARRANTY SNAGGING SURVEY IS A THOROUGH INSPECTION CARRIED OUT BEFORE THE DEVELOPER'S TWO-YEAR WARRANTY EXPIRES. IT IDENTIFIES DEFECTS THAT THE DEVELOPER IS OBLIGATED TO FIX, SUCH AS STRUCTURAL, ELECTRICAL, OR COSMETIC ISSUES, ENSURING REPAIRS ARE COMPLETED AT NO COST TO THE HOMEOWNER. THIS HELPS PROTECT THE HOME'S QUALITY AND VALUE.

BOOK NOW



## PRE COMPLETION INSPECTION

A PRE-COMPLETION INSPECTION IS CONDUCTED JUST BEFORE A NEW HOME IS HANDED OVER TO THE BUYER. IT CHECKS FOR DEFECTS OR UNFINISHED WORK, SUCH AS STRUCTURAL ISSUES, PLUMBING, OR COSMETIC IMPERFECTIONS, ENSURING THE PROPERTY MEETS QUALITY STANDARDS BEFORE THE FINAL HANDOVER. THIS ALLOWS THE DEVELOPER TIME TO ADDRESS ANY SNAGS BEFORE THE BUYER MOVES IN.

BOOK NOW



## PROJECT MANAGEMENT

OUR PROJECT MANAGEMENT SERVICE ENSURES SEAMLESS COORDINATION OF YOUR CONSTRUCTION PROJECT FROM START TO FINISH. WE MANAGE CONTRACTORS, MONITOR BUDGETS, AND KEEP THE PROJECT ON SCHEDULE WHILE MAINTAINING THE HIGHEST QUALITY STANDARDS. WITH OUR EXPERTISE, WE ADDRESS ISSUES PROMPTLY, ENSURING YOUR PROJECT IS DELIVERED EFFICIENTLY AND WITHIN BUDGET.

BOOK NOW



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