



FineLine
- SNAGGING -

Snag List Report

Prepared for —
Property Type —
Report Ref Nr. XXXX

Property Address
—

Date of Inspection
01/08/2026

Time of inspection
10:30 AM

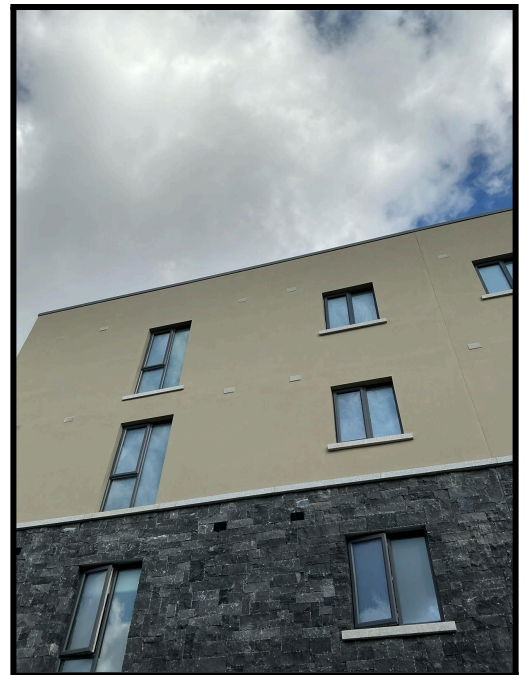
Inspected by —
www.finelinesnagging.ie
089 973 9184

The weather conditions at the time of inspection were dry and cloudy.

Heating was ON during the inspection

Water was ON during the inspection

Electricity was ON during the inspection



Summary of Report

Overview

Total items	Priority items	Cosmetic / Finishing
105	7	98

Priority Items - Recommend Addressing Before Sign-Off

The following items may involve structural, electrical, or safety considerations and are flagged separately from general finishing snags. We recommend these are prioritised and, where indicated, reviewed by the relevant qualified professional.

Nr.	Location	Item	Why it's flagged
48	Balcony	Steel beam / floor above appears uneven - gap inconsistent side to side	Structural - recommend engineer review
49	Balcony	Wall cracked under steel beam above bedroom window	Structural - recommend engineer review
41	Balcony	Right-hand window handle loose, drops on its own	Functional / security - repair or replace
28	Living room	Floor level low at edge of right-hand wall	Structural / sub-floor - developer to confirm remedy
64	Master Bedroom	Considerable level difference in floor at wardrobe entryway	Structural / sub-floor - developer to confirm remedy
85	Bedroom 2	Considerable level difference between bedroom floor and hallway	Structural / sub-floor - developer to confirm remedy
-	Utility	Tumbler dryer socket not taking a plug	Electrical - qualified electrician to inspect

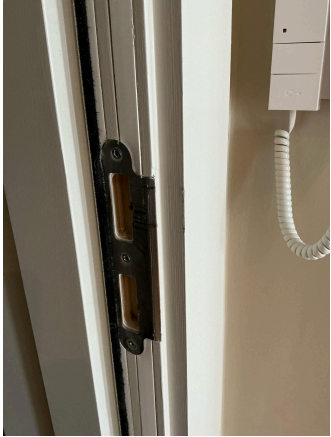
This report is an independent visual inspection of accessible areas only and reflects the condition of the property on the date of inspection

This report is confidential and intended solely for the client named above. Please refer to the accompanying document for full scope and limitations

EXTERIOR FRONT HALL

1		- Very warm in the front hallway, will ventilation be installed?
2		- Hairline crack above front door frame on left side
3		- Door frame cracked at joint of both top corners

HALLWAY

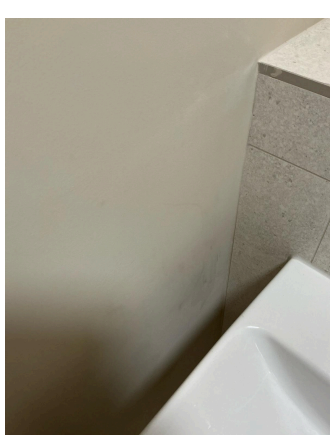
4		- Front door chipped in bottom corner
5		- Frame dented / chipped near self closer
6		- Touch up paint near door receiver
7		- Multiple dents in plaster on left wall of front door - Beading showing through at top left of the same wall

8		- Rough finish and marks to wall on the right side of kitchen entryway
9		- Scratch in floor outside kitchen

HOT PRESS ROOM

10		- Touch up skirting at bottom right of room - Touch up paint halfway up the wall - Seal door frame to wall on right side when walking in
11		- Touch up minor cracks and marks to the right of the door receiver - Remove paint from hinges on the outside of the door

GUEST BATHROOM

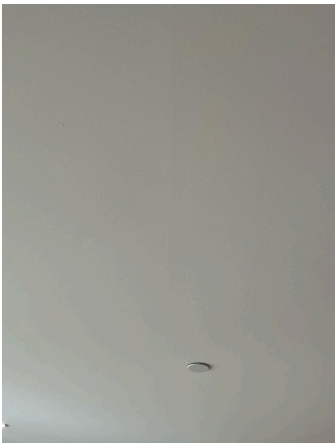
-		- Room overview
12		- Flush panel not accessible unless toilet lid is closed - Toilet bowl stained and marked - clean and sanitize all sanitary ware - Flush panel loose on wall
13		- Complete works on ceiling - Debris in light unit
14		- Wall marked and dirty left of wash hand basin (WHB)

-		- Towel radiator was operational and heating at the time of inspection
15		- Tile trim marked on right side of shower and left corner above WHB
-		- Sink operating OK - Water pressure OK
-		- Shower operating OK - Water pressure OK

UTILITY ROOM

-		- Overall the utility room was completed to an excellent standard
16		- Minor touch-ups needed around door frame
17		- Remove paint marks from switches, sockets and Eir boxes in top right corner of the wall with the fuseboard
18		- Fuseboard dirty on all sides

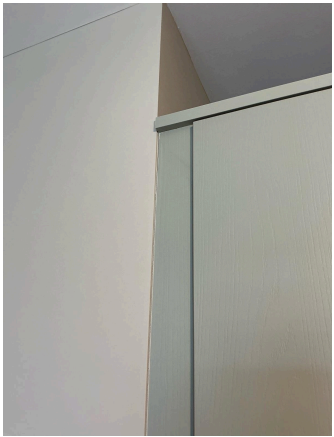
LIVING ROOM

-		- Room overview
19		- Unfinished paint work flashing on ceiling - second coat needed
20		- Ridge running across full ceiling between the two rows of spotlights
21		- Rough finish to plaster near double socket on left hand side wall

22		- Multiple hairline cracks on the wall to the left of balcony door - Double socket covered in dust - clean all
23		- Rough finish to plaster next to the balcony window - Hairline crack next to window sash handle
24		- Vent marked and uncentered
25		- Radiator marked / dirty - Radiator operational and heating

26		- Remove paint marks from sockets and switches - Plaster cracking in right corner of the room running from halfway up to the ceiling
27		- Wall marked / scratched in the middle of the right side wall
28		- Priority - Floor level low at the edge of right side wall - Builder to confirm possible solutions with the client

KITCHEN

-		- Room overview
29		- Reseal top left of fridge-freezer frame - White marks on bottom half of frame
30		- Remove sticker from the top shelf - Dust debris on the back wooden boards - Black mark on wall behind freezer area
31		- Small dent at top of frame

32		- Remove sticker residue from cabinet on both sides under extractor - Reseal between fridge-freezer frame and back wall under hanging cabinet - Top cabinet to be cleaned of debris - check all cabinets
33		- Reseal box above extractor and touch up same
34		- Remove tape from under hanging cabinet to the right of the extractor
35		- Reseal main corner of kitchen near top cabinets

36		- Remove splash marks from wall behind sink - touch up full wall - Sink working OK - Water pressure OK - Clean marks on sink tap
37		- Rough finish to wall on left side of island - scratches, dents and paint drips - Wall cracked between the island and sink splashbacks
38		- Under the marble top is considerably stained / rusted and marked. - Seal marble top to wooden panel

BALCONY

-	 A photograph showing a balcony with a glass railing and a wooden deck. The balcony is enclosed by a glass door and window frame. The view outside shows a green lawn and trees under a cloudy sky.	- Balcony overview
39	  Two photographs showing close-up views of the balcony window frame. The top photo shows the frame from the side, highlighting the wooden deck and the white wall. The bottom photo shows the frame from the front, highlighting the glass and the white wall.	- Whole interior frame is marked and dirty - clean and ensure no dents or scratches
40	 A photograph showing a close-up view of the balcony window frame. The frame is dark-colored and the glass is clear. The view outside shows a blue sky with clouds.	- Remove all residue and clean down glazing - ensure no scratches

41		- Priority - Right handle of window is loose and falls down on its own - repair or replace - Screw caps broken and damaged at window handles - Paint splashes on handles
42		- Door squeaking / rubbing off top closer
43		- Exterior ironmongery scratched and marked
44		- Full exterior frame marked with residue, paint, filler. Clean and ensure any hidden scratches are repaired

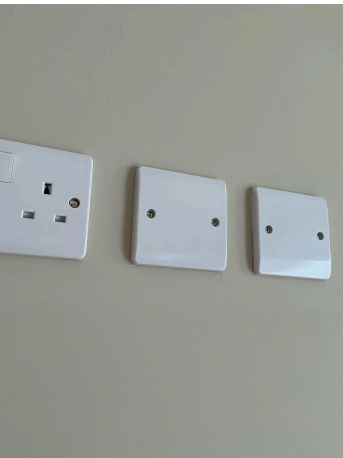
		- Full exterior frame marked with residue, paint, filler. Clean and ensure any hidden scratches are repaired
45		- Seal both sides of the frame to the wall
46		- All ironmongery considerably stained and rusted - clean as best as possible

47		- Squeaking floor boards outside balcony door - can this be reduced?
48		- Priority - Steel beam or floor above seems to not be level as gap between them is small on left side and large on the right - Remove debris and concrete snots from ceiling and steel beams
49		- Priority - Wall cracked under steel beam above bedroom window
50		- Uneven / unfinished concrete work under balcony sill on the right side

MASTER BEDROOM

-		- Room overview
51		- Door chipped and marked along full left side - Sticker hanging on underside of door near hinges - Door rattling in frame
52		- Remove pencil marks from floor - check all
53		- Minor crack in frame above receiver

54		- Touch up skirting near right side internal corner of room - discoloured / marked
55		- Hairline cracks throughout the left side wall of the right side internal corner of the room. - Smooth out finish and touch up paint towards top of same
56		- Skirting and frame stained to left of door
57		- Transition bar at window not glued to floor - Window frame has damage and marks - check full frame and repair

58		- Possible glazing scratch on right side near the top of the window - confirm it is not scratched
59		- Seal window frame to reveals all around
60		- Tidy up finish around high data sockets and double socket
61		- Radiator operational and heating - Minor pencil marks behind radiator to be touched up - Scratch in wall 400mm above radiator and to the right

62		- Light switch marked
63		- Frosted window frame has damage on right side - Seal around frame to reveals
64		- Priority - Considerable level difference in floor at wardrobe entryway - Builder to confirm possible solutions with client

WALK IN WARDROBE

-		- Room overview
65		- Rough finish to wall on entrance to wardrobe on the left side - Touch up this full wall - uneven paint finish
66		- Nail popped under mirror station
67		- Clean mirror and station, ensure no scratches - Remove black mark from pull out drawer in the middle - Minor chip to right corner of pull out drawer

68		- Clean down all compartments and hanger rails - Remove sticker from back of panel to left side of en-suite door
69		- Screw cover missing in the section opposite to the mirror, check all throughout wardrobe
70		- Tighten the left panel inwards on the small compartment section
71		- Seal skirting to wardrobe panel - Bottom kick board damaged - Transition bar corner damaged where two joining

EN SUITE

-		- Room overview
72		- Door stained / marked with splashes, touch up and ensure uniform paint finish.
-		- Towel radiator operational and heating
73		- Radiator marked and has paint splashes / debris

74		- Touch up skirting at bottom left of door frame
75		- Seal skirting to edge of the bath
76		- Seal skirting at left side under WHB
77		- Flush panel inaccessible while toilet seat is up - Toilet bowl marked and stained - clean and sanitize all sanitary ware - Flush panel is loose on wall

-		- Sink working OK - Water pressure OK
78		- Fix socket to wall and / or repair hole around cable
79		- Bath stopper stuck - Water pressure OK - Tap working OK - Shower working OK - Clean down temperature / pressure controls
80		- Clean down full tile trim

81		- Remove residue from edge of window frame - Seal frame to window reveals
82		- Frame marked and damaged, repair and clean full frame
83		- Large crack running down from window board to skirting
84		- Nails popping through window board

BEDROOM 2

85



- **Priority**
- Considerable level difference in floor of bedroom to hallway
- Builder to confirm possible solutions with client

86

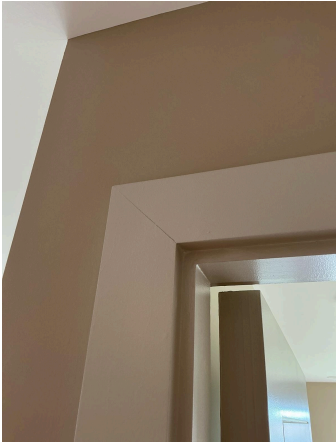
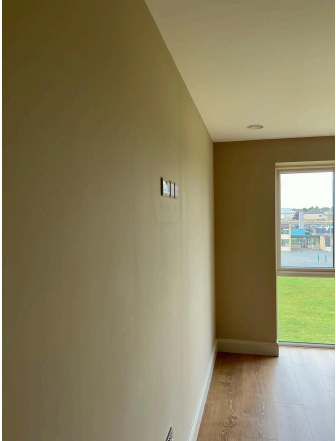


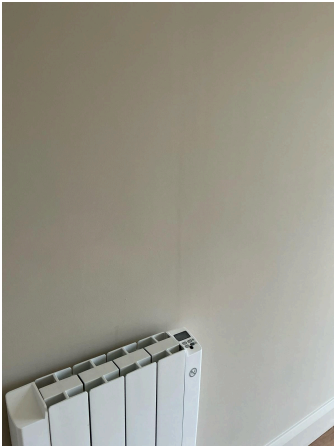
- Marks flashing on entire door

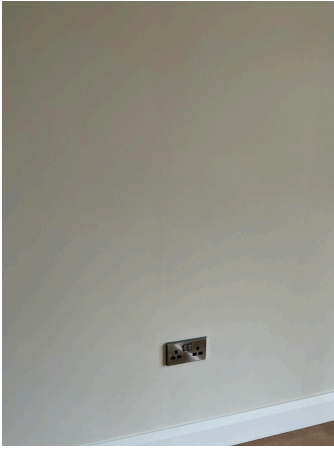
87



- Rough finish to edge of door

88		- Exterior frame cracked in top left
89		- Drip marks on internal bottom left of door - Door rattling in frame
90		- Bottom of door cracked
91		- Uneven finish to left side wall - touch up and ensure uniform finish

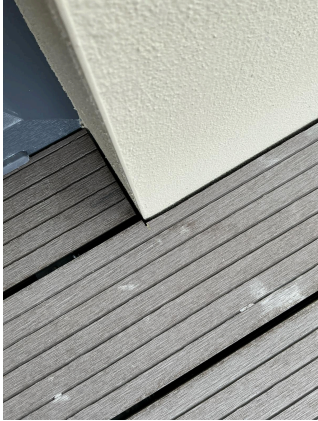
92		- Reseal skirting to wall to the left of the radiator - Touch up paint in this area
93		- Ridge in wall above top right corner of radiator - Touch up paint above radiator
-		- Radiator is operational and heating
94		- Crack along full height of wall to the right side of data sockets

95		- Crack along full height of wall to the left of low double socket and high double socket
96		- Horizontal crack half way up the left side wall between the high sockets and the far internal corner
97		- Skirting marked towards left side external corner - Wall marked 300mm up from the skirting
98		- Transition bar not glued to floor - Seal window frame to reveals - Screw cap damaged on window handle

99		- Remove residue from window - Remove paint marks from the corner of frame - check full frame for marks / damage
100		- Uneven paint finish on wall to the right of the window
101		- Skirting damaged at corner on right external corner of window
102		- Very uneven / unfinished paint work on the party wall - repaint full wall

103		- Clean double sockets on party wall - Scratch in wall at skirting level 600mm to left of the right side double socket
104		- Bottom panel and doors of wardrobe marked / dirty - Full clean to wardrobe - doors, handles, rails, shelves - Transition bar not glued to floor

CLIENT OBSERVATIONS



- Flooring overcut on *Balcony*



- Gap in the vent seal to the ceiling in *En Suite*



- Considerable amount of residue on the windows, particularly in the bedrooms



- Damage to bottom of wardrobe in *Bedroom 2*
- Transition bars not flush at joining

SOCKET TESTING

A socket test was performed on all sockets in the property. All sockets were correctly wired and operational with the following exception:

- Tumbler dryer socket in *Utility Room* not taking a plug

FLOOR LEVELS

Floor levels were checked throughout the property during the inspection. Overall the floor was level with the following exceptions:

- Floor level low at the edge of right side wall in *Living Room*
- Considerable level difference in floor at wardrobe entryway in *Master Bedroom*
- Considerable level difference in floor of bedroom to hallway entry at *Bedroom 2*

The builder is to confirm possible solutions and remedies with the client before final sign-off.

DOCUMENTATION & CERTIFICATIONS

In addition to remedying the items above, the following documentation should be requested from the developer / site agent and retained by the client. We recommend cross-checking this list at snag sign-off and again before legal completion.

- Heating System Manual & Controls Guide (boiler / heat pump / thermostat)
- Mechanical Ventilation (MVHR) Manual - if fitted
- Door Entry / Alarm System User Guide

- EV Charging Point Ducting Confirmation for allocated parking space
- Car Parking Space Allocation - deeded or licensed, confirmed in writing
- Bin Store & Bike Store Access Confirmation
- As-Built Drawings / Floor Plans
- Keys (all sets accounted for)

- Management Company Contact Details
- Service Charge Schedule & Sinking Fund Statement
- House Rules / Lease or Management Agreement

- Certificate of Compliance on Completion (CCC)
- BER (Building Energy Rating) Certificate
- Electrical Certificate of Compliance (RECI / NSAI)
- Fire Safety Certificate / Fire Cert Compliance Confirmation

ADDITIONAL POINTS

The following points should be addressed before the final handover.

- All window and door keys must be present on the day of handover
- Confirm that the heating system has been fully tested and commissioned
- Confirm all electrics have been commissioned and certified by the electrical contractor
- MPRN number should be provided at handover
- The property has been professionally cleaned after all remedial works have been completed
- Blank plates throughout the property are labelled
- All air and weep vents have been installed and functional

Thank you for entrusting FineLine Snagging to carry out an inspection of your property. We hope our service was satisfactory. Should you have any further queries regarding the report or require any other assistance, please do not hesitate to contact us.

Recommended Next Steps

We recommend that this report be issued to the developer or site agent in writing as soon as possible, with a reasonable timeframe requested for the items to be addressed (typically 4–6 weeks, depending on the scale of works required). It is good practice to keep a written record of all correspondence and any commitments given regarding repair dates.

Once the developer has confirmed the listed items have been completed, we recommend a follow-up (de-slag) inspection to verify the works have been carried out to a satisfactory standard before final sign-off.

Any items disputed by the developer, or requiring specialist assessment (structural, electrical, or mechanical), should be referred to the relevant qualified professional or, where necessary, independent legal advice.