✦ Premium PDF report

Hollins Meadow

Plot 27 · 27 Larchwood Drive, Hollins Meadow

PROPERTY	DEVELOPMENT / PLOT	REPORT DATE
27 Larchwood Drive, Hollins Meadow	Hollins Meadow / 27	14 November 2026
PREPARED FOR	**BUYER**	**RECORDED BY**
Larchfield Homes Ltd customer care	Sam & Priya Carter	Sam Carter · homeowner

8	2	4	2
Snags recorded	Completed	Approved / in progress	Awaiting review

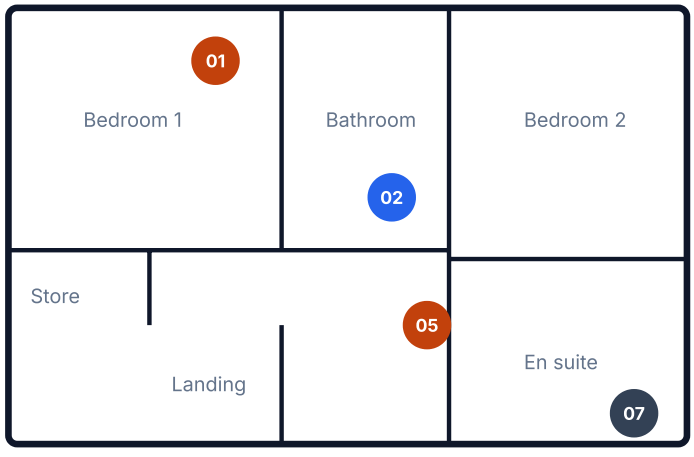
2 completed · 2 in progress · 2 approved · 2 in review

All snags

REF	ROOM / ISSUE	CATEGORY	PRIORITY	STATUS
S-01	**Bedroom 1** Crack in plaster by bedroom window	Plastering	Medium	In Progress
S-02	**Bathroom** Gap in shower tray sealant	Sealant	High	Approved
S-03	**Kitchen** Wall cabinet doors misaligned	Joinery	Low	Completed
S-04	**Hallway** Patchy paint and scuff on skirting	Decoration	Low	Approved
S-05	**Landing** Bedroom 2 door does not close flush	Joinery	Medium	In Progress
S-06	**Living room** Socket faceplate not flush to wall	Electrical	Medium	Review
S-07	**En suite** Extractor fan rattles when running	Ventilation	Low	Review
S-08	**Rear garden** Raised edge on patio slab	External works	Medium	Completed

First floor plan

Snags pinned to their exact location. Ground floor and garden snags are listed in the table.



Snag details

S-01 · Bedroom 1 — In Progress

Crack in plaster by bedroom window

◇ Plastering | Ashworth Plastering | Medium priority



Hairline crack running diagonally from the top corner of the window reveal, approx. 20 cm long. Paint surface intact either side. Recorded with Snagr Talk.

Logged 4 Nov 2026

STATUS HISTORY

4 Nov	Review	Snag logged by Sam Carter
6 Nov	Approved	Accepted by Larchfield Homes customer care. Assigned to Ashworth Plastering.
12 Nov	In Progress	Visit booked for 19 Nov to rake out, fill and redecorate.

S-02 · Bathroom — Approved

Gap in shower tray sealant

◇ Sealant | Clearline Sealants | High priority



Silicone bead along the back edge of the shower tray is incomplete, leaving an open gap of approx. 15 cm where water can track behind the tray. Shower not to be used until resealed.

Logged 4 Nov 2026

STATUS HISTORY

4 Nov	Review	Snag logged with photo
5 Nov	Approved	Priority raised to High by customer care. Assigned to Clearline Sealants.

S-03 · Kitchen — Completed

Wall cabinet doors misaligned

◇ Joinery | Oakbench Joinery | Low priority



Right-hand wall cabinet door sits approx. 4 mm lower than the left door, giving an uneven shadow gap along the bottom edge.

Logged 4 Nov 2026

STATUS HISTORY

4 Nov	Review	Snag logged with photo
6 Nov	Approved	Assigned to Oakbench Joinery
10 Nov	Completed	Hinges adjusted on site. Doors now level. Confirmed by buyer.

S-04 · Hallway

Approved

Patchy paint and scuff on skirting

Decoration | Brightcoat Decorators | Low priority



Skirting by the understairs cupboard has patchy coverage with visible brush marks, and a scuff through to bare timber near the corner.

Logged 4 Nov 2026

STATUS HISTORY

4 Nov	Review	Snag logged with photo
7 Nov	Approved	Included in decorator's return visit, week of 23 Nov.

S-05 · Landing

In Progress

Bedroom 2 door does not close flush

Joinery | Oakbench Joinery | Medium priority



Door binds on the frame at the top hinge side and leaves a tapered gap at the head. Latch only engages when the door is pushed firmly.

Logged 5 Nov 2026

STATUS HISTORY

5 Nov	Review	Snag logged with photo
6 Nov	Approved	Assigned to Oakbench Joinery
13 Nov	In Progress	Joiner attended. Hinge packed; door to be planed on next visit.

S-06 · Living room

Review

Socket faceplate not flush to wall

Electrical | Westgate Electrical | Medium priority

Double socket left of the TV point stands proud of the wall by approx. 3 mm on one side.

Logged 5 Nov 2026

STATUS HISTORY

5 Nov	Review	Snag logged

S-07 · En suite

● Review

Extractor fan rattles when running

◇ Ventilation | Westgate Electrical | Low priority

Ceiling extractor produces an intermittent rattle at normal speed. Possibly loose grille or fixing.

Logged 5 Nov 2026

STATUS HISTORY

5 Nov	● Review	Snag logged with voice note via Snagr Talk

S-08 · Rear garden

● Completed

Raised edge on patio slab

◇ External works | Larchfield Homes site team | Medium priority

One slab by the back door sits approx. 10 mm above its neighbours, creating a trip hazard.

Logged 4 Nov 2026

STATUS HISTORY

4 Nov	● Review	Snag logged
6 Nov	● Approved	Assigned to site team
11 Nov	● Completed	Slab lifted and relaid level. Confirmed by buyer.

Report acknowledgement

This report lists defects recorded by the homeowner using Snagr. Please confirm receipt and provide target dates for each outstanding item. Photos and status history are shown as recorded in the app.

Buyer

Name / signature / date

Developer representative

Name / signature / date

Snagr is a tool for recording and tracking defects. It is a homeowner record and not an independent survey. This sample uses fictional names, addresses, companies and illustrative photos.