

SNAG REPORT

14 Oak Lane, Naas, Co. Kildare

Inspected 19 October 2026

CLIENT

Siobhán Kelly

DEVELOPER / BUILDER

Meadowfield Homes

INSPECTED BY

Felipe Bertanha

11

Total snags

9

Open

2

Fixed



Rooms

ROOM	SNAGS	OPEN	FIXED
Living room	2	2	0
Kitchen / dining	3	2	1
Utility	1	1	0
Stairs & landing	1	1	0
Bedroom 1	1	0	1
En-suite	1	1	0
Bathroom	1	1	0
Rear garden	1	1	0

Notes

Snagging carried out before handover. Items marked Critical should be fixed before the keys are released.

1 **Living room**

2 snags · 2 open



Open MINOR

1.1

Crack in plaster above window



Open MINOR

1.2

Paint splashes on skirting



2 Kitchen / dining

3 snags · 2 open



Open MAJOR

2.1 Worktop chipped at sink cut-out

2 photos



Open MINOR

2.2 Unit door misaligned



Fixed MINOR

2.3 Gap in sealant behind hob



3 Utility

1 snag · 1 open



Open

MAJOR

3.1

Washing machine waste not connected



4 Stairs & landing

1 snag · 1 open



Open

CRITICAL

4.1

Handrail loose at top of stairs

2 photos



5

Bedroom 1

1 snag · 0 open

✓

Fixed

MINOR

5.1 Door does not close properly



6

En-suite

1 snag · 1 open

□

Open

MAJOR

6.1 Silicone missing around shower tray



7 Bathroom

1 snag · 1 open



Open

MAJOR

7.1

Extractor fan not working



8 Rear garden

1 snag · 1 open



Open

MINOR

8.1

Paving uneven at back door



Prepared by

Felipe Bertanha · Kildare Home Snagging

Report issued 22 October 2026

Signature

Date

APPENDIX

Inspection checklist

Items checked during the inspection. Defects found are listed in the sections above.

Kitchen/ dining

Passed (5): Sink: taps secure, hot and cold correct, no leaks underneath; Appliances fitted and working; manuals provided; Heat alarm present and working (press test); Walls: even paint finish, no cracks, marks or nail pops; Ceiling: no cracks, stains or uneven finish

Snagged (2): Unit doors and drawers aligned, open and close smoothly; Worktop undamaged; joints, upstand and splashback sealed