

Pre-completion check

Plot 14, 14 Alder Rise — SAMPLE / fictional home

Developer

Fictional housing developer

Prepared by (buyer)

Sam Taylor — sample buyer

Checked on

21 September 2026

Report generated

24 Sept 2026, 09:30

Report reference

EY-7WLGS1

Content fingerprint

DEC75FA4

5 items recorded: 4 outstanding, 0 reported fixed by the developer, 1 checked and fixed by the buyer.

0

Emergency

1

Defects

4

Snags

3

Photographs

1 item asks the developer to investigate the cause. The buyer has not diagnosed these.

PLEASE LOOK AT THESE FIRST

SAFETY

Ref 1 Uneven edge or step that could catch a foot · Hallway

I would be grateful if you could confirm in writing that you have received this report, and tell me when the outstanding items will be put right.

About this report

This report was written by the buyer of the home, using HOME by EYASTRA, a guided visual check. It records what the buyer could see and try during their visit. It is not a survey and it is not a snagging inspection by a qualified professional, and it does not replace the developer's own inspections. Where the cause of a problem is not clear, the report asks for it to be investigated and does not suggest a cause.

CONDITIONS ON THE DAY

Light	Good daylight
Weather	Dry
Heating	On
Electricity	On
Water	On
Cleanliness	Cleaned

WHAT THIS CHECK COULD NOT ESTABLISH

- Measured tolerances, such as skirting gaps, handrail clearances, fire-door gap sizes, the height of the damp-proof course, or the size of chips and cracks.
- Testing every socket with a socket tester (the guided check uses a lamp or charger that is known to work).
- Inspection of loft timbers, roof felt and cabling, or a close inspection of roof coverings.
- Lifting drain covers, or flushing and inspecting drains and chambers.
- Checking gutters and downpipes for leaks in dry weather.
- Any part of the home that is not safely accessible, and, in apartments, communal plant rooms, risers, lift rooms and roof spaces.
- Structural, ground, damp or moisture surveying, and any diagnosis of causes. Where a cause is unclear the report asks the developer to investigate rather than stating one.

WHAT THE PRIORITIES MEAN

EMERGENCY

An immediate threat to safety, security, health or wellbeing, such as a lock that will not secure an external door or a water leak that cannot be contained.

DEFECT

Something that affects how the home works or is used, or could lead to further damage.

SNAG

A minor or cosmetic matter that does not affect how the home works.

Priorities are the buyer's own suggestion, using the words commonly used in the industry. The developer's customer-care team may classify an item differently, and is asked to explain if it does.

Items by trade

This index includes every recorded item; each item's current status follows. "To be assessed" means the buyer could not tell which trade is responsible.

Carpentry and joinery	1 item	Ref 2
Plastering and decorating	1 item	Ref 4
Tiling and sealant	2 items	Ref 3, 5
Flooring	1 item	Ref 1

Recorded items

Each item says what was seen, what is being asked for, and who should do it. Photographs are shown with the time they were taken.

Hallway

2 items

Ref 1

SAFETY DEFECT

Uneven edge or step that could catch a foot

Raised end of the threshold strip into the kitchen

WHAT WAS SEEN

There is an uneven edge or change in level in the floor that could catch a foot.

REQUESTED ACTION · FLOORING

Adjust the transition so it is even and safe.

Status: Open · Recorded 21 Sept 2026, 11:06



Photo 1 · 21 Sept 2026, 11:05

Ref 2

SNAG

Door stop missing or badly placed

Cupboard door under the stairs

WHAT WAS SEEN

There is no effective door stop, or it is placed so the door or its handle can strike the wall or another fitting.

REQUESTED ACTION · CARPENTRY AND JOINERY

Fit or reposition a door stop to protect the wall and fittings.

Buyer's note: 24 September: door stop fitted by the developer. I rechecked the opening swing; the door no longer strikes the wall.

Status: Checked and fixed · Recorded 21 Sept 2026, 11:14

Kitchen

1 item

Ref 3

SNAG

Sealant missing or messy

Worktop · Rear edge beside the sink, where the worktop meets the wall

WHAT WAS SEEN

The sealant around the worktop is missing, gappy or untidy.

REQUESTED ACTION · TILING AND SEALANT

Clean out and reseal to give a continuous, neat finish.

Status: Open · Recorded 21 Sept 2026, 11:37

Main bedroom

1 item

Ref 4

CAUSE NOT DIAGNOSED

SNAG

Crack

Walls or ceiling · At the left-hand window reveal

WHAT WAS SEEN

A wall or ceiling shows a crack. Its cause cannot be judged from a visual check.

REQUESTED ACTION · PLASTERING AND DECORATING

Inspect the crack, advise on its likely cause and repair it, making good the decoration.

Status: Open · Recorded 21 Sept 2026, 12:18

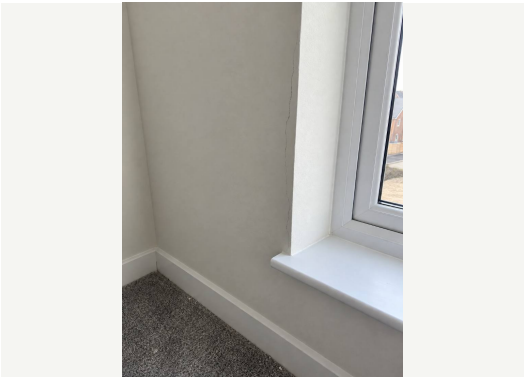


Photo 1 · 21 Sept 2026, 12:17

Bathroom

1 item

Ref 5

SNAG

Sealant missing or incomplete

Sealant · Shower screen, gap along the base of the frame

WHAT WAS SEEN

The sealant around the bath, shower or basin is missing or incomplete.

REQUESTED ACTION · TILING AND SEALANT

Clean out and reseal to give a continuous, neat finish.

Status: Open · Recorded 21 Sept 2026, 12:47



Photo 1 · 21 Sept 2026, 12:46

What was checked

The route was built from the buyer's description of the home. This shows how each part was answered, so the reader can see what was not looked at as well as what was.

	Checks	Fine	Issue	N/A	Not done
Get things running	3	3	0	0	0
Outside: arriving	4	4	0	0	0
Hallway	7	5	2	0	0
Living room	7	7	0	0	0
Kitchen	11	10	1	0	0
Downstairs WC	7	7	0	0	0
Stairs	4	4	0	0	0
Landing	6	6	0	0	0
Main bedroom	6	5	1	0	0
Bedroom 2	6	6	0	0	0
Bedroom 3	6	6	0	0	0
En-suite	8	8	0	0	0
Bathroom	8	7	1	0	0
Loft	3	3	0	0	0
Heating, hot water and safety	3	3	0	0	0
Outside: around the home	10	10	0	0	0
Total	99	94	5	0	0

TOPICS LOOKED AT

For reference, the buyer's check touched 30 of 35 topics that appear in the NHQB pre-completion inspection checklists for this type of home. HOME by EYASTRA is independent. It is not produced, endorsed or approved by NHQB, the National House Building Council or any developer. Where this report refers to topics in the NHQB pre-completion inspection checklists, it does so only to show which topics the buyer's visual check looked at. It does not reproduce those checklists.

Looked at	Walls and ceilings	Looked at	Room-by-room finish check
Looked at	Floors	Looked at	Site safety, scaffolding, roads and tidiness
Looked at	Loft space	Looked at	Brickwork, render, cladding, damp-proof cours...
Looked at	Windows and glazing	Looked at	Chimneys
Looked at	Skirtings, stairs and handrails	Looked at	Roof, fascias, soffits and flashings (from the gr...
Looked at	Doors, including fire doors	Looked at	Gutters, downpipes and water butts
Looked at	Fitted joinery: cupboards, wardrobes, drawers,...	Not looked at	Balconies
Looked at	Tiling and sealant in wet areas	Not looked at	Porches and conservatories
Looked at	Baths, showers, basins, taps, WCs and towel r...	Looked at	Garages and parking
Looked at	Lighting	Looked at	Paths, driveways, edgings, lawns and steps
Looked at	Sockets, switches and visible wiring	Looked at	Drains and inspection chambers
Looked at	Consumer unit	Looked at	External vents and flues
Looked at	Ventilation	Looked at	External windows and doors
Looked at	Heating, boiler and radiators	Looked at	Outside taps, lights, meter boxes and pipes
Looked at	Hot and cold water tanks	Not looked at	Sheds, bin stores and bike stores
Looked at	Smoke, heat and carbon monoxide alarms	Looked at	Fences, walls and gates
Not looked at	Security alarm, doorbell and entry phone	Not looked at	Heat pumps and solar panels
Looked at	Appliances		