

Marina Gate 2 — Apt 2408

Snagging report · 6 Aug 2026, 09:41

Forty-six photographs across eight rooms were reviewed. The unit is broadly well finished, but two items require attention before handover: active water staining below a bathroom vanity, and a structural-looking crack propagating from the living room window reveal. A further nine minor finishing defects were logged, concentrated in paintwork and tile grouting.

1
critical

3
major

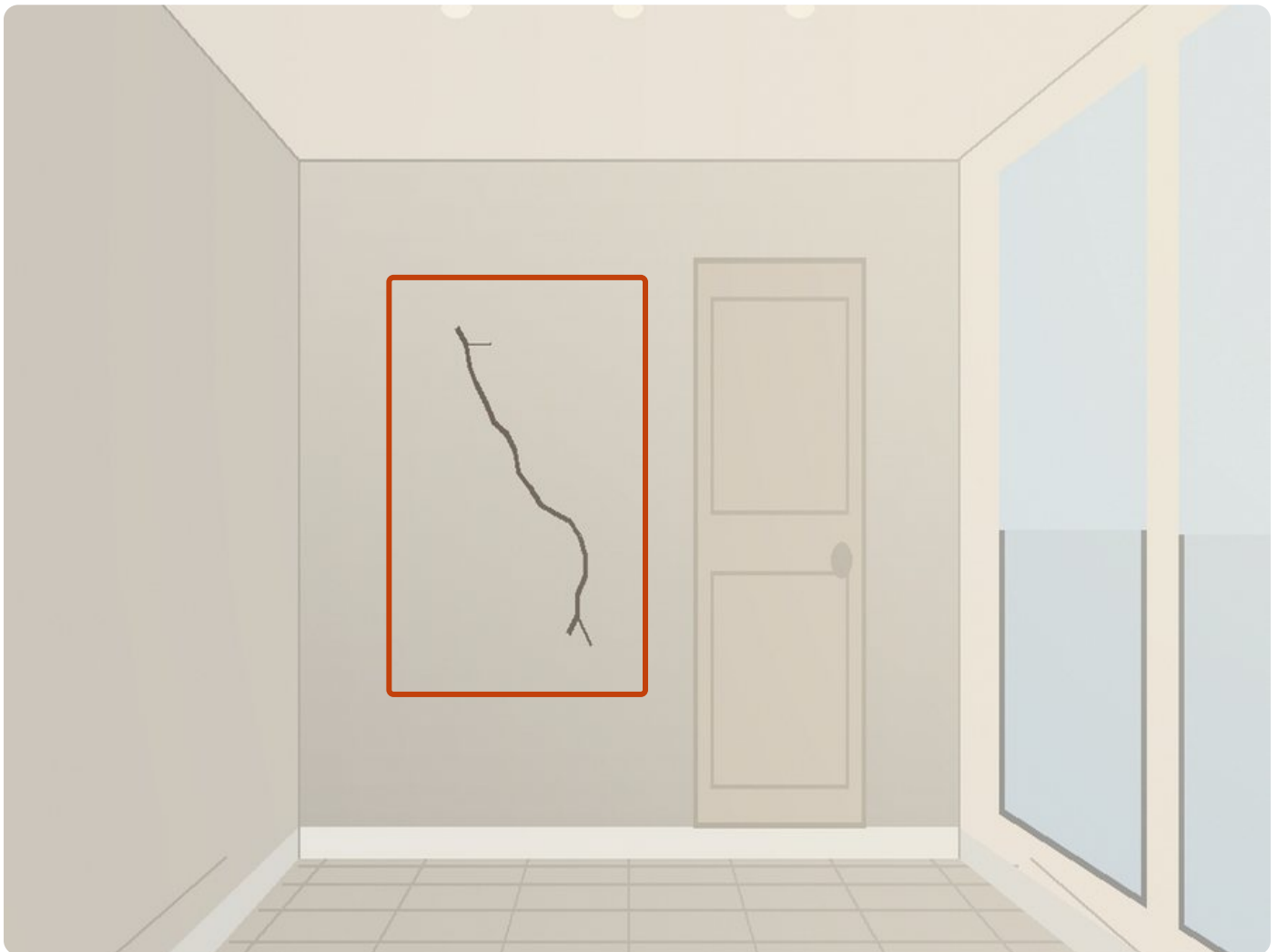
7
minor

2
observation

Diagonal crack at window reveal

MAJOR

Living room



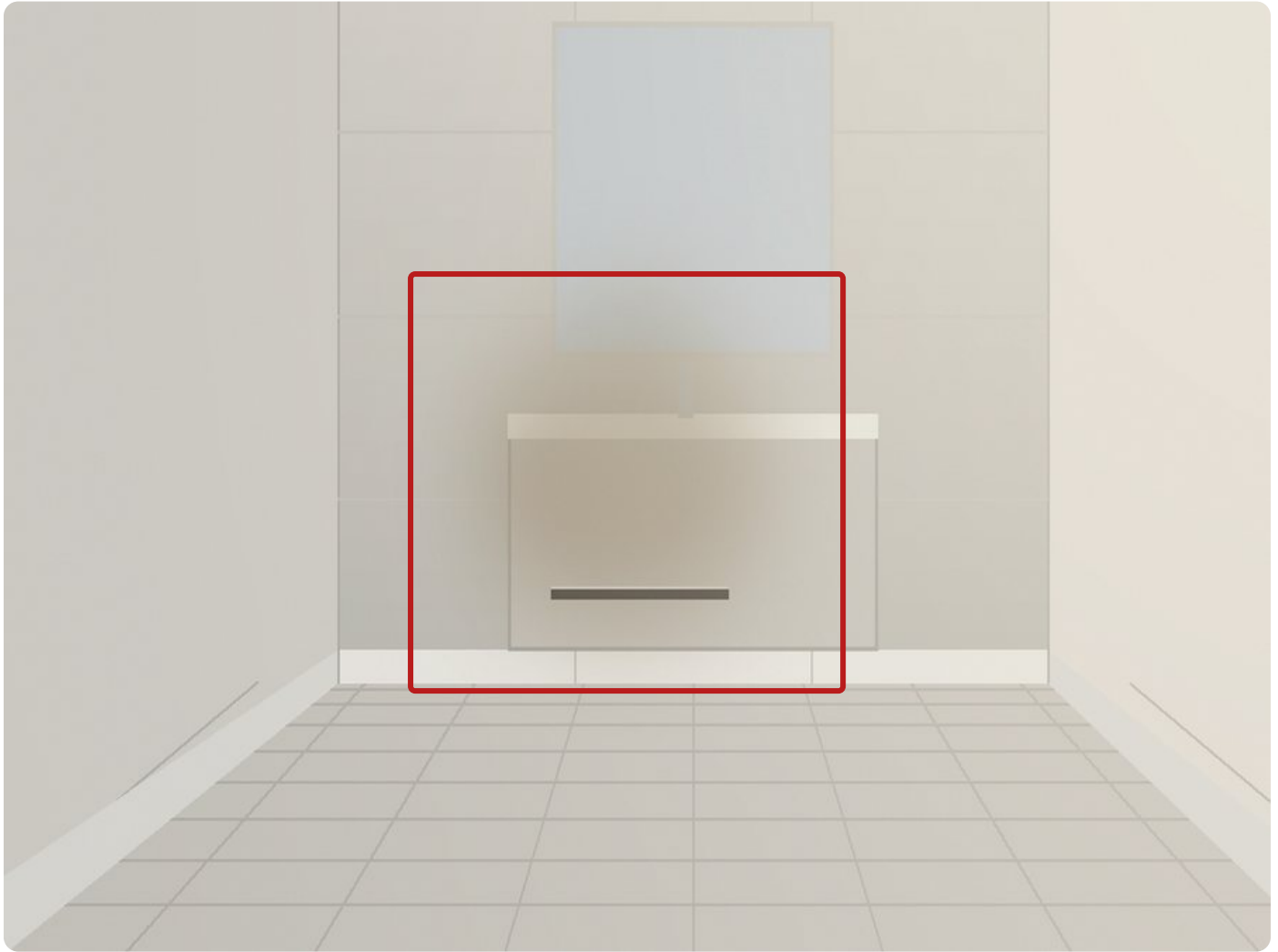
A hairline-to-2mm crack runs diagonally from the upper corner of the window reveal across the plaster. Crack is continuous rather than a paint-only hairline, suggesting movement or inadequate bead fixing.

Recommended action: Rake out, fit mesh reinforcement over the reveal corner, re-skim and re-paint the full wall to avoid a patch line.

Water staining under vanity unit

CRITICAL

Bathroom 1



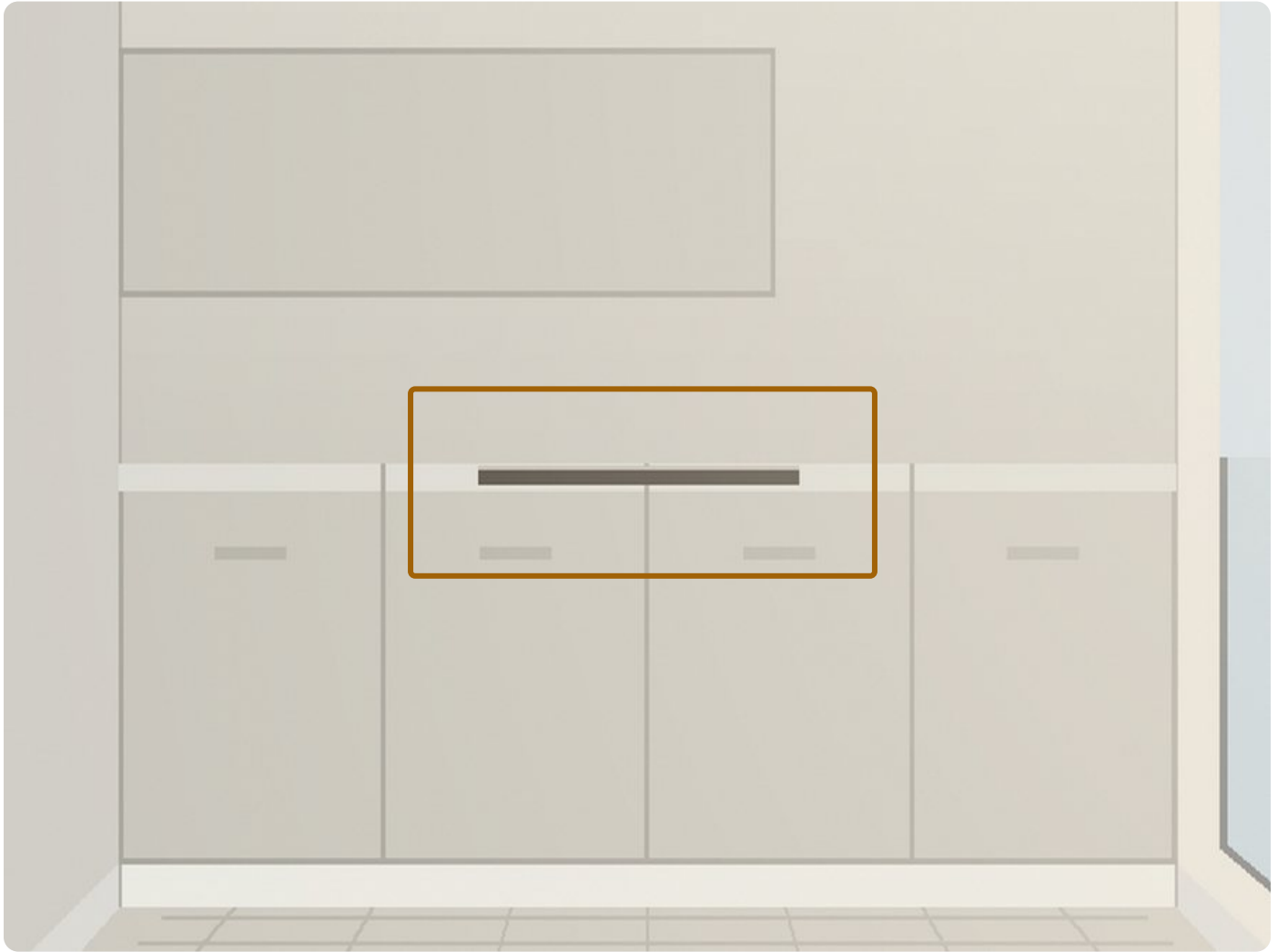
Dark tide-marked staining on the vanity carcass and adjacent tile grout, consistent with an ongoing leak at the trap or supply connection rather than a historic spill.

Recommended action: Isolate supply, pressure-test the trap and flexible connectors, replace failed seals, dry out and replace the affected carcass panel.

Sealant gap at worktop junction

MINOR

Kitchen



The silicone bead between the worktop and the splashback has pulled away leaving an open joint, which will admit water behind the units.

Recommended action: Strip the failed bead, clean and prime the joint, re-apply a continuous mould-resistant sanitary sealant.

Methodology

This report is AI-assisted visual inspection output based on submitted photos. Findings should be reviewed by the user before formal use.

This is a sample report generated from demonstration data. The property, photographs and findings are fictional.