



FREE SNAGGING CHECKLIST

New home? Get it checked.

A practical checklist to help you spot common new-build defects, unfinished work and poor workmanship.

Important: This checklist is a guide, not a substitute for a professional inspection. Tolerances and requirements can vary by warranty provider, building regulations and the property's specifications.

EXTERNALS — BRICKWORK & EXTERNAL FINISHES

- Externals Brickwork Is the brickwork clean and free from major chips, mortar splashes and staining?
- Is the mortar evenly finished and of a consistent colour?
- External paintwork Has a top coat been applied to all painted surfaces and is the finish to a satisfactory standard?
- Have the window sills been finished off, including exposed undersides of the sill?
- Ground level should be 150mm below the dpc. Are the air bricks 75mm above ground level and free from any potential blockages?
- Check all walls are plumb. We suggest a 6ft spirit level to identify accurately. Check your warranty providers tolerances. Check all service bore holes are fully sealed.

EXTERNAL PIPES & DRAINAGE

- External pipes & drainage Are the gutters and downpipes securely fixed and complete?
- Are there any visible leaks or blockages from leaves and other debris?
- Are manhole covers level with the surrounding surfaces – and do they fit properly?
- Are gullies and inspection chambers free of debris?
- Ensure your soil stack is 900mm above an opening into the dwelling when it terminates within 2m of the opening.
- A boiler flue should not be within 300mm of any openable into the dwelling, including windows, trickle vents, mechanical ventilation grills etc... Ensure boiler flue isn't directly underneath the soffit.

GARAGES, DRIVES & PATHWAYS

- Garages Garage door is in working condition – no damages or scratches and closes as it should.
- Electrics have been checked and are working properly Do the Internal pillars project above the bottom of the roof truss, giving support to the pikes?
- Has debris and builders' rubbish been removed from inside the garage?
- Ensure that if you have an integrated garage door it MUST be a fire door. Also does it have intumescent strip fitted all around the frame. Drives and pathways Are drives and pathways complete and free from damages?
- Are the surfaces even?
- Does the gradient and access of the drive/path allow for clear access?
- Walk on every flagstone that is on your property to check they are securely fitted any movement isn't acceptable.
- After it has rained check that there isn't a pool of rainwater within 3m of and door opening.
- This check should be after one hour.

GARDENS, WALLS, FENCES, GATES & ROOF

- Gardens Has debris and builders' rubbish been removed?
- Where specified, has landscaping of the garden been carried out?
- Is the landscaping acceptable?
- E.g. the turf & no dead plants?
- Has 100mm top soil been installed?
- Walls, fences and gates Are boundary walls complete?
- Are fences complete, secure and free from damages and protruding nails?
- Does the garden gate operate as intended?
- Close, open & latch. The roof Do any of the tiles look cracked or loose?
- Are the Facia boards and Soffit free for damage?
- Ridge tiles are securely fixed?
- Are all lead flashings complete and secure?
- Are all the dry verges intact and caps all fitted. Ensure they are not damaged or miss shaped.

WINDOWS & EXTERNAL DOORS

- Windows and doors Are all windows and doors installed in accordance to the warranty providers tolerances?
- E.G are they plumb, fully sealed to help prevent water ingress, sills are secured correctly and ensure that the sill does not have a backfall towards the window frame.
- Inspect the frames and glazing for damages and scratches Are the reveals plumb and straight in accordance to the warranty providers tolerances?
- Inspect all flashings around bay windows and conservatories - are there any gaps in the bond - are all joins 450mm apart. There should also be weep holes above.

INTERNALS — AIRING CUPBOARD

- Internals Airing cupboard Have the electrical connections to the pump, timer, immersion heaters, motorised valve, cylinder thermostat and earth bonding been completed?
- Are all loose cables bound and/or clipped?
- Has other pipe work to the cupboard been cleaned off or painted?
- Is the skirting and architrave within the cupboard fully completed and decorated?
- Have all holes and defects to the walls or ceiling within the cupboard been made good, rubbed down and decorated?
- Have the heating installation operating instructions been provided?
- Are the stop cocks labelled?
- Are pipes secure?
- Is there any evidence of leaks?

CEILINGS, WALLS & WALL TILES

- Ceilings, walls and wall tiles Is the surface of the plasterwork or plasterboard even and free from obvious hollows and/or bumps?
- Do any taped joints or corner beads show through the plaster skim or jointing?
- Is the plasterwork smooth and neatly finished around sockets, switches, pipes, etc.?
- Is all paintwork or decorative finish complete and free from blemishes?
- Are plasterboard joints and fixings invisible?
- Is there any surface cracking?
- Is the grouting finished neatly between the tiles, and the tiles left clean?
- Is the decoration throughout the home complete and to a consistently acceptable standard?
- Is ceiling flat and free from cracks. Bumps and nail/screw pops?
- Is the coving complete?
- Are there any holes or unfinished drylining or plastering – particularly in cupboards and other awkward areas?
- Are there any excessive paint runs?
- Has any paintwork been damaged or marked?
- Is there any surface cracking?
- Shrinkage cracking is to be expected but your new house should be free from all cracking when you first move in and cracking larger than the thickness of a 10p piece at any junction should be attended to by the builder.
- See your NHBC "Guide to your new home" booklet

HEATING & ELECTRICAL

- Heating and electrical Do all light fittings and socket outlets work?
- Are radiators securely fixed and free of leaks?
- Is exposed horizontal and vertical pipe-work adequately supported?
- Are the joints leak-free?
- Have the walls behind the radiators been fully decorated, including removal of pencil marks?
- Switch the heating on at the beginning of the inspection to enable radiators, towel warmers etc to be inspected. Are they working efficiently (hot at top) in every room, on every floor?
- Have TRVs been fitted to all radiators?
- (except one for the radiators that share the same room as the thermostat) Has the hole behind the radiator been filled or has a pipe guide been used?
- Are there any signs of leaks?
- Are fan isolators fitted at high level outside all bathrooms and WCs?
- Are the circuit breakers (fuse trip switches) correctly labelled and accessible?
- Do the smoke alarms work?
- Test them, they should be linked. Does the room thermostat work?
- Turn it up or down and the boiler should turn on or off. Have you been supplied with an electrical safety test certificate from the electrician?
- Are all sockets and switches absolutely level and in line with each other if adjacent?

WINDOWS, DOORS & FRAMES

- Windows Doors and frames Has all paintwork been finished off, including undersides of sills?
- Is the framework free from damage?
- Is the glazing free from scratches, paint splashes and cracks?
- Do windows open and shut properly and engage with the weather seals?
- Are keys supplied for all window and door locks?
- Are double-glazed units free of condensation between the panes?
- Are reveals at windows and door frames square with the wall Do locks and bolts engage properly?
- Has a security peep hole fitted?
- Do doors open and shut properly?
- Is the paintwork complete, including hidden surfaces such as the top of the doorframe?
- Is there an even gap between doors and frames?
- Ensure all fire doors comply to the fire certificate that should be supplied on the top edge of the door. Are all reveals and sills level and plumb in accordance to the warranty providers tolerances?
- Is the security chain fully secure to the door and frame?
- All doors and furniture checked for damage and fully secured?
- Do the patio doors open and close properly, with no scratches or damage to the glass Do self-closing devices, where fitted, fully close the doors after opening?
- Are double-glazed units free of condensation between the panes?
- Are reveals at windows and door frames square with the wall Is safety glass fitted to low level glazing?
- Look for a BS kitemark Do windows have trickle ventilators fitted and do they open and shut properly?
- Do all bedrooms have "fire-escape" windows that comply with modern building regulations?
- Are external doors properly draught proofed?
- Are the door handles stiff?
- Are hinges silent?
- Are there any screws missing from the hinges, handles or lock plates?
- Have skirting doorstops been fitted (where required) to prevent door handles hitting adjacent finishes?
- Have all fixings to door linings, stops and architraves been punched and filled prior to decoration?
- Check all ironmongery cut outs are neat and that all works correctly.

STAIRCASES, FLOORS, SKIRTING, PIPES & FIREPLACES

- Staircases Floors and skirting boards Are banisters and handrails fixed securely?
- Are the treads even and level?
- Is the staircase fixed securely to the adjacent wall?
- Look for excessive cracking at the string/wall junction. Do the stair treads squeak or creak when traversed?
- (Especially on kite winders which will have been assembled on site.) Is the gap between the spindles less than 100mm?
- Are the handrails 900mm high?
- Is there sufficient headroom?
- From the nosing pitch line vertically, there should be minimum of 2m clear. Is any floor tiling complete, especially around cupboards, fittings and doorways?
- Are you happy that the timber floors don't creak excessively?
- Are the floors generally clean?
- Pipes, radiators and fireplaces Do pipes appear secure?
- Are radiators fixed to the wall properly, and are there any signs of leaks?
- Are the radiators painted?
- Is the fireplace surround clean and undamaged?
- Is the skirting woodwork and paintwork undamaged and free from defects?
- Is the floor slab free from damages and excess mortar?
- Is floor tiling fully adhered (i.e. sounding hollow if tapped) and fully grouted?
- Are all mitres in skirtings and architraves neat and filled?
- Has the skirting/floor junction been sealed with clear silicone to prevent draughts?
- Check all architrave joints and margins are correct.

KITCHENS & BATHROOMS

- Kitchens and bathrooms Are all sanitary fittings undamaged and clean?
- Are labels removed – except for specific instructions?
- Is the bath panel fitted?
- Does the toilet flush and refill properly?
- Are all kitchen units and worktops free from damage?
- Are units, particularly wall units, fixed adequately and free from paint splashes?
- Are the doors of cupboards hung correctly?
- Do all doors and drawers open correctly?
- Are any leaks evident beneath sinks, sanitary-ware and appliances?
- Kitchen units and worktops checked for damage and all draws align Check all appliances work as intended.
- Check wall and floor tiles for damage or slipping tiles Are the Indicated switches labelled up correctly and operate the correct appliances e.g.
 - dishwasher, extractor hood?
- Is wall tiling fully adhered (i.e. sounding hollow if tapped) and fully grouted?
- Is the water flow to taps, showers and appliances satisfactory?
- Are extractor fans fitted and operating?
- Run the taps, fill basin and bath and check plastic waste pipe work for any leaks. Are plugs fitted to bath and basins?
- Do they operate properly if pop-up type?
- Is there obscured glazing to the window(s) in bathrooms, w.c and ensuites?
- Is the bath and basin sealed neatly with white, mould resistant silicone?
- Check under units behind the lighting pelmet to ensure its all fixed securely.
- Check that the wires for the lights are not shown coming through the wall with excessive gaps unfilled.
- Check the sink top is securely fixed with the correct sink top fixings – also that the sink cut out has been sealed when cut out.
- Ensure all worktops and upstands are sealed correctly.

APPLIANCES & LOFT SPACE

- Appliances Are all appliances undamaged?
- Have operating instructions and relevant guarantees been provided for all appliances and the heating system?
- Are any extractor fans fitted correctly and in working order?
- Ensure that you fill in the guarantees and note serial numbers. Loft space Has the loft been insulated neatly and has fully coverage?
- Are water pipes and tanks insulated?
- Is gangway boarding to tanks provided and fixed adequately?
- The felt is intact and undamaged Are the soil stacks checked for air admittance valves (Dergo Valve) or they are connected to roof vents Are the mechanical ventilation ducts connected to a vented tile and secured in place with a jubilee clip?
- Has the blockwork been installed tight up to the underside of the felt on the pikes Is boarding provided to give access to tanks, if one is installed?
- Are there any truss clips?
- You may not see these as they could be covered by the roof insulation. Are restraint straps fitted?
- Required at two metre centres at the gables Is the roof space free of rubbish and scaffolding?
- Has fire-stopping fibreglass been fitted over the top of party walls?
- Is the trap hatch cover insulated and draught proofed?



NEED A PROFESSIONAL CHECK?

A checklist can help you spot obvious issues, but a professional snagging inspection can identify defects that are easy to miss and provide a clear photographic report for your developer.

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