



SNAGGING CHECKLIST FOR NEW BUILD HOMES

When purchasing a new property you will be asked by your developer to undertake a handover inspection of the property.

Here is a sample snagging checklist to help you know what to look for:

GENERAL	
Have all builders' materials and rubbish been removed from the home and garden?	
Is the home and garden clean and tidy?	
INSIDE YOUR HOME	
Decorations	
Is the plasterwork smooth and neatly finished around sockets, switches, pipes, etc.?	
Are plasterboard joints and nail fixings invisible?	
Is the decoration throughout the home complete and to a consistently acceptable standard?	
Flooring	
Are you happy that the timber floors don't creak excessively?	
Has sheet flooring been laid level and is it free of bubbling or unevenness beneath the covering that might cause premature failure?	
Is floor tiling fully adhered (i.e. sounding hollow if tapped) and fully grouted?	
Wall tiling	
Is wall tiling fully adhered (i.e. sounding hollow if tapped) and fully grouted?	
Has a flexible sealant been provided at corners and junctions with shower trays, baths, basins and kitchen units?	
Kitchens and bathrooms	
Are all kitchen units and appliances clean and undamaged?	
Are all the sanitary fittings clean and undamaged?	
Is the water flow to taps, showers and appliances satisfactory?	
Are any leaks evident beneath sinks, sanitary-ware and appliances? Check waste pipes for leaks also.	
Do all doors and drawers to kitchen units operate correctly?	
Are extractor fans fitted and operating?	
Windows and doors	
Are keys supplied for all window and door locks?	
Do all locks and handles work and operate freely?	
Do all windows and doors open and shut properly and engage with the weather seals?	
Do self-closing devices, where fitted, fully close the doors after opening?	
Is all glazing crack-free?	
Are double-glazed units free of condensation between the panes?	



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?	
Lofts	
Is the loft space fully insulated?	
Is boarding provided to give access to tanks etc.?	
OUTSIDE YOUR HOME	
Decorations	
Are external decorations complete and to a consistently acceptable standard?	
Fences and gates	
Are all fences and gates complete?	
Are timber or steel parts protected?	
Paths and drives	
Are all paths and drives complete and laid to an even finish?	
Drainage	
Do gutters and downpipes appear securely fixed and complete?	
Are they leak-free during rainfall?	
Are gullies and inspection chambers free of debris?	
Roof coverings	
Do any tiles or slates appear cracked or loose?	
Are all lead flashings complete and secure?	