

The New-Build Snagging Checklist

Your free room-by-room guide to spotting defects in a new home.

Most new homes are handed over with dozens — sometimes hundreds — of small defects, known as ‘snags’. The first weeks after moving in are your best chance to get them recorded and fixed. Walk through your home with this checklist, tick what you find, and keep your notes.

Tip

Take a dated photo of every snag. Clear, dated evidence is what gets things fixed — and it is exactly what you will need if you ever have to escalate to the New Homes Ombudsman.

Exterior & roof

- Roof tiles: none missing, slipped, cracked or misaligned
- Ridge tiles and flashing secure and straight
- Guttering and downpipes: secure, aligned, draining correctly, no gaps
- Fascias, soffits and bargeboards fitted, clean and undamaged
- Brickwork or render: no cracks, staining, spalling or missing pointing
- External walls true and plumb; no bulging
- Weep vents and air bricks present, clear and unobstructed
- External taps, meter boxes and outside lights fitted and working

Outside the property

- Driveway and paths level, no trip hazards, draining away from the house
- Patios and paving even; no rocking slabs; correct falls
- Drainage gullies and manhole covers secure; water flows away; no smell
- Garden graded and cleared; turf or soil as specified
- Fencing and gates secure, upright and undamaged; latches work

Entrance, hall & stairs

- Front and back doors open, close, seal, lock and unlock smoothly
- Door handles, letterplate and thresholds secure and undamaged
- Stairs: even risers, no creaks; handrail and spindles secure
- Smoke, heat and carbon-monoxide alarms fitted, tested and working

Living areas & bedrooms

- Walls and ceilings: no cracks, bowing, visible joints, nail pops or stains
- Paintwork even; no missed patches, drips or overspray
- Skirting and architrave neat; mitred joints tight; no gaps
- Flooring level, no lifting or creaking; carpet or laminate fitted to edges
- Sockets and switches secure, level and working; enough of them
- TV, data and phone points working
- Radiators secure and level; heat evenly; valves and thermostats work

Kitchen

- Units and doors aligned and level; soft-close works; no damage
- Worktops sealed; no scratches or chips; joints tight
- Sink and taps secure; no leaks; good pressure; drains well
- Appliances installed and working; instructions provided
- Extractor fan or hood vents correctly and works
- Tiling and splashback even, grouted and sealed; no cracked tiles
- Sealant around sink and worktop neat and complete

Bathrooms, en-suites & WC

- Bath, shower, basin and WC secure with no movement or leaks
- Taps and shower: good hot and cold pressure; drain quickly
- Toilet flushes and refills correctly; not running
- Tiling even and fully grouted; sealant neat and mould-free
- Extractor fan works and clears steam
- Shower screen or doors seal and close properly
- Heated towel rail or radiator warms up

Windows & doors (throughout)

- Open, close and lock smoothly; keys provided for every window and door
- Seals and gaskets intact; no draughts
- Glazing: no scratches, chips, cracks or blown/misted units
- Trickle vents present and operating; cills level with sound sealant
- Internal doors hang square, don't catch and latch properly

Electrics, plumbing & heating

- Consumer unit labelled; electrical certificate provided
- All sockets, switches and lights work; bathroom/outdoor electrics correctly protected
- Boiler works and is commissioned; manual and warranty provided
- Hot water reaches all outlets at good pressure and temperature
- No leaks under sinks, basins, around toilets or at the boiler
- Heating controls and thermostat work; rooms heat evenly
- Stopcock located and operates

Loft, insulation & garage

- Loft insulation even and to the specified depth; no gaps
- Loft hatch fits and seals; no daylight visible through the roof
- Roofing felt or membrane intact
- Garage door operates; light and power work (if applicable)

Paperwork & sign-off (don't skip this)

- Building control completion certificate received
- NHBC or warranty documents (e.g. Buildmark) received
- All appliance manuals, guarantees and certificates handed over
- Meter readings taken on the day you moved in
- A written, dated snag list — with photos — submitted to your builder

Found snags? You're not alone.

Log yours free on Snag Scout — get them on the public record, track your builder's response, and export a free Ombudsman-ready dossier if they go quiet.

Free · anonymous · South West England · snagscout.co.uk

This checklist is general guidance to help you spot common issues. It is not professional or legal advice, and a qualified snagging inspector may identify more. Always refer to your builder's handover documents and warranty terms.