New build snagging checklist

Print it, take it round the house, tick as you go. Write the room or the detail in the space on the right.

Three rules. Photograph everything, wide shot then close up, with a coin or tape measure for scale. Write the date you found it, because that matters more than the wording. Do one room at a time and finish it before you move on.

Every room

- [ ] Walls and ceilings: cracks, dents, uneven finish
- [ ] Paint: brush marks, missed patches, dust nibs, overspray
- [ ] Skirting and architrave: gaps, splits, unpainted edges
- [ ] Doors: catch, latch, swing open on their own, handles loose
- [ ] Sockets and switches: level, flush, all working
- [ ] Windows: draughts, locks, misted units, scratched glass
- [ ] Floors: squeaks, lifting edges, marks, gaps at thresholds
- [ ] Radiators: heating evenly, secure, no drips

Kitchen

- [ ] Every door and drawer lines up, stays shut, soft-close works
- [ ] Worktop edges and joints: lifting, chips, rough cuts
- [ ] Under the sink with a torch: leaks, staining, unclipped pipework
- [ ] Mastic where worktop meets wall, and around the sink
- [ ] Behind the appliances: unfinished flooring is very common
- [ ] Extractor vents properly and sounds right
- [ ] Tiles and splashback: even grout, no hollow tiles, tidy cuts
- [ ] Appliance manuals present and models match

Bathrooms

- [ ] Fill the bath: any movement or creaking
- [ ] Run the shower five minutes, then check the ceiling below
- [ ] Every mastic line: gaps, cracks, sealant over dirt
- [ ] Grout even, no hollow-sounding tiles
- [ ] Extractor pulling (hold a tissue to it)
- [ ] Toilet: rocking, running, seat straight
- [ ] Towel rail level and heating
- [ ] Taps: flow, drips, hot and cold the right way round

Outside

- [ ] Render and brickwork: cracks, mortar snots, colour mismatch
- [ ] Roof tiles slipped or missing (photograph from the ground)
- [ ] Guttering and downpipes, ideally checked in heavy rain
- [ ] Driveway and paths: ponding, uneven slabs, gaps at the threshold
- [ ] Fencing and gates: upright, latching, posts set
- [ ] Turf laid flat, no gaps, not dying

- [ ] External taps, drain covers, manhole lids
- [ ] Soil levels against brickwork, airbricks clear

Loft and services

- [ ] Insulation even, not pushed aside, not blocking the eaves
- [ ] Loft hatch closes and seals
- [ ] Stopcock, consumer unit and water meter located
- [ ] Heating and hot water controls explained, manuals present
- [ ] Smoke and carbon monoxide alarms fitted and tested

General guidance for new build homeowners, not professional or legal advice. Warranty cover and builder policies differ, so check your own documents for what is covered and by when.
Free to share. More checklists at snagtrace.co.uk/guides.html