



## RB Inspectors

### Snagging Checklist

#### 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?
- 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 provider's tolerances.
- Check all service bore holes are fully sealed.

#### External Paint Work

- Has a top coat been applied to all painted surfaces, and is the finish satisfactory?
- Have the window sills been finished off, including exposed undersides of the sill?

#### 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 part into the dwelling, including windows, trickle vents, and mechanical ventilation grills.
- Ensure the boiler flue isn't directly underneath the soffit.

## Garages

- Is the garage door in working condition, free from damages or scratches, and closes as it should?
- Have the electrics been checked and are they 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?
- If you have an integrated garage door, it MUST be a fire door. Does it have an 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 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 any door opening (check after one hour).

## Gardens

- Has debris and builders' rubbish been removed?
- Where specified, has landscaping of the garden been carried out?
- Is the landscaping acceptable? (e.g., turf & no dead plants)
- Has 100mm of topsoil 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 fascia boards and soffit free of damage?
- Are ridge tiles securely fixed?
- Are all lead flashings complete and secure?
- Are all the dry verges intact and all caps fitted, ensuring they are not damaged or misshaped?

## Windows and Doors

- Are all windows and doors installed according to the warranty provider's tolerances?
- Are they plumb, fully sealed to prevent water ingress, and are sills secured correctly?
- 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 with the warranty provider's tolerances?
- Inspect all flashings around bay windows and conservatories for gaps in the bond.
- Are all joins 450mm apart?
- There should also be weep holes above.

## 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, 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 the ceiling flat and free from cracks, bumps, and nail/screw pops? Is the coving complete?
- Are there any holes or unfinished drylining or plastering?
- Are there any excessive paint runs?
- Has any paintwork been damaged or marked?

## Heating and Electrical

- Do all light fittings and socket outlets work?
- Are radiators securely fixed and free of leaks?
- Is exposed horizontal and vertical pipework adequately supported? Are the joints leak-free?
- Have the walls behind the radiators been fully decorated, including removal of pencil marks?
- Are all TRVs fitted to radiators (except one in the room with the thermostat)?
- 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? Are they linked?
- Does the room thermostat work correctly?
- Have you been supplied with an electrical safety test certificate?

## Windows, Doors, and Frames

- Do locks and bolts engage properly? Is a security peephole fitted?
- Do doors open and shut properly?
- Is the paintwork complete, including hidden surfaces?
- Are the gaps between doors and frames even?
- Do the patio doors open and close properly, with no scratches or damage to the glass?
- Do all fire doors comply with the fire certificate?
- Are the reveals and sills level and plumb?
- Are double-glazed units free of condensation between the panes?
- Are safety glass and trickle ventilators fitted where required?
- Are all doors, furniture, and fittings secure?

## Staircases

- Are banisters and handrails fixed securely?
- Are the treads even and level?
- Is the staircase securely fixed to the adjacent wall?
- Do stair treads squeak or creak when traversed?
- Is the gap between spindles less than 100mm?
- Are the handrails 900mm high?
- Is there sufficient headroom (minimum 2m clearance)?

## Floors and Skirting Boards

- Is floor tiling complete, especially around cupboards, fittings, and doorways?
- Do timber floors creak excessively?
- Are the floors generally clean?

## Pipes, Radiators, and Fireplaces

- Do pipes appear secure?
- Are radiators fixed 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 free from defects?

## 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?
- Do all doors and drawers open correctly?
- Are any leaks evident beneath sinks, sanitary-ware, and appliances?
- Are extractor fans fitted and operating?
- Is the bath and basin sealed neatly with mould-resistant silicone?

## Appliances

- Are all appliances undamaged?
- Have operating instructions and relevant guarantees been provided?
- Are any extractor fans fitted correctly and working?

## Loft Space

- Has the loft been insulated neatly and fully covered?
- Are water pipes and tanks insulated?
- Is gangway boarding to tanks provided and fixed adequately?
- Is the felt intact and undamaged?
- Are the soil stacks checked for air admittance valves or connected to roof vents?
- Are mechanical ventilation ducts properly secured?
- Is the loft 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?

**The snagging checklist provided by RB Inspector is not exhaustive; it serves as a general guide to the most common and recurring issues that may arise in your newly built home.**

**This checklist is based on our extensive experience inspecting thousands of properties across Greater London.**

**If you notice anything that doesn't seem right, we recommend seeking professional assistance.**