

# Template 5: New Build Snagging Checklist

## Part 1: 10 Things Buyers Often Miss

AREA	WHAT TO CHECK	
Loft insulation	Insulation is evenly distributed with no large gaps or missing sections.	
Ventilation	MVHR or extractor units are installed, ducting is connected, and vents are clear.	
External drainage	Gutters, downpipes, and drains are connected and free from debris.	
Air tightness	Check around window and door frames for draughts or unfinished sealing.	
EV charging point	If an EV charger is installed, confirm it is wired correctly and functional.	
Heating controls	Smart thermostats or controls are installed, configured, and functional.	
Sealant joints	Check all wet area sealant (baths, showers, sinks) is complete with no gaps.	
Door hardware	Check all handles, hinges, and locks are secure and aligned on every door.	
Boundary fencing	Fencing and gates are upright, secure, and fit for purpose.	
Meter readings	Photograph gas, electricity, and water meter readings on the day of completion.	

## Part 2: 30-Minute Room-by-Room Snagging Walkthrough

AREA	WHAT TO CHECK	
Entrance & Hallway	Front door opens, closes, locks, and seals properly	
	Door frames and skirting boards are neatly finished	
	Walls and ceilings are free from marks, dents, or uneven paint	
	Light switches and hallway lights are working	
Kitchen	Cabinet doors align, hinges are secure, and doors close properly	
	Worktops are secure, undamaged, and edges are finished	
	Sink drainage works properly without pooling	
	All appliances turn on and function correctly	
	Tiles and sealant are neatly finished with no gaps	
Bathrooms	Shower and taps run properly and hot water reaches temperature	
	Water drains without pooling in shower, bath, or basin	
	Sealant around bath or shower enclosure is fully complete	
	Toilet flushes correctly and cistern refills	
	Extractor fan operates and ducting is connected	
Bedrooms & Living Areas	Doors open and close smoothly without catching	
	Windows open, lock, and provide a weathertight seal	
	Radiators heat up fully when turned on	
	Walls and ceilings are free from visible defects or uneven paint	
	Electrical sockets are flush, secure, and all work	
Roof / Loft Space	Loft hatch opens and ladder (if fitted) functions properly	
	Insulation is evenly distributed with no large gaps	
	No visible signs of water ingress or daylight through the roof	
	Ventilation openings are clear and unobstructed	
Outside Areas	Garden is level and drains properly without pooling	
	Fencing and gates are secure, upright, and complete	
	Paving or paths are stable and evenly laid	
	External taps and lights function correctly	
	Gutters and downpipes are connected and free from debris	