

# A guide to snagging your new build



## Intro

Snagging may not be a term you've heard too often, but when buying a new build home, it is one you'll soon become familiar with. Simply put, a "snag" is a fault or defect with your property. Snagging your new home could potentially save you a lot of money in the long run, and while your housebuilder is responsible for checking defects before you complete on your house, it is unlikely they will pick up on everything.

We have put together a free snag list template that you can use if you are choosing to check your new home yourself. This handy checklist can be printed off and taken with you, which will help you when snagging your new home.

## What is a snag?

A snag is a problem or defect with the build, which the housebuilder can then correct. A snag can be anything from splashes of paint on a light

switch to a problem with the electrics. Snagging tends to focus on two areas, the aesthetics of your home, and the functionality.

## Arranging a snagging visit

If you are choosing to snag your own home, organise it at a time that is convenient for both yourself and the site manager, and give yourself plenty of time. A rough guide would be to leave yourself two hours to inspect a three-bedroom house. If you can, take someone with you for an extra pair of eyes. Try and arrange the visit for daytime so you have the best possible light. Don't do the inspection with a member of the housebuilder's team, as you don't want to be rushed or swayed, or have your attention diverted from any problems you might spot. Snagging is not intended to be a drawn-out argument with your housebuilder, rather a chance to get things right before you move into your dream home.

## At the property

When you arrive at the property, switch on the heating. This way you can make sure all the radiators are working as you go through the rooms. Take a camera and ideally use a setting that shows the date and time on the image. It's also a good idea to take a phone charger or similar so you can check that electrical sockets are working. Take a copy of our snagging checklist and work through it, making notes of any faults that you find.

## After the visit

Once you have completed your snagging visit, you should make a copy and send it to the housebuilder, along with photographic evidence where possible. Ideally you want the housebuilder or site manager to ensure and confirm that everything on your list has been resolved before you complete the purchase of your home.

# Living Room

Category	Description	✓	Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
	Check the fireplace/fire.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		

# Kitchen/Utility Room

Category	Description	✓	Comments
Fixtures and fittings	Check the sink basin for blemishes or scratches. Fill the basin to check for leaks and that the taps are working.		
	Look under the sink to check pipes aren't leaking and shelves are fixed/fitted properly.		
	Check all holes cut for pipes and cables are correct.		
	Check the tiling, including the grouting, and seals around the sink unit for leaks or marks.		
	Inspect all kitchen surfaces are free from marks and damage.		
	Check all cupboard doors and drawers in units.		
	Check the lights and all sockets.		
Walls and ceilings	Check the ceilings and wall painted/decorated as expected.		
	Check the floor covering.		
	Check the skirting boards.		
White goods	Check the hob, oven, fridge freezer and other white goods.		
	Check extractor fan works.		



# Dining Room

Category	Description	✓	Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		

# Bedroom 1

Category	Description		Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		

# Bedroom 2

Category	Description	✓	Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		

# Bedroom 3

Category	Description	✓	Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		



# Bedroom 4

Category	Description	✓	Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		

# Bedroom 5

Category	Description	✓	Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		

# Bathroom 1

Category	Description	✓	Comments
Fixtures and fittings	Check the installation of the basin. Ensure the taps are working. Fill the basin.		
	Check the toilet flushes and refills properly.		
	Turn on the taps in the bath. Check the bath panel is fitted properly.		
	Check the shower fittings.		
	Check the light and extractor fan.		
	Check shaver sockets work.		
Walls and ceilings	Inspect the paintwork on the ceiling and walls.		
	Check the skirting boards.		
	Check the floor covering.		
Doors	Check the door and lock.		
Windows	Check the window for any faults.		

# Bathroom 2

Category	Description	✓	Comments
Fixtures and fittings	Check the installation of the basin. Ensure the taps are working. Fill the basin.		
	Check the toilet flushes and refills properly.		
	Turn on the taps in the bath. Check the bath panel is fitted properly.		
	Check the shower fittings.		
	Check the light and extractor fan.		
	Check shaver sockets work.		
Walls and ceilings	Inspect the paintwork on the ceiling and walls.		
	Check the skirting boards.		
	Check the floor covering.		
Doors	Check the door and lock.		
Windows	Check the window for any faults.		

# Bathroom 3

Category	Description	✓	Comments
Fixtures and fittings	Check the installation of the basin. Ensure the taps are working. Fill the basin.		
	Check the toilet flushes and refills properly.		
	Turn on the taps in the bath. Check the bath panel is fitted properly.		
	Check the shower fittings.		
	Check the light and extractor fan.		
	Check shaver sockets work.		
Walls and ceilings	Inspect the paintwork on the ceiling and walls.		
	Check the skirting boards.		
	Check the floor covering.		
Doors	Check the door and lock.		
Windows	Check the window for any faults.		

Category	Description	✓	Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
	Check the banisters are secure and the paintwork.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		

# Work space/study

Category	Description	✓	Comments
Walls and ceiling	Check the paintwork/decorating on the ceiling/walls.		
	Check the floor covering and if the floors creak or move underfoot.		
	Check the skirting boards.		
	Check if the ceilings look level.		
Fixtures and fittings	Check all lights, light switches and the electrical sockets work.		
Windows	Check the windows for draughts and finish.		
Doors	Check all doors open and close properly, and check that every door has a doorstep.		



# External areas

Category	Description	✓	Comments
Doors	Make sure locks work on all external doors.		
Fixtures and fittings	Check the lights and electrical points.		
	Check the fencing, gates, grass/turf condition, patios, pathways, balconies and external light fittings.		
Outside walls	Check the brickwork is clean and free from major chips and mortar splashes.		
	Check the boundary walls are complete.		
	Check the fence is secure.		
Pipes and drainage	Check the downpipes and guttering appear secure.		
Roof	Check if the tiles look cracked or loose.		

Category	Description	✓	Comments
Doors	Make sure garage doors open and shut properly.		
Fixtures and fittings	Check the garage doors, lights, electrical sockets and internal garage space.		
	Check if the debris and builder's rubbish has been removed from inside the garage.		
Outside walls	Check the brickwork is clean and free from major chips and mortar splashes.		
Pipes and drainage	Check the downpipes and guttering appear secure.		
Roof	Check if the tiles look cracked or loose.		



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