

CertiBuild

The Property Assurance Professionals

Professional 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?
- Are the air bricks 75mm above ground level and free from any potential blockages?
- Are all walls are plumb?
- Are all service bore holes are fully sealed.

Paintwork

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



Externals

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



Externals

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?
- Are all flagstone securely fitted and free of movement?
- Is there any water pooling close to doors?

Garages

- Is the garage door working correctly and free of damage?
- Are all electrics 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 integrated garage, is a fire door fitted correctly?



Externals

The roof

- Do any of the tiles look cracked or loose?
- Are the fascia boards and soffit free for damage?
- Are ridge tiles securely fixed?
- Are all lead flashings complete and secure?
- Are all the dry verges intact and caps fitted?

Walls, fences and gates

- Are boundary walls complete?
- Are fences complete, secure and free from damages and protruding nails?
- If present, does the garden gate operate as intended?

Gardens

- Has debris and builders' rubbish been removed?
- Where specified, has landscaping of the garden been carried out to an acceptable standard?
- Has 100mm top soil been installed?



Externals

Windows and doors

- Are all windows and doors installed in accordance to the warranty providers tolerances?
- Are frames and glazing free of damage and scratches?
- Are the reveals plumb and straight in accordance to the warranty providers tolerances?
- Are all flashings around bay windows and conservatories completed correctly and to standard?



Internals

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?



Internals

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 there any surface cracking?
- Is ceiling flat and free from cracks. Bumps and nail/screw pops? Is the coving complete?
- Are there any holes or unfinished drylining or plastering – particularly in cupboards and other awkward areas?
- Are there any excessive paint runs?
- Has any paintwork been damaged or marked?
- Has all paintwork been finished off, including undersides of sills?



Internals

Ceilings, walls and wall tiles (ctd.)

- Has all paintwork been finished off, including undersides of sills?
- Is the framework free from damage?
- Is the glazing free from scratches, paint splashes and cracks?
- Do windows open and shut properly and engage with the weather seals?
- Are keys supplied for all window and door locks?
- Are double-glazed units free of condensation between the panes?
- Are reveals at windows and door frames square with the wall?



Internals

Heating and electrical

- Do all light fittings and socket outlets work?
- Are radiators securely fixed and free of leaks?
- Is exposed horizontal and vertical pipe-work adequately supported?
- Are the joints leak-free?
- Have the walls behind the radiators been fully decorated, including removal of pencil marks?
- Are radiators, towel warmers, etc. working efficiently (hot at top) in every room, on every floor?
- Have TRVs been fitted to all radiators?
- Has the hole behind the radiator been filled or has a pipe guide been used?
- Are there any signs of leaks?
- Are all sockets and switches absolutely level and in line with each other if adjacent?
- Are the circuit breakers (fuse trip switches) correctly labelled and accessible?
- Do the smoke alarms work?
- Does the room thermostat work?
- Are fan isolators fitted at high level outside all bathrooms and WCs?
- Has an electrical safety test certificate from the electrician been supplied?



Internals

Doors and frames

- Do locks and bolts engage properly?
- Do doors open and shut properly?
- Is the paintwork complete, including hidden surfaces?
- Is there an even gap between doors and frames?
- Do all fire doors comply to the fire certificate?
- Are all reveals and sills level and plumb in accordance to the warranty providers tolerances?
- Is the security chain fully secure to the door and frame?
- Are doors and furniture damage-free and fully secured?
- Do the patio doors open and close properly, with no scratches or damage to the glass
- Do self-closing devices fully close the doors after opening?
- Are double-glazed units free of condensation?
- Are reveals at windows and door frames square with the wall
- Is safety glass fitted to low level glazing?
- Do windows have trickle ventilators fitted and do they open and shut properly?
- Do all bedrooms have "fire-escape" windows that comply with modern building regulations?
- Are external doors properly draught proofed?
- Are the door handles stiff?
- Are hinges silent?
- Are all screws present on hinges, handles or lock plates?
- Have skirting doorstops been fitted (where required) to prevent door handles hitting adjacent finishes?
- Have all fixings to door linings, stops and architraves been punched and filled prior to decoration?
- Are all ironmongery cutouts neat and working correctly?



Internals

Floors and skirting boards

- Is any floor tiling complete, especially around cupboards, fittings and doorways?
- Are you happy that the timber floors don't creak excessively?
- Are the floors generally clean?
- Is the skirting woodwork and paintwork undamaged and free from defects?
- Is the floor slab free from damages and excess mortar?
- Is floor tiling fully adhered (i.e. sounding hollow if tapped) and fully grouted?
- Are all mitres in skirtings and architraves neat and filled?
- Has the skirting/floor junction been sealed with clear silicone to prevent draughts?

Pipes, radiators and fireplaces

Do pipes appear secure?

Are radiators fixed to the wall properly, and are there any signs of leaks?

Are the radiators painted?

Is the fireplace surround clean and undamaged?



Internals

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?
- Are the doors of cupboards hung correctly?
- Do all doors and drawers open correctly?
- Are any leaks evident beneath sinks, sanitary-ware and appliances?
- Are kitchen units and worktops free of damage and are all draws aligned properly?
- Do all appliances work as intended?
- Are all wall and floor tiles fitted correctly and free of damage?
- Are switches labelled up correctly and operate the correct appliances?
- Is wall tiling fully adhered and fully grouted?
- Is the water flow to taps, showers and appliances satisfactory?
- Are extractor fans fitted and operating?
- Are plugs fitted to bath and basins and operating correctly?
- Is there obscured glazing to the window(s) in bathrooms, w.c and ensuites?
- Is the bath and basin sealed neatly?
- Are sinks securely fixed and sealed?
- Are all worktops and upstands sealed correctly?



Internals

Appliances

- Are all appliances undamaged?
- Have operating instructions and relevant guarantees been provided for all appliances and the heating system?
- Are any extractor fans fitted correctly and in working order?

Loft space

- Has the loft been insulated neatly and has fully coverage?
- 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?
- Are the mechanical ventilation ducts connected to a vented tile and secured in place?
- Has the blockwork been installed tight up to the underside of the felt on the pikes?
- Is boarding provided to give access to tanks, if one is installed?
- Are restraint straps fitted?
- Is the roof 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 Certibuild service

This checklist aims to demonstrate the depth of detail provided by the Certibuild Professional Snagging Service. Our aim is to make sure that the property you are investing in meets quality standards and your expectations, and there are no hidden surprises.

Our team of Approved Building Inspectors have the experience and expertise to help you achieve the property development and new build standards you need.

Contact us at www.certibuild.co.uk for more information or to book your snagging service.

