

Basics on what to check before signing off on your new build, renovation, or major works.

1. External Checks

- Brickwork & Render: No cracks, staining, inconsistent pointing, or damaged bricks
- Roof & Guttering: Tiles fixed, no gaps or missing tiles, gutter joints secure, no leaks or standing water
- Windows & Doors: Open/close properly, frames sealed, glazing unmarked, vents working
- Driveways & Paths: Even, no pooling water, no trip hazards or unfinished edges
- Boundary Fences & Gates: Correctly installed, secure, painted/timber treated if required
- External Lighting & Sockets: Operational, RCD protected, correct IP-rated fittings
- External Paintwork & Finishings: Even coverage, no overspray, clean finish
- Drainage: Downpipes connected, manhole covers flush, grates clear and aligned

2. Internal Finishes (Room by Room)

Check the following in each room (kitchen, bedrooms, bathrooms, hallways, etc):

- Walls & Ceilings: Smooth finish, no cracks, scuffs, screw pops or missed paint
- Flooring: Flat, free of damage or gaps, consistent finish, no creaks or movement
- Skirting & Architraves: Neat joins, properly fixed, painted or sealed
- Doors: Open/close without rubbing, aligned, handles and locks work, stoppers fitted
- Windows: Locking handles working, open/close smoothly, trickle vents functional
- Paint & Decorating: Even coats, correct colours, no overspray or paint on fittings
- Plasterwork: No dents, visible tape lines, shrinkage cracks or missed sanding

3. Electrical & Heating Systems

- Sockets & Switches: All tested and labelled, securely fitted, not cracked
- Light Fittings: Installed and working, no exposed wiring, bulbs fitted
- Smoke/Heat Alarms: Correctly located, tested and mains-powered with battery back-up
- Consumer Unit / Fuse Board: Properly labelled, meets Regs, test cert issued
- Thermostats & Heating Controls: Functional, clearly labelled, heating system balanced
- Radiators: Bled, securely mounted, all zones heating evenly
- Boiler & System: Commissioned, manual provided, flue and condensate pipe compliant

4. Plumbing & Bathrooms

- Taps & Showers: Work without dripping, sealed correctly, good pressure, no leaks
- Toilets: Flush properly, cisterns fill quietly, no leaks or movement at base
- Baths & Basins: Fully sealed, no movement or gaps, plug holes drain properly
- Hot Water: All outlets delivering appropriate temp, heating system timed and tested
- Leaks & Seals: Under sinks, behind toilets, around shower trays – all sealed and dry
- Extractor Fans: Working and ducted externally, not just recirculating

5. Kitchen Installations

- Units & Doors: Aligned, soft-close (if specified), edges sealed, no scuffs or damage
- Worktops: Clean joints, properly sealed to walls and sinks, no scratches or damage
- Appliances: Installed and tested - check manuals, registration, and certificates
- Splashbacks & Tiles: Securely fitted, grouted and sealed correctly
- Sink & Taps: Leak-free, properly mounted, sealed to worktop

6. Handover, Safety & Compliance

- Keys / Fobs: All doors, windows, and alarms covered - including spares
- Smoke & Carbon Monoxide Alarms: Installed in correct locations to Part B and J regs
- Staircases & Handrails: Secure, level, compliant height and spacing
- Loft Access: Hatch fitted, ladder installed if required, insulation depth compliant
- Fire Doors (if applicable): Certified, correct ironmongery, closing mechanisms installed
- Safety Glazing: To doors, low-level glass, bathrooms - must have safety markings
- Final Certification: Electrical, Gas Safe, Building Control, Warranty/Snag survey, EPC
- Operation & Maintenance (O&M) Pack: Manuals, instructions, guarantees, aftercare info

7. Warranty & Reporting

- NHBC / LABC / Premier Certificate: Confirm the warranty provider and coverage
- Defect Reporting Procedure Provided
- How and when to report snags or defects post-completion
- Defects Liability Period (DLP) Timeline Clear
- Typically 2 years - log issues early and in writing

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