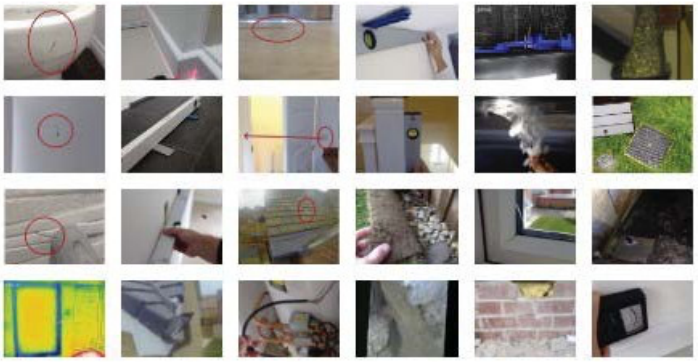
Snagging Ticksheet

A basic homeowners Guide created by HomeSnag © 2018



- [ ] Stand a little distance away from the house: are the window ledges level? Also check the walls are plumb by using a straight edge spirit level to identify.
- [ ] Check Weep holes above window lintels, doors and utility boxes. Check they aren't blocked and at the correct height directly above. They should also have at least 2 (one at each side). You ideally should have them at the DPC of exposed walls so rainwater can exit the cavity
- [ ] Check Bricks and mortar - are there gaps, are any damaged? Are the bricks level? The bricks should not have any excessively narrow or wide perp or bed joints. This is the thickness of the mortar between bricks and they ideally should be around 10-15mm. Any mortar with only 1-2mm or 25mm + thickness may encounter issues and looks poor.
- [ ] Are there any gaps in the brickwork where fixings such as pipes are entering the house? Any gaps should have mastic seal to prevent rain ingress.
- [ ] Check the downpipes are secure and have a slight gradient toward the downpipe[s] as they often dip.
  Check around the verges: are there any gaps underneath that could allow driving rain ingress? Also make note of any cracked verges or any dry verge caps that aren't secured or bowed etc.
- [ ] Are the inspection chambers and aco drains clear? Inspections chambers should be level to the lawn so that can mow the grass without the blade catching it.
- [ ] Check the roof - are any tiles missing or fixings broken? Are the hip and ridge tiles aligned level to eachother?
- [ ] Inspect the flashing around bay windows and conservatories - are there gaps in the bond, are the joins in the flashing 450mm apart? Tug the edges gently to see if it is secure. There should be weep holes directly above it.
- [ ] The boiler flue should not be within 300mm of any openable window. Also check it isn't directly underneath the soffit to avoid ingress into pitched roof spaces.
- [ ] The soil pipe vent (if external rather than up into the loft) should not be within 900mm of an opening.
- [ ] Are there any obvious signs of saturated bricks? Check that the ground levels to not exceed over the damp proof course (DPC). This includes the garage as often the soil rises higher than it should. The DPC should be 150mm above ground.
- [ ] Check the levels of the Airbricks if you have them. They should be higher than ground level by at least 1 brick course to avoid water ingress and being blocked. Often then are entirely covered over so if you have gravel or mulch then move it aside to check.
- [ ] Check soil by digging a sample 100mm down. Roll the soil into a sausage shape and press with your thumb; does it break away or is it heavy clay consistency? Check for stones left underneath.

- [ ] Look under window ledges and patio thresholds - do they have mastic seals? Also check for gaps to the edges of doors including the garage door frame and personnel door.
- [ ] Check for dents and scratches on the glass and frames of windows etc.
- [ ] Check that the window ledges have end-caps and that patio have caps to the top of hinges.
- [ ] If you have a porch, check it is centrally aligned or level (depending on if pitched or flat), and it is secured on the gallows brackets supporting it. Check for damage to the canopy and brackets.
- [ ] Check garage sockets work, the trusses are secured down to the wall plate with hangers or nails. Check straps are secure and the brick/block piers (adding support to the walls) aren't loose. Also check for gaps and rips in the roof membrane
- [ ] Is the integrated garage door a fire door? It should have a step up to the door (100mm) or the garage floor should have a gradient out to the front. The garage door should have a tight seal and a self-closing mechanism.
- [ ] Go to the fence posts and gently push to see whether they are secure. See if any nails are protruding. Importantly also consider the land either side. Standard fence panels are not designed to retain any land.
- [ ] Walk over flagstones - are they secure? Is there adequate room for a wheelie bin to pass through the path (750mm wide)?
- [ ] After it has rained, inspect that there is no pooling water within 3m of patio/rear doors after 1 hour
- [ ] Internally, first of all check the plumbing by filling all baths and sinks etc to test the overflow connection. Do this first to check for any signs of leaks to show. Make note of the pressure.
- [ ] Does the cylinder tank pipework have lagging? Check that you can see the tundish and it is under the expansion vessel.
- [ ] Turn the heating on downstairs only. Most houses will have a dual zone system so the upstairs radiators should not turn on assuming the thermostat upstairs is not engaged (exception often being the landing radiator)
- [ ] The radiator that is in the room with the thermostat should not have a TRV (thermostatic radiator valve). Also a radiator should not be in the immediate area around the thermostat.
- [ ] The upstairs thermostat should be in the Master Bedroom (likewise it should not have a TRV)
- [ ] Check all radiators by touching all parts: it is common for sludge to sit at the bottom or for them to need bleeding so check for cold spots mainly at the top / base.
- [ ] Hallway: Check the front door has no gaps around the frame (you shouldn't see daylight). It should have a thumb turn (to be able to exit the property in a fire), a spy glass, chain and letterbox. Check all are secured properly and aren't damaged.
- [ ] Hallway: Check ceiling levels for dips (often obvious vs above doors). Check all doors open and close without fouling.
- [ ] Hallway: Check flooring ideally using a spirit level to check for it being un level or not flat.
- [ ] Hallway: Paintwork and plastering: check the condition with the front door open to cast light.
- [ ] Hallway: Check sockets using a socket tester. Turn on the light switches to check they are connected. There is typically a 2 way gang switch connecting to upstairs to test they all connect.
- [ ] Hallway: Turn on the smoke detector. It should be mains wired linking to upstairs (so will sound after a split second)
- [ ] Hallway: Check the doors open close without interruption. Do they latch, is there any shaking within frame? Also does the door need a stopper to prevent handle damage?
- [ ] Kitchen: Inspect the level of the flooring. A way of doing this by eye is looking at the line against the skirting board / plinths under units.
- [ ] Kitchen: Are the spotlights in line? Best to turn the lights off when checking this.
- [ ] Kitchen: Is the ceiling level? Use the level of cupboards underneath to compare.
- [ ] Kitchen: Are the units damaged? Pay particular attention to the base of doors which can get damaged when hung. Also check for scratches to the sink and hob.
- [ ] Kitchen: Check the dishwasher opens and if it is laminate worktop there should be a protective film to protect from steam
- [ ] Kitchen: Check all appliances work and do not leak. This includes the extractor hood and hob so turn on all the hobs at once. Ideally take off the plinths to check for any signs of leaks.

- [ ] Kitchen: Check the sinks in here and utility room do not leak. Test the hot / cold setting to ensure they have been plumbed correctly. Any pipes connecting to the ubend under the sink should be secure using jubilee clips.
- [ ] Kitchen: If you have an island area, check it is equally positioned in line with main kitchen units. If you have to do it by eye and it is tiled floor, look at the distance from the grout line.
- [ ] Kitchen: Check that there are no sockets within 300mm of the sink or 100mm away from hobs.
- [ ] Kitchen: Check the windows aren't scratched. Check the handle operates and window doesn't catch. Finally check the reveals are level and plumb
- [ ] Kitchen: check the upstand and splash back is sealed.
- [ ] Kitchen: Check paintwork, tiles and plastering.
- [ ] Kitchen: Check that sockets work and are level. They also should be aligned to eachother then grouped together.
- [ ] Kitchen: Check for the doors being in line and for any unequal gaps between door and carcass. It is common for units such as the fridge freezer to not be installed straight. Check there is a vent in the plinth under the fridge freezers.
- [ ] Kitchen: If your kitchen is not separated from the stairways or circulation routes by a suitable door, there must be a heat detector on the ceiling.
- [ ] Utility / Kitchen: The width of units to have free standing appliances need 600mm space. Is there enough room? Check the opening and the back section in case it isn't square. Also check there has been a hole cut to feed the plug to socket
- [ ] Dining Room: It is especially important to check the flooring is flat. The best way of checking this is by putting a long level across and seeing if it ”seesaws. Checking it being level involves seeing the spirit level bubble.
- [ ] Dining Room: Check the patio doors open and close properly. Check for scratches as it is very common to be damaged by grit on site or during cleaning.
- [ ] Dining Room: Check that you can operate the trickle vents without interruption.
- [ ] Dining Room: Stand in the corner of the room to ensure the light fitting is central. It should be in line to the other corner or central to the patio (unless aligned to patio doors on purpose)
- [ ] Dining Room: Inspect that walls and reveals are square
- [ ] Dining Room: Check for paintwork and plasterwork blemishes.
- [ ] (Other Rooms): Look down the side of the wall and check for skirting boards and walls being straight
- [ ] (Other Rooms): Stand centrally in the room and look for unlevel ceiling lines
- [ ] (Other Rooms): Also check for level window boards, reveals and other fixtures.
- [ ] (Other Rooms): Windows with glazing bars should be in line (the bars within the frame can often be bent)
- [ ] (Other Rooms): Are there nail pops or ceiling lines visible to the ceiling?
- [ ] (Other Rooms): Check for paint snots, dents and other blemishes to walls and skirting.
- [ ] (Other Rooms): Check the levels of radiators, switches and sockets. Check the sockets work
- [ ] Staircase: Does the banister handrail feel secure. Can you slide your hand up uninterrupted without scraping your knuckles? There should be a 25mm gap to ensure you have a firm grip.
- [ ] Staircase: Check you cannot fit a 100mm sphere between the spindles
- [ ] Staircase: Check for shrinkage around the string. Also stand at the base to ensure it is straight and does not bow
- [ ] Staircase: Are the newel posts plumb and is there any damage to it and the spindles?
- [ ] Staircase: Check the newel caps are level, secure and have no dents. If they have nail holes then these need filling
- [ ] Staircase: If your property is 3 storey, ensure you have a clear exit straight from the staircase; i.e. in the event of a fire you should be able to leave via a final exit door near the stairs. As mentioned previously, it should have a thumb turn lock.
- [ ] Landing and other rooms upstairs: Walk around to check for creaking or cracking floorboards. Get someone to stand downstairs whilst you do this.
- [ ] Landing and other rooms upstairs: Check for paint blemishes to walls and ceilings. We recommending using post it notes or spot stickers to help.
- [ ] Bedrooms: Inspect the window boards, architraves radiators and other fixings being level.
- [ ] Bedrooms: Are the wardrobe doors in line to frame - i.e. not an unequal gap to the frame?

- [ ] Bedrooms: Check doors are closing, architraves are flush to the frame and any damage.
- [ ] Bedrooms: Check walls are straight and ceilings are level, especially if you intend on wallpapering or painting feature walls
- [ ] Bathroom / Ensuites: The spot lights should be IP65 rated, meaning they are encased.
- [ ] Bathroom / Ensuites: Check there are no switches or sockets within 600mm to the sink or bath. The exception being "Shaver Sockets Only" which are lower voltage
- [ ] Bathroom / Ensuites: Check the flooring levels and tiles are not damaged. It is common for tiles upstairs to crack due to settlement or the installation of shower screens: so pay particular attention around the shower tray.
- [ ] Bathroom / Ensuites: Check that there have been no leaks from the showers, baths, toilets or sinks.
- [ ] Bathroom / Ensuites: The windows should normally be frosted for privacy. Check they open and close, and for any damage.
- [ ] Bathrooms: Check the extraction fan works and the spur switch is reachable and overrides.
- [ ] Bathrooms: Inspect the bath, sink and toilet for damage.
- [ ] Bathrooms: Stand a few feet away from the sink and crouch down to see whether it is level and the pedestal is facing square (not twisted at an angle)
- [ ] Bathrooms: Check that the window reveal is level and cill / shelving is level. If you have a shower frame then often this is also installed unlevel
- [ ] Bathrooms: Check for any lipping tiles: use a credit card and push up against any tiles that are not flush against eachother. If you can still feel a lip then it should be replaced
- [ ] Bathrooms: Is there a gap underneath the shower screen? Check for adequate sealant that is intact (for e.g. the bath should have been sealed with a tub full of water)
- [ ] Bathrooms: Inspect the tiles for gaps in grouting especially around bath/shower area. We also recommending the flooring around toilets, sinks and perimeter of room to be sealed
- [ ] Loft: Check insulation has around 300mm thickness (assuming it is mineral wool laid on the deck rather than rigid insulation between the rafters). You should not see any of the joists because it should be cross laid. There should be some airflow to the eaves if the soffits are vented often provided by eaves vent trays. These are often pulled taught.
- [ ] Loft: Check there are no tears to the membrane and no signs of animal infestations.
- [ ] Loft: Check that ventilation ducts are connected externally. Check soil pipes are connected with an Air Admittance Valve
- [ ] Loft: Inspect for any damage or gaps in brickwork or around the spandrel panel. If a party wall, there should be no gaps.
- [ ] Loft: The restraint straps at the gable walls should be tied to the inner side of the blocks, not screwed in place. They should have 8 fixings attaching the strap to the binder.