Room-by-Room Snagging Guide

Moving into a new build home is exciting, but even newly constructed properties commonly contain minor defects, finishing issues, or installation oversights. These are often referred to as snags.

This guide is designed to help you carry out a room-by-room inspection of your home, highlighting common areas to check and issues worth recording.

This checklist is not intended to replace a professional snagging inspection. Instead, it helps homeowners:

- Identify common finishing issues
- Record defects clearly
- Raise items with their developer
- Track issues over time

For an easier way to record, track, and generate a structured snag report, you can also use the SnagClear app, which helps organise issues and produce a clear professional-style report for your developer.

How to use this guide

Walk around the outside of your property slowly. Look at each element in daylight where possible, take clear photos, and note what you can actually see. SnagClear helps you turn those observations into a structured, professional-style report you can share more clearly with your developer. Also se Image 1, at the end of this document for a labelled diagram.

What this guide covers

This guide provides a structured, room-by-room overview of common items to check when inspecting a new build home for defects (often referred to as “snags”).

It focuses on typical finishing and installation issues that may arise during construction, helping you identify areas that may require attention before or shortly after moving in.

The guide covers:

- Internal areas including walls, ceilings, flooring, doors, and joinery
- Kitchens, bathrooms, and utility spaces
- Windows, ventilation, and basic services
- Common finishing details and installation standards

It is designed to help you carry out a thorough visual inspection and record any issues clearly.

This guide does not replace a professional snagging inspection, but it can be used as a practical tool to support your own checks and communication with your developer.

1. Hall, Stairs and Landing

Hallways, stairs, and landing areas are typically completed early in the build process and often provide a good indication of the overall finishing standards throughout the home. These areas also experience regular use, so defects may become more noticeable over time.

Take your time to inspect these areas carefully in good natural lighting where possible.

Walls and Ceilings

Walls and ceilings should appear smooth, consistent, and evenly finished when viewed from normal standing positions and under natural lighting.

- Visible plasterboard joints showing through paintwork
- Uneven or patchy paint coverage
- Roller marks or inconsistent paint texture
- Dents, scratches, or impact damage to walls
- Cracks around door frames, corners, or ceiling junctions
- Rough or uneven plaster finish
- Paint splashes on ceilings, skirting boards, or fittings
- Uneven cutting-in where paint meets ceilings, trims, or corners

SnagClear tip

Most new build homes are taped and jointed rather than fully plastered. This means:

- Minor joint visibility can sometimes occur
- However, joints should not be prominent in normal lighting
- Surfaces should still appear smooth and consistent

If joints are clearly visible from normal standing positions, this may be worth recording.

Minor settlement cracking may also occur as the property dries out, particularly around corners and door openings. Hairline cracks can be common, but wider or more prominent cracks are worth noting.

Flooring

Walk slowly across hallway and landing areas, paying attention to how the floor feels underfoot.

- Noticeable slopes or uneven floor levels
- Movement or flexing underfoot
- Creaking or squeaking flooring
- Uneven thresholds between rooms
- Gaps between flooring and skirting boards

- Damaged flooring or surface marks
- Poor transitions between flooring types

Why it matters: Uneven flooring may become more noticeable once the home is fully furnished or as materials settle. Recording concerns early allows easier adjustments.

Skirting Boards and Joinery

Skirting boards and joinery should appear consistent, secure, and neatly finished.

- Gaps at skirting board joints
- Poorly aligned corners
- Uneven skirting board heights
- Visible filler at joints
- Poor paint finish or inconsistent coverage
- Loose skirting boards
- Gaps between skirting and walls

Internal Doors and Frames

Doors should open and close smoothly and appear evenly aligned within their frames.

- Doors rubbing against frames or flooring
- Uneven gaps around door edges
- Doors that require force to latch
- Doors that swing open or closed on their own
- Hinges appearing strained or misaligned
- Doors not sitting flush when closed

Door Finishes and Hardware

- Scratches, dents, or marks to door surfaces
- Uneven paint or varnish finish
- Marks or damage to door frames
- Rough or poorly finished architraves
- Loose door handles
- Loose hinges
- Misaligned latch plates
- Stiff or difficult handles

Staircase

Stairs should feel solid underfoot and appear securely constructed.

- Movement when walking on stairs
- Creaking steps
- Uneven stair heights
- Loose stair treads
- Poor finishing to stair edges
- Marks or damage to stair finishes

Handrails and Balustrades

Handrails and balustrades are safety-critical components and should feel secure.

- Loose handrails
- Movement in balustrades or spindles
- Gaps between spindles and handrails
- Poor finishing to timber or painted surfaces
- Uneven alignment of balustrades

⚠ Safety note
If handrails or balustrades feel loose, this should be recorded and raised promptly, as these elements are important for safe use.

Electrical Fixtures

Electrical fittings should appear secure, aligned, and neatly installed.

⚠ Safety Note

Do not remove covers or attempt to test electrical fittings. If something appears loose or unsafe, record the issue and raise it with your developer.

- Crooked switches or sockets
- Loose faceplates
- Gaps between fittings and wall finishes
- Scratched or damaged faceplates
- Poor plaster cutting around fittings
- Uneven heights between switches
- Loose or poorly fitted smoke detectors

Heating and Ventilation

If radiators or ventilation elements are present in hallway or landing areas, check:

Radiators

- Radiators not level
- Loose radiator brackets
- Movement when lightly touched
- Poor finishing around pipe penetrations
- Loose or poorly fitted TRV valves
- Missing pipe covers (where applicable)

Ventilation

- Loose air vents
- Poorly fitted ventilation covers
- Gaps around vents
- Blocked or obstructed vents

Final Check for Hall, Stairs and Landing

Before moving on:

- Walk the area again slowly
- View surfaces from different angles
- Check in both natural and artificial light
- Open and close doors again
- Walk up and down stairs once more

These areas are used frequently, so small issues may become more noticeable over time.

2. Living Areas

(Living Rooms, Dining Rooms and Open-Plan Spaces)

Living areas are typically among the most used spaces within a home. These rooms often contain multiple finishes, fixtures, and larger wall areas, making defects more noticeable once furniture and lighting are in place.

Take time to inspect these areas carefully in natural daylight where possible.

Walls and Ceilings

Walls and ceilings should appear smooth, consistent, and evenly finished across large surface areas.

- Visible plasterboard joints or joint lines
- Uneven paint coverage or patchy areas
- Roller marks or inconsistent paint texture
- Dents, scratches, or impact damage
- Cracks around corners, window openings, or door frames
- Uneven ceiling finishes or visible plasterboard seams
- Rough or uneven plaster finish
- Poor cutting-in where paint meets ceilings or trims
- Paint splashes on fittings, skirting boards, or windows

SnagClear tip

Large wall areas in living spaces can make defects more noticeable, particularly in natural daylight or when light shines across walls from windows.
Minor settlement cracking may occur as the building dries, particularly:

- Around window openings
- At ceiling junctions
- At internal corners

Hairline cracking can be normal, but wider or prominent cracks are worth recording.

Windows and Glazing

Windows should open and close smoothly and appear neatly installed.

- Scratches or marks to window frames
- Scratches or damage to glazing
- Stiff or difficult opening mechanisms
- Windows not closing properly
- Gaps between window trims and walls
- Messy or uneven internal sealant
- Poor finishing around window reveals
- Condensation trapped inside double glazing (rare but worth noting)

Helpful guidance: Window frames and trims should appear neat and consistent. Sealant should appear smooth, continuous, and properly bonded.

Flooring

Walk slowly across the room and check flooring underfoot.

- Uneven floor levels
- Movement or flexing underfoot
- Creaking flooring
- Damaged flooring surfaces
- Poor transitions between flooring types
- Gaps between flooring and skirting boards
- Uneven thresholds at doorways

Why it matters: Uneven floors may become more noticeable once furniture is installed, particularly in open-plan areas where sight lines are longer.

Skirting Boards and Joinery

Skirting boards and joinery should appear straight and consistently finished.

- Gaps at joints
- Poorly aligned corners
- Visible filler or poor finishing
- Uneven skirting heights
- Loose skirting boards
- Marks or dents to joinery

Electrical Fixtures

Living areas often contain multiple electrical fixtures.

⚠️ **Safety Note: Do not remove covers or attempt to test electrical fittings.**

- Crooked sockets or switches
- Loose faceplates
- Gaps around fittings
- Scratches or damage to faceplates
- Poor cutting around electrical fittings
- Uneven spacing between sockets

Additional fixtures to check

- TV points
- Data points
- Thermostats
- Control panels

These should appear aligned and securely installed.

Heating Elements

Radiators or heating elements should appear securely installed and neatly finished.

- Radiators not level
- Loose radiator brackets
- Movement when lightly touched
- Poor finishing around pipe penetrations
- Loose TRV valves
- Missing pipe covers (where provided)
- Scratches or dents to radiator surfaces

Ventilation

Ventilation elements may be present in open-plan living areas.

- Loose ventilation covers
- Poor alignment of vents
- Gaps around ventilation openings
- Poor finishing around vents

Doors and Openings

Living areas may connect to multiple rooms or external doors.

- Doors rubbing against flooring
- Uneven door gaps
- Poor alignment of door frames
- Loose handles or hinges
- Poor finishing around door frames

If patio or external doors are present:

Patio or External Doors

- Doors difficult to open or close

- Scratches to frames or glazing
- Poor sealant around frames
- Gaps around trims
- Uneven thresholds

Final Check for Living Areas

Before moving on:

- Walk the room slowly
- View large wall areas from different angles
- Check near windows in natural light
- Test windows and doors again
- Walk across the flooring once more

Large living spaces often make finishing issues more noticeable, so taking extra time here is worthwhile.

3. Bedrooms

Bedrooms typically contain similar finishes to living areas but often include additional elements such as wardrobes, multiple windows, and tighter spaces where finishing quality may vary. These rooms are also used daily, so minor issues can become more noticeable over time.

Walls and Ceilings

Walls and ceilings should appear smooth, consistent, and evenly finished when viewed from normal standing positions.

- Visible plasterboard joints showing through paintwork
- Uneven or patchy paint coverage
- Roller marks or inconsistent paint texture
- Dents, scratches, or impact damage
- Cracks around corners, window openings, or door frames
- Rough or uneven plaster finish
- Uneven cutting-in where paint meets ceilings or trims
- Paint splashes on fittings or joinery

SnagClear tip

Minor settlement cracking may occur as the home dries and settles, particularly:

- Around window openings
- At ceiling junctions
- At internal corners

Hairline cracks can be common, but wider or multiple cracks in prominent areas are worth recording.

Windows and Glazing

Bedroom windows should open and close smoothly and appear neatly installed.

- Scratches or marks to window frames
- Scratches or damage to glazing
- Stiff or difficult opening mechanisms
- Windows not closing properly
- Gaps between window trims and walls
- Messy or uneven sealant
- Poor finishing around window reveals

If trickle vents are fitted:

- Loose trickle vents
- Poor alignment
- Difficult operation

Flooring

Walk slowly across the room and check flooring carefully.

- Uneven floor levels
- Movement or flexing underfoot
- Creaking flooring
- Damaged flooring surfaces
- Gaps between flooring and skirting boards
- Uneven thresholds at doorways

Why it matters: Bedroom flooring issues may become more noticeable once beds, wardrobes, and furniture are installed.

Skirting Boards and Joinery

Skirting boards and joinery should appear straight, secure, and neatly finished.

- Gaps at skirting joints
- Poorly aligned corners
- Uneven skirting heights
- Visible filler or poor finishing
- Loose skirting boards
- Marks or dents to joinery

Wardrobes and Fitted Joinery (If Applicable)

Where fitted wardrobes are provided, these should be securely installed and neatly finished.

- Misaligned wardrobe doors
- Doors rubbing or not closing properly
- Uneven gaps between doors
- Loose handles or hinges
- Poor finishing to internal panels

- Loose shelving
- Scratches or damage to wardrobe surfaces
- Gaps between wardrobes and walls or ceilings

Electrical Fixtures

Bedrooms often contain multiple sockets and switches.

⚠ Safety Note: Do not remove covers or attempt to test electrical fittings.

- Crooked sockets or switches
- Loose faceplates
- Gaps between fittings and wall finishes
- Scratched or damaged faceplates
- Poor cutting around electrical fittings
- Uneven spacing between sockets

Additional fixtures to check:

- Light switches
- Bedside sockets
- Data points (if provided)
- TV points (if provided)

Heating and Ventilation

Radiators and ventilation should be securely installed.

Radiators

- Radiators not level
- Loose radiator brackets
- Movement when lightly touched
- Poor finishing around pipe penetrations
- Loose TRV valves
- Missing pipe covers (where applicable)

Ventilation

If ventilation is present:

- Loose vents
- Poorly aligned ventilation covers
- Gaps around ventilation openings

Doors and Door Hardware

Bedroom doors should open and close smoothly.

- Doors rubbing against frames or flooring
- Uneven gaps around door edges

- Doors that require force to latch
- Loose door handles
- Loose hinges
- Poor finishing to frames or architraves
- Scratches or damage to door surfaces

Final Check for Bedrooms

Before moving on:

- Walk the room slowly
- Check walls in natural daylight
- Test windows and doors
- Walk across flooring
- Check wardrobes and joinery again

Bedrooms are often used frequently, so minor defects may become more noticeable over time.

4. Bathrooms, En-Suites and WCs

Bathrooms, en-suites, and WCs are high-risk areas for snagging due to the number of finishes, fixtures, and plumbing elements. These rooms should be inspected carefully, particularly around wet areas and sealed joints.

Take time to check both the appearance and functionality of fixtures.

Walls and Ceilings

Bathroom walls and ceilings should appear smooth and consistently finished, particularly above tiled areas.

- Uneven paint finish above tiles
- Patchy paint coverage
- Roller marks or inconsistent paint texture
- Cracks around ceiling junctions
- Poor cutting-in between tiled and painted areas
- Marks or damage to painted surfaces

SnagClear tip
Bathrooms are high-moisture environments, so poor finishing or cracking may become more noticeable over time. Recording issues early is helpful.

Tiling

Tiles should appear evenly aligned and securely fixed.

- Uneven tile alignment
- Inconsistent tile spacing

- Poor grout finish
- Patchy or uneven grout lines
- Cracked or chipped tiles
- Loose or hollow-sounding tiles
- Uneven tile cuts around fixtures
- Inconsistent grout colour

SnagClear tip

Grout lines should appear straight and consistent.
Tile edges around sanitaryware and corners should appear neat and evenly cut.

Sealant

Sealant is commonly used around baths, showers, basins, and wall junctions.

- Uneven or messy silicone application
- Gaps in sealant around baths or basins
- Sealant pulling away from surfaces
- Excessive sealant or poorly finished edges
- Missing sealant in corners

Why it matters: Sealant helps prevent water ingress. Poor sealant may allow water to penetrate behind fixtures, potentially causing damage over time.

Sanitaryware

Sanitary fittings should appear securely installed, aligned, and free from damage.

- Scratches or chips to baths, basins, or shower trays
- Loose basins or toilets
- Movement when lightly pressed
- Poor alignment of sanitaryware
- Poor finishing where fixtures meet walls
- Loose toilet seats
- Gaps around fixtures

Plumbing and Pipework

Basic plumbing elements should appear neatly installed and securely fitted.

- Exposed pipework not neatly installed
- Loose or unsupported pipework
- Gaps around pipe penetrations
- Poor finishing around boxed-in pipework
- Signs of leaks or moisture
- Waste pipes not securely connected

- Isolation valves difficult to access (where provided)

Under-basin areas:

- Poor finishing inside vanity units
- Loose pipework
- Missing or poorly cut service holes
- Signs of moisture or leaks

Shower Areas

Where showers are fitted, inspect carefully.

- Shower trays not level
- Poor sealant around trays
- Loose shower screens
- Gaps between screen and tray
- Loose fittings or controls
- Poor tile finishing around shower areas

Ventilation

Ventilation is particularly important in bathrooms.

- Loose extractor fans
- Poorly fitted fan covers
- Gaps around ventilation openings
- Noisy or vibrating fans (when operating)
- Poor finishing around installed fans

Flooring

Bathroom flooring should appear level and securely fitted.

- Uneven flooring
- Loose flooring
- Damaged flooring surfaces
- Poor finishing around edges
- Gaps between flooring and fixtures

Electrical Fixtures

Electrical fittings in bathrooms should appear securely installed.

⚠ Safety Note

Do not attempt to test electrical fixtures yourself.

- Crooked switches

- Loose extractor controls
- Poor alignment of fittings
- Gaps around electrical fixtures
- Poor finishing around lighting

Heating Elements

If towel radiators or heated rails are installed:

- Heated towel rails not level
- Loose brackets
- Movement when lightly touched
- Poor finishing around pipe penetrations
- Loose TRV valves (where fitted)

Final Check for Bathrooms

Before moving on:

- Inspect tiles from different angles
- Check sealant closely
- Lightly test fixtures for movement
- Check under basin units
- Review flooring and fixtures again

Bathrooms contain multiple elements, and small finishing issues can become more noticeable with regular use, so careful inspection is worthwhile.

5. Kitchen and Utility

Kitchens and utility areas typically contain the highest concentration of fitted elements within the home. These areas include cabinetry, appliances, plumbing, electrical fixtures, and finished surfaces, making them particularly important to inspect carefully.

Take your time to inspect both appearance and functionality.

Cabinets and Doors

Kitchen cabinets and drawers should appear evenly aligned and operate smoothly.

- Misaligned cupboard doors
- Uneven gaps between cabinet doors
- Doors rubbing against adjacent units
- Drawer fronts not aligned evenly
- Doors or drawers that do not close smoothly
- Loose hinges or handles
- Soft-close mechanisms not functioning correctly
- Scratches, dents, or marks to cabinet doors

- Inconsistent finish between units

SnagClear tip

Gaps between cabinet doors should appear consistent and evenly spaced.
Doors should close smoothly without needing excessive force.

Units and Panels

Kitchen units and finishing panels should appear securely installed and neatly finished.

- Loose base or wall units
- Gaps between units
- Units not sitting flush with walls
- Poorly fitted end panels
- Visible filler or rough finishing
- Panels not aligned with adjacent units
- Gaps between units and ceilings (where applicable)

Worktops

Worktops should appear level, securely installed, and neatly finished.

- Scratches, chips, or damage to worktop surfaces
- Uneven joints between worktop sections
- Gaps between worktop and wall
- Messy or uneven sealant
- Poor finishing around sink cut-outs
- Poor finishing around hob cut-outs
- Worktops not appearing level
- Rough or unfinished edges

SnagClear tip

Worktop joints should appear tight and consistent.
Sealant should be smooth and continuous.

Appliances

Where appliances are provided, check installation and alignment.

- Integrated appliances misaligned
- Loose appliance doors
- Poorly fitted appliance panels

- Gaps around appliances
- Scratches or damage to appliance finishes
- Appliances not sitting level

Appliances to check may include:

- Oven
- Hob
- Extractor hood
- Dishwasher
- Washing machine
- Fridge/freezer

Under-Sink Pipework

The area beneath sinks often contains plumbing and should be inspected carefully.

- Loose or poorly supported pipework
- Gaps around pipe penetrations
- Roughly cut service holes
- Waste pipes not aligned properly
- Signs of moisture or leaks
- Poor finishing inside sink cabinets
- Isolation valves difficult to access (where fitted)

Plumbing and Pipework

Additional plumbing elements should appear neatly installed.

- Exposed pipework not neatly aligned
- Loose pipework
- Poor finishing around pipe penetrations
- Missing pipe covers (where applicable)
- Signs of leaks or moisture

Sealant and Finishing

Sealant is commonly used around sinks and worktops.

- Uneven or messy sealant
- Gaps in sealant
- Sealant pulling away from surfaces
- Missing sealant around sinks or splashbacks

Why it matters: Sealant helps prevent water ingress and protects surrounding finishes.

Tiling / Splashbacks (If Provided)

- Uneven tile alignment

- Inconsistent grout lines
- Loose tiles
- Cracked or chipped tiles
- Poor finishing around sockets
- Uneven tile cuts

Flooring

Kitchen and utility flooring should appear level and securely fitted.

- Uneven flooring
- Movement underfoot
- Damaged flooring surfaces
- Gaps between flooring and units
- Poor transitions between rooms
- Uneven thresholds

Electrical Fixtures

Kitchens often contain multiple electrical fixtures.

⚠ Safety Note

Do not remove covers or attempt to test electrical fittings.

- Crooked sockets or switches
- Loose faceplates
- Gaps between fittings and wall finishes
- Poor cutting around sockets
- Uneven alignment of switches

Additional fixtures to check:

- Under-cabinet lighting
- Extractor controls
- Appliance switches
- USB sockets (if fitted)

Ventilation

Where extractor fans or cooker hoods are fitted:

- Loose extractor hoods
- Poor alignment
- Gaps around extractor fittings
- Poor finishing around ventilation openings

Utility Areas (If Applicable)

Utility areas often contain additional plumbing and appliances.

- Poor pipe finishing
- Loose pipework
- Poor appliance alignment
- Gaps around pipe penetrations
- Poor finishing around units
- Loose shelving or cabinetry

Final Check for Kitchen and Utility

Before moving on:

- Open and close all cabinet doors
- Open and close drawers
- Inspect worktops closely
- Check under-sink areas
- Walk across flooring
- Inspect appliances

Kitchens contain many components, and small issues can become more noticeable with regular use, so careful inspection is worthwhile.

6. Integrated Garage (if applicable)

Garages are sometimes overlooked during snagging inspections but can still contain finishing issues or installation defects. These areas may also house important services such as electrical panels, boilers, or pipework, making them worth inspecting carefully.

Walls and Ceilings

Garage walls and ceilings are typically finished to a more basic standard than internal living spaces, but they should still appear neat and properly constructed.

- Cracks in walls or ceiling finishes
- Poorly finished plasterboard joints (where plasterboard is used)
- Gaps between wall panels
- Damaged wall surfaces
- Poor cutting around service penetrations
- Exposed or poorly secured insulation (where visible)

SnagClear tip
Garages may not be fully plastered, but finishes should still appear secure and reasonably neat.

Garage Floor

Garage floors are typically concrete and may appear unfinished but should still be reasonably level and free from excessive defects.

- Cracks in concrete flooring
- Uneven floor levels
- Poorly finished floor edges
- Surface damage or spalling
- Standing water or poor drainage

SnagClear tip

Minor surface imperfections in concrete can be common, but large cracks or uneven areas are worth recording.

Garage Door

Garage doors should operate smoothly and appear securely installed.

- Doors difficult to open or close
- Poor alignment of garage door
- Gaps around door edges
- Damage to door surfaces
- Loose handles or fittings
- Poor finishing around garage door frame

If electric garage doors are fitted:

- Noisy or uneven operation
- Poor alignment when closing
- Remote controls not functioning properly

Electrical Fixtures

Garages may contain electrical fittings or service panels.

⚠ Safety Note

Do not open electrical panels or attempt to test installations.

- Loose sockets or switches
- Crooked faceplates
- Poor cutting around electrical fittings
- Loose lighting fixtures
- Poor finishing around fittings

Common fixtures to check:

- Light fittings
- Power sockets
- Consumer unit (visual inspection only)
- Boiler controls (if located in garage)

Pipework and Services

Garages sometimes contain exposed services.

- Loose or poorly supported pipework
- Gaps around pipe penetrations
- Poor finishing around service entries
- Loose boxing around pipework
- Signs of leaks or moisture

Doors (Internal and External)

If the garage has an internal door to the house:

- Door rubbing against flooring
- Uneven gaps around door edges
- Doors not latching properly
- Poor finishing around frames
- Loose handles or hinges

If external side doors are present:

- Poor alignment
- Difficult operation
- Gaps around frames
- Poor sealant around frames

Ventilation

Garages may contain vents for airflow.

- Loose vents
- Poorly fitted ventilation covers
- Gaps around vents
- Blocked vents

Final Check for Garage

Before moving on:

- Walk across flooring
- Open and close garage door
- Inspect walls and ceiling
- Check services visually

- Inspect doors and fittings

Garages are often used for storage and access, so recording issues early helps ensure they are addressed before regular use.

7. Heating, ventilation and Services (Whole House Check)

Heating and ventilation systems run throughout your home and should be checked as part of a whole-house inspection. These elements are important for comfort, moisture control, and general performance of the property.

Walk through each room and visually inspect heating and ventilation components.

Radiators

Radiators should appear securely installed, level, and neatly finished.

- Radiators not level
- Loose radiator brackets
- Movement when lightly touched
- Radiators not sitting flush against walls
- Scratches, dents, or marks to radiator surfaces
- Poor finishing around pipe penetrations
- Gaps around pipe entries into floors or walls
- Missing or poorly fitted pipe covers (where provided)

TRVs (Thermostatic Radiator Valves)

TRVs control the temperature of individual radiators and should feel secure and operate smoothly.

- Loose TRV valves
- TRVs not aligned properly
- TRVs difficult to turn
- Missing TRV heads (where applicable)
- Poor finishing around valve connections
- Signs of moisture or leaks around valves

SnagClear tip
TRVs should feel firmly attached and rotate smoothly. Loose valves or signs of leaks should be recorded.

Pipework

Pipework should appear neatly installed and securely fixed.

- Exposed pipework not neatly aligned
- Loose or poorly supported pipework
- Gaps around pipe penetrations
- Roughly cut holes around pipes
- Poor finishing where pipes pass through walls or floors
- Missing pipe covers (where provided)

Thermostats and Heating Controls

Heating controls should appear securely installed and neatly finished.

- Crooked thermostats
- Loose controls
- Poor alignment
- Gaps between controls and wall finishes
- Scratches or damage to control panels

Common locations:

- Hallway
- Living areas
- Kitchen
- Utility rooms

Extractor Fans

Extractor fans are typically found in:

- Bathrooms
- En-suites
- Kitchens
- Utility rooms

What to look for

- Loose extractor fan covers
- Poor alignment
- Gaps around fan housings
- Noisy or vibrating fans when operating
- Poor finishing around installed fans

Ventilation Grilles and Air Vents

Ventilation helps control condensation and moisture.

- Loose ventilation grilles
- Crooked vents
- Gaps around vents
- Blocked or obstructed vents

- Poor finishing around ventilation openings

Trickle Vents (Windows)

Some windows include trickle vents to allow background ventilation.

- Loose trickle vents
- Poor alignment
- Difficult operation
- Missing vent covers

Boiler (If Accessible)

If the boiler is accessible, carry out a visual inspection only.

⚠ Safety Note

Do not remove covers or attempt to test the boiler.

- Poorly installed pipework
- Loose pipework
- Gaps around pipe penetrations
- Poor finishing around boiler installation
- Signs of leaks or staining

Loft Ventilation (If Accessible)

If safe to inspect loft areas:

- Blocked ventilation paths
- Poor insulation coverage
- Loose ducting from extractor fans
- Poorly installed ventilation ducts

⚠ Safety Note

Only inspect loft areas if safe and properly boarded.

Final Whole House Check

Before completing your snag inspection:

- Walk through each room again
- Check radiators and controls

- Look at ventilation elements
- Review any pipework

Heating and ventilation systems affect comfort and long-term performance, so recording concerns early is worthwhile.

Use SnagClear with this guide

As you work through the outside of the property, use SnagClear to photograph each issue, note the exact location, and keep everything organised room-by-room or area-by-area. You can then generate a structured, professional-style report to communicate your observations more clearly.

Glossary of helpful terms - This glossary explains common terms used within this guide to help you better understand and describe potential snags.

Term	Meaning
Settlement	Natural movement that occurs as a new home dries out and materials adjust. This can sometimes result in minor cracking, particularly around plasterboard joints, corners, and door frames. Minor hairline cracks are common, but larger or widening cracks should be recorded.
Tolerance	An acceptable level of variation in construction work. Not all elements will be perfectly uniform, but finishes should still appear neat and consistent when viewed under normal lighting conditions.
Trickle Vent	A small adjustable vent typically located at the top of window frames that allows background airflow into a room without needing to open the window. These help reduce condensation and improve ventilation.
Sealant (Silicone)	A flexible material used around baths, showers, sinks, windows, and other joints to prevent water ingress and movement cracking. Poor sealant application can lead to water damage over time.
Snag	A minor defect or finishing issue identified after construction. Snags typically relate to finishing quality, alignment, or minor installation issues rather than major structural concerns.
Plasterboard joint	The join between plasterboard sheets, usually taped and filled to create a smooth surface. These areas are commonly where minor settlement cracking may occur.
Cutting-in	The neat line where paint meets another surface such as ceilings, skirting boards, or window frames. Poor cutting-in may appear uneven, wavy, or messy.
TRV (Thermostatic Radiator Valve)	A valve fitted to radiators that controls the temperature of individual rooms. TRVs should feel secure, operate smoothly, and not appear loose or poorly fitted.
Isolation Valve	A small valve fitted to pipework that allows water to be turned off locally, often found: • Under sinks • Behind toilets • Near appliances (dishwashers/washing machines) These should be accessible and securely installed.
Waste Pipe	Pipework that carries used water away from sinks, basins, baths, and appliances. Waste pipes should appear neatly installed, properly aligned, and securely fixed.
SVP (Soil Vent Pipe)	A vertical pipe that carries waste from toilets and allows air to circulate within the drainage system. Typically found externally, but sometimes boxed internally.
Plinth	The removable board at the bottom of kitchen units that hides legs and creates a finished appearance.
Cornice	Decorative trim fitted at the top of kitchen wall units to provide a finished appearance.

Boxing-In	Enclosures built around pipework or services to hide them from view. These should appear neat, secure, and properly finished.
Soft-Close	Mechanism fitted to doors or drawers that allows them to close slowly and quietly. These should operate smoothly and consistently.
Architrave	Decorative trim fitted around doors, windows, and other openings to provide a neat finish between the wall and the frame.
Skirting Board	A board fitted at the base of walls where they meet the floor. This protects the wall and provides a finished appearance.
Threshold	The strip or transition at the bottom of a doorway, particularly where different floor finishes meet or at external doors.
Trimming / Trim	General term for finishing pieces (such as architraves, skirting, or window boards) used to create clean edges and transitions between surfaces.
Window Reveal	The internal surface surrounding a window opening. This area should appear neat, square, and consistently finished.
Cold Bridging	An area where heat is lost more easily due to a break in insulation. This can sometimes lead to condensation or mould forming in specific locations.
Expansion Gap	A small gap left between materials (commonly flooring) to allow for natural movement due to temperature and moisture changes.

This guide is intended to support homeowners in recording observations clearly. It does not replace advice from a qualified surveyor or other building professional where specialist input is needed.

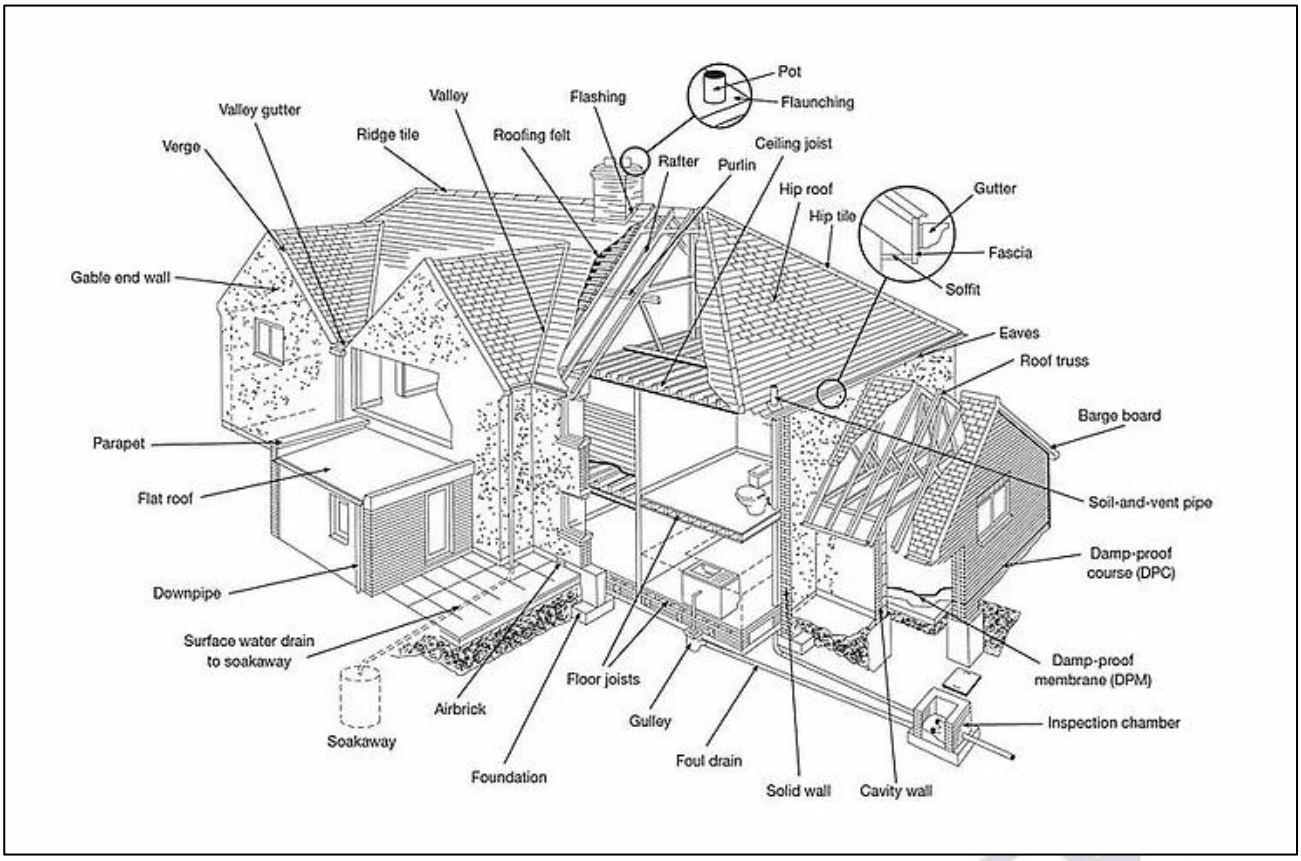

Image 1: Labelled diagram of external elements.

Image 2: Guttering components.