

SnagScotland

Pre-Completion Inspection Checklist (House)

Guidance for Suitably
Qualified Inspectors v1



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Introductory notes

This guidance is intended to inform a suitably qualified inspector in the execution of a Pre-Completion Inspection for the purpose of providing a new home customer with a finishing checklist (“the service”).

This guidance provides details of the terms under which a suitably qualified inspector should provide the service.

An inspection of a property by a suitably qualified inspector should be non-disruptive and non-invasive and should assess fixtures, fittings and services by way of checks comparable with normal daily use.

It has been approved by an industry-wide technical working group in collaboration with the New Homes Quality Board (NHQB) and its availability is a requirement of the New Homes Quality Code.

Any suitably qualified inspector must comply with the following:

- Be a member of a recognized professional association experienced in surveying residential properties (e.g., RICS, RPSA, etc.) and which provides guidance on conducting Pre-Completion Inspections to its members
- Hold relevant and adequate Professional Indemnity Insurance.
- Only work within their competency.
- Use this agreed checklist for the inspection.

The Pre-Completion Inspection Checklist must include the following:

- Contact details of the suitably qualified inspector carrying out the inspection.
- A description of the property being inspected, including a means for the identification of the location of individual rooms referred to.
- A description of the service.
- Recording of any limitations to the inspection (e.g., weather conditions).
- Photographs and explanatory notes of all matters identified.
- An indication of the nature of any remedial works required.

It is permissible for this Checklist to be reproduced in an electronic or digital format; however, any such versions must not deviate from the checks specified.



This Checklist is split into internal and external requirements. The first pages confirm the required standards for each internal element of the new home. This is followed by a section for each room to be reviewed and any comments noted. The second section covers the requirements for external elements, along with space for comments to be noted.

The completed Checklist should be provided to the customer and also to the developer either electronically or in paper-based format as required.

The purpose of this Checklist is to assist the home building industry show a commitment to cooperation and transparency in delivering a high-quality standard to every new home. The customer can and should expect their home to be constructed to a high specification and that the approach to the home and surrounding area is safe on the day they move in. The home should be clean and ready for the customer to enjoy and live in safely from day one.

Inspectors should follow the guidance below when completing the inspection and where it isn't possible to comply with the guidance make reference to this limitation in the inspection notes:

External walls should be inspected in daylight from a minimum distance of 10m.

- Internal ceiling, wall, paintwork finishes, mastic and sealing should be inspected in daylight from a minimum distance of 2m and not shining a light on the surface. Where no natural daylight is available, inspection should be carried out with a single light source.
- Cupboards, wardrobes, surfaces and fitted furniture (including kitchens and bathrooms) should be inspected in daylight from a distance of 0.5m.
- Glazing should be inspected in daylight from a minimum distance of 2m (laminated or toughened glass from 3m) and not shining a light on the surface, with fine scratches less than 25mm and bubbles or blisters if they are neither obtrusive or bunched, being acceptable.
- All checks on the property unless otherwise stated will be visual from the ground [in the case of exterior] or from internal floors [in the case of the interior].
- Loft spaces and eaves should only be checked where safely accessible to do so.

External common parts (where relevant)

The Inspector should assume that the common parts include all areas beyond the confines of the subject property where there is no evidence to suggest the area is demised to a different property, and which are commonly included within a maintenance/repair agreement associated with properties of a similar type.

Internal Requirements

Walls & Ceilings

Plastering & Dry Lining

Joints not visible, reasonably uniform, and free from, shrinkage, popped screws, imperfections, visibly flat and plumb. Jointing tape fully covered. Minor imperfections and textural differences may be present, especially around lights and other fittings.

Finishes

Paint evenly applied and free from runs or prominent brush marks. Paint splashes not visible on switches sockets etc.

Floors

Reasonably level and free from excessive noise / creaks when traversed. Patterns and joints reasonably square with the walls. Tiled/timber/laminate finishes square to walls, except by design, with consistent spacing. Carpets free from defects, fault lines, ripples, lumps and bumps, and neatly fitted with door threshold bars installed where required.

Loft

Hatch

Operating freely, undamaged, securely fixed

Ladder

If fitted, stable and properly fixed

Felt

Even and free from damage. Overlapped and fixed around junctions and valleys

Ducting

Complete runs fixed at both ends. Free from excessive loops and folds.

Insulation

Evenly laid.

Cable & Wires

Properly secured.

Timbers

Evenly spaced and securely fixed. Undamaged and free from cracks, twisting or distortion with visible bracing and strapping in place.

Windows

Handles, stays and catches operating and fitted square.

Opens/closes without fouling.

Undamaged and with consistent, even finish.

Free from obtrusive or bunched bubbles, particles, blisters, and other optical defects.

Reveals square with even heads and sills.

Frames undistorted and plumb.

Suitable seal around perimeter.

Keys present.

Internal Requirements

Joinery

Skirting

Uniform finish with consistent gap to floors, max 5mm. Joints to present a continuous surface allowing for normal shrinkage.

Stairs

Strings to have consistent fit and finish, free from protrusions.
Quadrant (if fitted) secure and consistent.
Treads and risers to be even, securely fixed with no movement or excessive noise / creaks, free from nails.
Newels and handrails to have min 25mm between handrail and wall, secure and plumb, smooth finish without unusual projections.

Doors

Locks, handles, door furniture and catches operating, undamaged and fitted square.
Opens/closes without fouling. Undamaged and with consistent, even finish.
Reveals square with even heads and sills. Frames undistorted and plumb.
Suitable seal around perimeter. Draft excluders fitted as required and keys present.

Fitted Joinery

Cupboards

Securely fixed, visually aligned and level with uniform gaps which allow for floor covering. Opens/closes without fouling.
Locks, handles, door furniture and catches operating, undamaged and fitted square.
Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].
Shelves (where applicable) fitted and secure.

Wardrobes

Securely fixed, visually aligned and level with uniform gaps which allow for floor covering. Opens/closes without fouling.
Locks, handles, door furniture and catches operating, undamaged and fitted square.
Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].
Shelves (where applicable) fitted and secure.

Drawers

Securely fixed, visually aligned and level with uniform gaps.
Opens/closes without fouling and self closes (where applicable).
Locks, handles and draw furniture operating, undamaged and fitted square.
Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].
Dividers/liners (where applicable) fitted and secure.

Plinths

Securely fixed, visually aligned and level with uniform gaps.
Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].
Illuminations working where applicable.

Kitchen Fittings

Securely fixed, visually aligned and level with uniform gaps which allow for floor covering where applicable. Opens/closes without fouling.
Locks, handles, door furniture and catches operating, undamaged and fitted square.
Matching finish and free from conspicuous abrasions and scratches [when viewed from 0.5m].
Shelves (where applicable) fitted, secure and operating where articulated.
Drawer dividers/liners (where applicable) fitted and secure.
Illuminations working where applicable.

Internal Requirements

Glazing

Free from obtrusive bubbles, blisters, hairlines, blobs, fine scratches, particles.
Safety glazing mark if in critical location i.e., low level and next to doors.

Tiles

Complete and free from cracks and scratches. Joints consistent, straight and in alignment unless by design. Joints and patterns square to walls, floors, and ceilings, unless by design. Grout lines well filled with no voids and mastic seals to wet areas neat, tidy and consistent.

Sanitary Wear

Baths

Except by design, all fittings securely fixed with pipes hidden and free from obvious damage.
All checked for normal operation, adequate water flow, availability of hot/cold.
Free from any unusual noise.
Visibly aligned and level / plumb.
Wet junctions, where accessible by design, with complete seals, having a consistent, compact, neat and tidy finish. All wet joints visibly free from leaks.
Over bath shower screens to be clean, and securely fixed with neat silicone sealant in place.
Bath filled to overflow, free from movement and unusual noises.
Drainage effective and free from gurgling or back-up.
Fittings free from conspicuous abrasions, scratches, and chips.
Plugs and chains operating correctly.

Shower Trays

Free from conspicuous abrasions, scratches, and chips.
Securely fixed with neat silicone sealant in place.
Shower run to check overflow, free from movement and unusual noises.
Drainage effective and free from gurgling or back-up.

Cubicles / Wet Rooms

Screens to be clean, and securely fixed with neat silicone sealant in place.
Drainage effective and free from gurgling or back-up.
Fittings free from conspicuous abrasions, scratches, and chips.

Basins

Except by design, all fittings securely fixed with pipes hidden and free from obvious damage.
All checked for normal operation, adequate water flow, availability of hot/cold.
Note any pipe noise.
Visibly aligned, level and plumb.
Wet junctions, where accessible by design, with complete seals, having a consistent, compact, neat and tidy finish. All wet joints visibly free from leaks.
Shower screens to be clean, and securely fixed with neat silicone sealant in place.
Basin filled to overflow, free from movement and unusual noises.
Drainage effective and free from gurgling or back-up.
Fittings free from conspicuous abrasions, scratches, and chips.
Plugs and chains operating correctly.

Internal Requirements

Sanitary Wear (Cont...)

Taps & Controls	<p>Except by design, all fittings securely fixed with pipes hidden and free from obvious damage. All checked for normal operation, adequate water flow, availability of hot/cold. Note any pipe noise. Visibly aligned. Wet junctions, where accessible by design, with complete seals, having a consistent, compact, neat and tidy finish. All wet joints visibly free from leaks. Securely fixed with neat seals in place. Fittings free from conspicuous abrasions, scratches, and chips. Plugs and chains operating correctly.</p>
Pedestals	<p>Securely fixed with pipes hidden and free from obvious damage. Visibly aligned, level and plumb. Neat seals/sealant in place. Fittings free from conspicuous abrasions, scratches, and chips.</p>
Toilets & Seats	<p>Securely fixed with pipes hidden and free from obvious damage. Visibly aligned, level and plumb. Neat seals/sealant in place. Fittings free from conspicuous abrasions, scratches, and chips. Securely fitted toilet seat with functioning soft close where appropriate.</p>
Shaving Points	<p>Securely fixed and free from conspicuous abrasions, scratches, and chips. Visibly aligned, level and square. Neat seals/sealant in place. Evidence of power supply.</p>
Towel Rail	<p>Wet junctions, where accessible by design, with complete seals, having a consistent, compact, neat and tidy finish and free from obvious damage. All wet joints visibly free from leaks. Securely fixed and free from conspicuous abrasions, scratches, and chips. Visibly aligned, level and square. Finished decorations behind.</p>

Services

Lights	<p>Bulbs present and working. Lamps and switches flush, securely fixed, clean and level unless by design.</p>
Sockets	<p>Level and flush with wall and all sockets tested with plug tester.</p>
Wiring	<p>Neat and secure, where visible.</p>
Consumer Unit	<p>Level, clean and labelled with blanks in place with no obvious gaps.</p>
Extractors	<p>Operating when light switched on and ensure switched on at spur. Grilles flush and secure.</p>
Taps	<p>Operating, free from leaks, correctly installed, secure and hot & cold operation the right way round.</p>

Internal Requirements

Services (Cont...)

Heating	Operating and free from undue noise.
Boiler	Working, casing undamaged, pipework tidy and concealed, free from unusual noise, flue sealed and labelled with signature confirmation of correct installation.
Radiators	Operational, undamaged, level, finished decorations behind, free from leaks.
Hot Water Tank	Free from leaks, installer signed label, working.
Cold Water Tank	Free from leaks, lid present, insulation present.
Smoke / Heat / CO2 Detectors	Present, power light on, check operation.
Entryphone	Present where specified, power light on, check operation where possible.
Security Alarm	Present where specified, check operation
Doorbell	Present where specified, check operation.

Appliances

Hob / Cooker	Check operation. Isolation switches correctly labelled where applicable.
Fridge / Freezer	Check operation. Isolation switches correctly labelled where applicable.
Dishwasher	Check operation and drains correctly. Isolation switches correctly labelled where applicable.
Washing Machine	Check operation, travel bar removed and drains correctly. Isolation switches correctly labelled where applicable.
Other Please List	Check operation.

Room by Room Inspection

Room	Comments/actions required to meet standard	Standard achieved
Porch		
Hallway		
Living Room		
Dining Room		
Study		
Kitchen		
Utility		
Conservatory		
WC		
Main bedroom		

Room by Room Inspection

Room	Comments/actions required to meet standard	Standard achieved
Bedroom 2		
Bedroom 3		
Bedroom 4		
Bedroom 5		
Ensuite 1		
Ensuite 2		
Bathroom 1		
Bathroom 2		
Airing Cupboard		

Exterior Requirements

External Element	Comments/actions required to meet standard
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General

Health & Safety	No open excavations, potholes, discarded materials or trip hazards on plot.	
Scaffolding	Removed from plot.	
Roads & Footpaths	Base layer installed (minimum). Lit. No trip hazards.	
Tidiness	Review of general environment.	

Walls

Bricks & Mortar	Consistent in texture, finish, colour and excessive colour banding. Free from chips and marks greater than 15mm in diameter except by design. Plumb, and straight on plan and in section. Bed joints straight horizontally and vertically, except by design.	
Render	Consistent texture, finish and colour, flat and free from crazing Maximum 0.2 mm width cracking permitted.	
Cladding	Consistent in finish and colour.	
Tile Hanging	Consistent in finish and colour.	
Expansion Joints	Filled, tidy and clean, full height.	
Weeps	Consistently installed, clean.	
Air Bricks	Correctly installed, clean and undamaged.	
DPC	Level. Min 150mm above finished ground level where visible and applicable.	
Flashings	Properly sealed and tidy finish	

Chimneys

Bricks & Mortar	Consistent in texture, finish, colour and excessive colour banding. Free from chips and marks greater than 15mm in diameter except by design. Plumb, and straight on plan and in section. Bed joints straight horizontally and vertically, except by design. Free from mortar splashes and spread. Free from cracks.	
Render	Consistent texture, finish and colour, flat and free from crazing	
Post / Terminals	Straight and secure	
Flashings	Properly sealed and tidy finish	

Exterior Requirements

External Element		Comments/actions required to meet standard
Roof		
Tiles / Ridges	Uniform in texture, finish, colour and free from excessive colour banding, except by design. Free from cracked or slipped tiles/slates.	
Flat	Smooth and uniform in colour, texture and finish. Joints sealed. A ladder may be used to view surfaces less than 3 metres above ground level.	
Leadwork	Properly sealed and tidy finish	
Joinery		
	Facias, soffits and bargeboards uniform in texture, finish, colour and excessive colour banding, except by design and in place with clips.	
Gutters		
Gutters	Securely fixed and free from kinks, dips, gaps, and leaks. [Note: Leaks cannot be checked in dry weather]	
Downpipes	Securely fixed and free from damage, kinks, dips, gaps, and leaks. [Note: Leaks cannot be checked in dry weather]	
Butts	Securely fixed and free from kinks, dips, gaps, and leaks. [Note: Leaks cannot be checked in dry weather]	
Balconies		
	Clean. Railings securely fitted and with consistent finish.	
Porches		
	Correctly tied/sealed to main walls. Doors and windows operating lockable & scratch free with ironmongery intact. Assess as for other internal and external elements.	
Conservatories		
	Correctly tied/sealed to main walls. Doors and windows operating lockable & scratch free with ironmongery intact. Assess as for other internal and external elements.	

Exterior Requirements

External Element	Comments/actions required to meet standard	
Garages		
Walls	Consistent in texture, finish, colour and excessive colour banding. Free from chips and marks greater than 15mm in diameter except by design. Plumb, and straight on plan and in section. Bed joints straight horizontally and vertically, except by design.	
Floors	Reasonably level except by design.	
Roofs	Uniform in texture, finish, colour, except by design	
Doors	Operating, lockable, dent & scratch free with ironmongery / security chain intact. Frame secure and undamaged. Prevents water ingress at base & not fouling floor. Threshold seal on personnel doors.	
Windows	Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Sill end caps present. Stone sills free from chips, abrasions, and stains.	
Services	Where applicable, light fittings, switches and sockets should be clean, level and in working order. Any conduit should be level and clean. Exposed cables are to be clipped and level, giving a tidy finish.	
Surfaces		
Paths & Driveways	Reasonably level and stable except by design. Complete, even surface finish for texture and colour except by design, appropriate drainage (away from property).	
Edgings & Kerbs	Free from tip hazards. Securely fixed and level according to design.	
Lawns	Free from dead areas and visible flooding. Free from rubbish and debris.	
Steps	Rises even and as design.	

Exterior Requirements

External Element	Comments/actions required to meet standard
Drains	
	Inspection chambers level, fixings in place, free from mortar or other surface coating debris. Lift and inspect internally for spoil, damage, flush water through.
Vents	
Extractors	Securely fixed, tidy and sealed.
Flues	Securely fixed, tidy and sealed
Windows	
	Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Sill end caps present. Stone sills free from chips, abrasions, and stains.
Doors	
	Door furniture operating and fitted square. Opens/closes without fouling. Undamaged and with consistent, even finish. Reveals square with even heads and sills. Frames undistorted and plumb. Suitable seal around perimeter. Keys present.
Services	
Taps	Securely fixed, Operating and with acceptable flow.
Lights	Bulbs present and working. Lamps and switches flush, securely fixed, clean and level unless by design.
Meter Boxes	Securely fixed, level, clean, pipework sealed at entry points.
Pipes	Securely fixed.

Exterior Requirements

External Element	Comments/actions required to meet standard
Services	
Sheds	Consistent and even finish. Doors and windows open/close without fouling. Roof coverings complete and with a consistent finish free from holes and leaks.
Greenhouses	Consistent and even finish. Doors and windows open/close without fouling. Roof coverings complete and with a consistent finish free from holes and leaks.
Bin Stores	Consistent and even finish. Doors and windows open/close without fouling. Roof coverings complete and with a consistent finish free from holes and leaks.
Bike Stores	Consistent and even finish. Doors and windows open/close without fouling. Roof coverings complete and with a consistent finish free from holes and leaks.
Boundaries	
Fences	Consistent and even finish, free from damage, with timbers treated where applicable. Gates square and aligned, open and close freely. Hinges, catches and locks operate smoothly.
Walls	Consistent and even finish, free from damage, with timbers treated where applicable. Gates square and aligned, open and close freely. Hinges, catches and locks operate smoothly.
Gates	Consistent and even finish, free from damage, with timbers treated where applicable. Gates square and aligned, open and close freely. Hinges, catches and locks operate smoothly.
Other	
Air Source Heat Pumps	Where included within the sale check that have been installed.
PV Panels	Where included within the sale check that have been installed.

Other Notes

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