SNAGGING CHECKLIST

54 checks. Zones 1–4 apply to every home; a townhouse or a villa adds the outside, the garden and the pool.

PROPERTY AND UNIT _____

HANDOVER DATE _____

CHECKED BY _____

BEFORE YOU START

Ask the developer to have electricity and water on and the home empty: furniture hides defects. Bring six things.

- ☐ **Phone**
  Camera with flash, and a torch for side light on the walls.
- ☐ **Socket tester**
  A plug-in tester for live, earth and polarity.
- ☐ **Level and tape**
  A spirit level or a level app, and a tape measure.
- ☐ **Masking tape**
  Mark each defect on site, so the developer's team finds it.
- ☐ **Floor plan and specification**
  From your sale agreement: what finishes and appliances were promised.
- ☐ **A jug of water**
  For the slope test in showers and on terraces.

HOW TO HAND THE LIST TO THE DEVELOPER

1
Photograph
A wide shot to show where, a close-up to show what.

2
Number and place
Room, wall or fixture, and the same number on the masking tape.

3
Send in writing
Email the list to the developer's handover team and keep the reference.

4
Agree the recheck
Ask for a date for the repairs and check every item again before you sign.

Want engineers to check it?

A snagging inspection with a thermal camera, a moisture meter and a laser level, a report for the developer and a recheck after repairs.

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01 KITCHEN

THE CHECKLIST	OK	NOTES
Cabinet doors and drawers Open each one fully: gaps even, soft-close works, nothing rubs.	☐	
Hinges and handles Tight, no screws missing, doors hang level.	☐	
Worktop joints No open seams; silicone runs unbroken along the wall and round the sink.	☐	
Sink and tap Run hot and cold for two minutes, then wipe under the sink with a dry tissue.	☐	
Sink drainage Fill the bowl and let it go: no gurgling, no water backing up.	☐	
Hob, oven and hood Switch on every zone and the oven; the hood pulls air.	☐	
Supplied appliances Fridge, dishwasher, washing machine run; water connections stay dry.	☐	
Backsplash No chipped tiles, grout full, sockets fixed straight.	☐	
Lights Every ceiling light and under-cabinet strip works.	☐	

02 BATHROOMS

THE CHECKLIST	OK	NOTES
Floor slope Pour a jug of water: it runs to the drain, not to the door.	☐	
Shower screen and tray Run the shower for five minutes: no water outside the screen.	☐	
Water pressure and hot water Every tap and shower, hot and cold.	☐	
WC Flushes, refills and stops; seat and pan do not move.	☐	
Under the basin Dry after running water; the trap is tight.	☐	
Grout and silicone Complete round the bath, tray, basin and WC.	☐	
Hollow tiles Tap with a coin on floor and walls: a hollow sound means poor bedding.	☐	
Extractor fan Runs and holds a sheet of paper against the grille.	☐	
Mirrors and accessories Fixed firmly, no cracks or scratches.	☐	

03 ROOMS

THE CHECKLIST	OK	NOTES
Walls and ceilings Shine a phone torch along the surface: patches, cracks and uneven paint show up.	☐	
Floors Chips, scratches, uneven edges between tiles, hollow tiles.	☐	
Skirting Fixed, joints closed, finished at the corners.	☐	
Internal doors Open and close freely, gaps even, every lock has a key.	☐	
Windows and sliding doors Open, close and lock; seals unbroken; no daylight through a closed frame.	☐	
Wardrobes Doors aligned, rails and shelves fixed.	☐	
Balcony threshold Water on the balcony runs away from the door.	☐	
Ceiling access panels Open and close; nothing loose above.	☐	
Sockets and switches Fixed straight, covers not cracked.	☐	

04 ENGINEERING

THE CHECKLIST	OK	NOTES
Every socket A plug-in tester shows live, earth and correct polarity.	☐	
Switches Each one controls the light it should.	☐	
Distribution board Circuits labelled; the test button trips the RCD.	☐	
AC in each room Cools noticeably, the thermostat responds, no drips from the unit.	☐	
AC ceilings No water marks under the units and ducts.	☐	
Water heater Heats; the relief pipe runs to a drain.	☐	
Smoke detectors In every room shown on the plan; ask how the system is tested.	☐	
Intercom and door entry Calls through to the home and opens the door.	☐	
TV and data points Where the plan shows them, faceplates fixed.	☐	
Meters Note the DEWA meter readings on the handover day.	☐	

05 OUTSIDE: BALCONY, TERRACE, FACADE

THE CHECKLIST	OK	NOTES
Terrace and balcony drainage Pour water: it reaches the gully, no standing water.	☐	
Railings and balustrades No movement when pushed, glass panels fixed.	☐	
Roof Where you can reach it: membrane intact, drains clear.	☐	
Facade and sealant No cracks; sealant unbroken round windows and doors.	☐	
Main entrance door Closes and locks, weather seal intact.	☐	
Stone sills and copings Fixed and sloping away from the wall.	☐	
Driveway and paving Level, no sunken or rocking pavers.	☐	
Manholes Covers lift and sit level with the paving.	☐	
External lights and sockets Work; covers are weatherproof.	☐	

06 GARDEN AND POOL

THE CHECKLIST	OK	NOTES
Pool tiles No cracked or hollow tiles, grout full.	☐	
Pool lights Every light works.	☐	
Pump and filtration Runs without noise; the plant room is dry.	☐	
Water level Ask whether the level holds overnight: a drop means a leak.	☐	
Overflow and drains Channel and drains clear.	☐	
Irrigation Every zone runs; no wet patches on walls.	☐	
Garden levels Ground slopes away from the house.	☐	
Outdoor taps and shower Work, no leaks at the wall.	☐	