



New Homes PRE-COMPLETION INSPECTION CHECKLIST: HOUSE

FOR NEW HOMES QUALITY CODE
VERSION 2 (MARCH 2026)

GUIDANCE FOR CUSTOMERS AND/OR
SUITABLY QUALIFIED INSPECTORS

INTRODUCTORY NOTES

This guidance is provided to assist a suitably qualified inspector or customer in carrying out a pre-completion inspection. The purpose of the inspection is to confirm that the standard of finish is acceptable and, where issues are identified, to provide both the buyer and the developer with a checklist of items requiring attention.

Customers should be aware that this inspection was designed to be carried out by a suitably qualified professional. As such, a person who is not qualified to survey residential property may overlook or misinterpret certain requirements or standards that the builder is required to follow.

GUIDANCE FOR UNDERTAKING THE PRE-COMPLETION INSPECTION

This guidance explains how a qualified inspector or customer should carry out an inspection.

It has been approved by an industry-wide technical working group in collaboration with the New Homes Quality Board (NHQB). The opportunity to undertake a pre-completion inspection is a requirement of the New Homes Quality Code (NHQC).

An inspection of a property should be non-disruptive and non-invasive. It should assess fixtures, fittings, and services in a way that is similar to how they are normally used day to day.

If the inspection is carried out by a suitably qualified inspector, they must comply with the following:

- be a member of a recognised professional association experienced in surveying residential properties (e.g. CABE, CIOB, ICWCI, RICS, RPSA, etc.) which provides guidance on conducting pre-completion inspections to its members;
- hold relevant and adequate professional indemnity insurance;
- only work within their competency; and
- use this agreed checklist for the inspection.

The Pre-Completion Inspection Checklist must include the following:

- contact details of the person carrying out the inspection, and their relevant professional association (if applicable);
- a description of the property being inspected, and explain where each room mentioned is located;
- recording of any limitations to the inspection (e.g. weather conditions);
- photographs and explanatory notes of all matters identified; and
- details about any remedial works required.

You can use this checklist in electronic or digital form, but you must not change any of the checks listed.

The purpose of this checklist is to support developers in delivering a high-quality standard in every new home.

Customers expect their home to be constructed to a high specification, that the approach to the home and surrounding area is safe on the day they move in, and that the home is clean and ready for them to enjoy and live safely from day one.

This checklist is split into internal and external requirements. The first few 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 next section covers the requirements for external elements and space for comments to be noted. The final section is for additional notes.

The completed checklist should be provided to the customer (if it has been completed by a professional) and the developer, either electronically or in paper-based format.

The individual carrying out the inspection should follow the guidance below when completing it. Where it is not possible to comply with the guidance, mention this in the inspection notes.

It is also important to understand that all inspections should be carried out in accordance with warranty provider standards, as the home has been built to meet specific guidelines, tolerances, and standards. The developer can provide specific details as required.

USE OF MEASURING TOOLS

Where tolerances, dimensions, or standards of finish are specified in this checklist (e.g. plumb, level, square, or gap widths), the use of an appropriate measuring tool is permitted in order to verify compliance.

Examples include, but are not limited to:

- spirit levels or plumb lines for checking plumb (vertical) and level (horizontal).
- tape measures, rules, or gauges for verifying stated tolerances such as door clearances, gap widths, or similar measurable standards.

The purpose of these tools is not to identify issues through invasive or disproportionate testing, but rather to provide an objective method of measuring or confirming whether a visual observation complies with the relevant tolerance.

All measurements should be undertaken in line with published industry tolerances, warranty provider standards, and good building practice. For example:

- External walls should be inspected in daylight from a minimum distance of 10m. Visible inconsistencies can be checked with a spirit level, plumb line, or similar.
- The internal ceiling, wall, paintwork finishes, mastic, and sealing should be inspected in daylight from a minimum distance of 2m without 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) without shining a light on the surface. Fine scratches less than 25mm and bubbles or blisters that are neither obtrusive nor bunched are 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. If the loft does not include a pre-installed ladder, developers are not obliged to permit customer access before legal completion using their own ladders, unless the customer can provide evidence of having completed appropriate ladder safety training.
- In addition, some materials – such as reclaimed materials (e.g. bricks, wood, and stone) – are not uniform and are not intended to be. Some texture variation is inevitable. This is often used as an aesthetic feature and should be recognised within appropriate tolerances or considered separately.

The inspection should be limited to the areas used by the occupier, i.e. the individual paths, parking areas, gardens, bin stores, storage, garages, etc.

It should include only those parts of the external structure, including walls, roofs, windows, doors, and joinery that are immediately and directly associated with the home.

All included areas should be visually inspected in a similar manner to that described elsewhere in relevant sections of this guidance. Where places are not accessible, perhaps because they are incomplete or within an area of ongoing construction activity that is deemed unsafe to enter by the site developer, a limitation should be noted within the report.

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INTERNAL REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
WALLS AND CEILINGS		
Plastering and dry lining		
Joints not visible, reasonably uniform, and free from shrinkage, popped screws, imperfections, visibly flat and plumb. Jointing tape is fully covered.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Minor imperfections and textural differences may be present, especially around lights and other fittings. These are expected and considered acceptable.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Finishes		
Paint is evenly applied and free from runs or prominent brush marks. Paint splashes are not visible on switches, sockets, etc.	<input type="checkbox"/> Y <input type="checkbox"/> N	
FLOORS		
Flat and free from excessive noise/creaks when walking on them. Floor patterns and joints reasonably square with the walls.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Tiled/timber/laminate finishes square to walls, except by design, with consistent spacing.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Carpets are free from defects, fault lines, ripples, lumps, and bumps, and neatly fitted with door threshold bars installed where required.	<input type="checkbox"/> Y <input type="checkbox"/> N	
LOFT		
Hatch		
Operating freely, undamaged, securely fixed.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Ladder		
If fitted, stable and properly fixed.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Felt		
Even and free from damage. Overlapped and fixed around junctions and valleys.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Ducting		
Complete runs are fixed at both ends. Free from excessive loops and folds.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Insulation		
Evenly laid.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Cable and wires		
Properly secured.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Timbers		
Evenly spaced and securely fixed. Undamaged and free from cracks, twisting or distortion with visible bracing.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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INTERNAL REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
WINDOWS AND GLAZING		
Handles, stays, and catches operate and are fitted square. Opens/closes without fouling.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Undamaged and with a consistent, even finish.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Free from obtrusive or bunched bubbles, particles, blisters, and other optical defects (when viewed at a minimum of 2m away and not in direct sunlight).	<input type="checkbox"/> Y <input type="checkbox"/> N	
Window reveals square with even heads and sills.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Frames undistorted and plumb.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Seal around perimeter.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Keys present.	<input type="checkbox"/> Y <input type="checkbox"/> N	
JOINERY		
Skirting		
Uniform finish with consistent gap to floors, maximum 5mm. Joints to present a continuous surface, allowing for normal shrinkage.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Stairs		
Strings to have a consistent fit and finish, free from protrusions. Quadrant (if fitted) secure and consistent.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Treads and risers should be even and securely fixed with no movement or excessive noise/creaks, and free from nails.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Newels and handrails to have a minimum of 25mm between handrail and wall, secure and reasonably plumb, smooth finish without unusual projections.	<input type="checkbox"/> Y <input type="checkbox"/> N	
DOORS		
Locks, handles, door furniture and catches operating, undamaged and fitted square. Opens/closes without fouling.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Undamaged and with a 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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fire doors (FD30)		
Any fire doors within the property should be inspected in accordance with BSEN16034.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Gaps around the head and sides need to be between 2–4mm, and gaps at the base of the door should be no more than 4mm.	<input type="checkbox"/> Y <input type="checkbox"/> N	
A self-closing mechanism must be fitted if applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Kite marked ironmongery and hinges to be fitted in accordance with BSEN1935.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Intumescent strips are to be inspected and secured without damage.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fire door ID plate to be present on the header of the door.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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INTERNAL REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
FITTED JOINERY		
Cupboards		
Securely fixed, visually aligned and level with uniform gaps which allow for floor covering. Opens/closes without fouling.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Locks, handles, door furniture, and catches are operating, undamaged, and fitted square. Matching finish and free from obvious abrasions and scratches (when viewed from 0.5m). Shelves (where applicable) fitted and secure.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Wardrobes		
Securely fixed, visually aligned and level with uniform gaps which allow for floor covering. Opens/closes without fouling.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Locks, handles, door furniture, and catches are operating, undamaged, and fitted square. Matching finish and free from obvious abrasions and scratches (when viewed from 0.5m). Shelves (where applicable) fitted and secure.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Drawers		
Securely fixed, visually aligned and level with uniform gaps. Opens/closes without fouling and soft closes (where applicable).	<input type="checkbox"/> Y <input type="checkbox"/> N	
Locks, handles, and drawer furniture are operating, undamaged, and fitted square.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Matching finish and free from obvious abrasions and scratches (when viewed from 0.5m). Dividers/liners (where applicable) fitted and secure.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Plinths		
Securely fixed, visually aligned and level with uniform gaps.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Matching finish and free from obvious abrasions and scratches (when viewed from 0.5m). Illuminations are working where applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Kitchen fittings		
Securely fixed, visually aligned and level with uniform gaps which allow for floor covering where applicable. Opens/closes without fouling.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Locks, handles, door furniture, and catches are operating, undamaged, and fitted square. Matching finish and free from obvious abrasions and scratches (when viewed from 0.5m). Shelves (where applicable) fitted, secure and operating where articulated.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Drawer dividers/liners (where applicable) fitted and secure.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Illuminations are working where applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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INTERNAL REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
TILES		
Complete and free from cracks and scratches. Joints are consistent, straight, and in alignment unless by design. Joints and patterns are square to walls, floors, and ceilings unless by design. Grout lines are well filled with no voids, and mastic sealant to wet areas is neat, tidy, and consistent.	<input type="checkbox"/> Y <input type="checkbox"/> N	
SANITARY WARE		
Baths		
Except by design, all fittings are securely fixed with pipes hidden and free from obvious damage.	<input type="checkbox"/> Y <input type="checkbox"/> N	
All checked for normal operation, adequate water flow, hot and cold operation the right way round. Free from any unusual noise.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Visibly aligned and level/plumb.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Wet junctions, where accessible by design, have complete seals and a consistent, compact, neat, and tidy finish. All wet joints are visibly free from leaks.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Over-bath shower screens are to be clean and securely fixed with neat silicone sealant in place.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Bath filled to overflow, free from movement and unusual noises.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Drainage effective and free from gurgling or back-up.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fittings free from obvious abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Plugs and chains are operating correctly.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Shower trays		
Free from obvious abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Securely fixed with neat silicone sealant in place.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Shower run to check overflow, free from movement and unusual noises.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Drainage is effective and free from gurgling or back-up.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Cubicles/wet rooms		
Screens to be clean and securely fixed with neat silicone sealant in place.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Drainage is effective and free from gurgling or back-up.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fittings free from conspicuous abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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INTERNAL REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
SANITARY WARE (CONTINUED)		
Basins		
Except by design, all fittings are securely fixed with pipes hidden and free from obvious damage.	<input type="checkbox"/> Y <input type="checkbox"/> N	
All checked for normal operation, adequate water flow, hot and cold operation the right way round. Note any pipe noise.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Visibly aligned, level and plumb.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Wet junctions, where accessible by design, have complete seals and a consistent, compact, neat, and tidy finish. All wet joints are visibly free from leaks.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Basin filled to overflow, free from movement and unusual noises.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Drainage is effective and free from gurgling or back-up.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fittings free from obvious abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Plugs and chains are operating correctly.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Taps and controls		
Except by design, all fittings are securely fixed with pipes hidden and free from obvious damage.	<input type="checkbox"/> Y <input type="checkbox"/> N	
All checked for normal operation, adequate water flow, hot and cold operation the right way around. Note any pipe noise.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Visibly aligned.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Wet junctions, where accessible by design, have complete seals and a consistent, compact, neat, and tidy finish. All wet joints are visibly free from leaks.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Securely fixed with neat seals in place.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fittings free from conspicuous abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Plugs and chains are operating correctly.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Pedestals		
Securely fixed with pipes hidden and free from obvious damage.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Visibly aligned, level, and plumb.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Neat seals/sealant in place.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fittings free from conspicuous abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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INTERNAL REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
SANITARY WARE (CONTINUED)		
Toilets and seats		
Securely fixed with pipes hidden and free from obvious damage.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Visibly aligned, level, and plumb.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Neat seals/sealant in place.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fittings free from conspicuous abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Securely fitted toilet seat with functioning soft close where appropriate.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Shaving points		
Securely fixed and free from obvious abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Visibly aligned, level and square.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Neat seals/sealant in place.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Evidence of power supply.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Towel rail		
Wet junctions, where accessible by design, have complete seals, a consistent, compact, neat, and tidy finish, and are free from obvious damage. All wet joints are visibly free from leaks.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Securely fixed and free from obvious abrasions, scratches, and chips.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Visibly aligned, level, and square.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Finished decorations behind.	<input type="checkbox"/> Y <input type="checkbox"/> N	
SERVICES		
Lighting		
Bulbs present and working. Lamps and switches flush, securely fixed, clean, and level unless by design.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Sockets		
Level and flush with the wall, and all sockets tested with a plug tester.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Wiring		
Neat and secure, where visible.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Consumer unit		
Level, clean, and labelled with blanks in place with no obvious gaps.		
Safety stickers and next test due date stickers fitted.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Ventilation system		
Operating when the light is switched on and ensuring it is switched on at the spur. Grilles flush and secure.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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INTERNAL REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
SERVICES (CONTINUED)		
Heating		
Operating and free from undue noise.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Boiler		
Working, casing undamaged, pipework tidy and concealed, free from unusual noise, flue sealed, and labelled with signature confirmation of correct installation.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Air source heat pump		
Where included in the sale, check that it has been installed (the unit will be external, and the controls will be internal).	<input type="checkbox"/> Y <input type="checkbox"/> N	
The unit should be installed on a flat, solid surface outside the home.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Access is available for maintenance and airflow around the unit.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Radiators		
Operational, undamaged, level, finished decorations behind, and free from leaks.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Hot water tank		
Free from leaks, the installer signed the label, and it is working.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Isolation valve present and working.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Cold water tank		
Free from leaks, lid present, and insulation present.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Smoke/heat/CO detectors		
Present, power light on, check operation.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Security alarm		
Present where specified; operation is to be shown at home demonstration.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Doorbell		
Present where specified, check operation.	<input type="checkbox"/> Y <input type="checkbox"/> N	
APPLIANCES		
Hob/cooker		
Check operation. Isolation switches are correctly labelled where applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Fridge/freezer		
Check operation. Isolation switches are correctly labelled where applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Dishwasher		
Check operation and drains correctly. Isolation switches are correctly labelled where applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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ROOM BY ROOM INSPECTION (Delete/strike-through those that do not apply)

ROOM	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD	STANDARD ACHIEVED
Porch		
Hallway		
Living room		
Dining room		
Study		
Kitchen		
Utility		
WC		
Main bedroom		

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ROOM BY ROOM INSPECTION (Delete/strike-through those that do not apply)

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		

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EXTERIOR REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
GENERAL		
Health and safety		
No open excavations, potholes, discarded materials, or trip hazards within the home and surrounding area.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Scaffolding		
Removed from home.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Roads and footpaths		
Base layer installed (minimum). Street lighting (where specified) in place. No trip hazards.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Tidiness		
The external areas should be tidy, free from debris, and cleared of surplus building materials, though some minor finishing works may still be ongoing.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Bricks and mortar		
Consistent in texture, finish, colour, and excessive colour banding. Free from chips and marks greater than 15mm in diameter, except by design. Plumb (the bricks are not leaning forward or back), and straight on plan (brickwork follows a straight horizontal line) and in section. Bed joints are straight horizontally and vertically, except by design.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Render		
Consistent texture, finish, and colour, flat, and free from crazing (thin cracks on the surface). Maximum 0.2mm width cracking permitted.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Cladding		
Consistent in finish and colour.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Tile hanging		
Consistent in finish and colour.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Expansion joints		
Filled, tidy and clean, full height.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Weeps		
Consistently installed, clean.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Airbricks		
Correctly installed, clean, and undamaged.	<input type="checkbox"/> Y <input type="checkbox"/> N	
DPC		
Level. Minimum 150mm above finished ground level where visible and applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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EXTERIOR REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
GENERAL (CONTINUED)		
Flashing		
Properly sealed and tidy finish.	<input type="checkbox"/> Y <input type="checkbox"/> N	
CHIMNEYS		
Bricks and mortar		
Consistent in texture, finish, colour, and excessive colour banding. Free from chips and marks greater than 15mm in diameter, except by design. Plumb (the bricks are not leaning forward or back), and straight on plan (brickwork follows a straight horizontal line) and in section. Bed joints are straight horizontally and vertically, except by design.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Render		
Consistent texture, finish and colour, flat and free from crazing (thin cracks on the surface).	<input type="checkbox"/> Y <input type="checkbox"/> N	
Post/terminals		
Straight and secure.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Flashings		
Properly sealed and tidy finish.	<input type="checkbox"/> Y <input type="checkbox"/> N	
ROOF		
Tiles/ridges		
Uniform in texture, finish, colour, and free from excessive colour banding, except by design. Free from cracked or slipped tiles/slates.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Leadwork		
Properly sealed and tidy finish.	<input type="checkbox"/> Y <input type="checkbox"/> N	
JOINERY		
Facias, soffits, and bargeboards uniform in texture, finish, colour, and excessive colour banding, except by design and in place with clips.	<input type="checkbox"/> Y <input type="checkbox"/> N	

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EXTERIOR REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
GUTTERS		
Gutters		
Securely fixed and free from kinks, dips, gaps, and leaks. (Note: leaks cannot be checked in dry weather).	<input type="checkbox"/> Y <input type="checkbox"/> N	
Downpipes		
Securely fixed and free from damage, kinks, dips, gaps, and leaks. (Note: leaks cannot be checked in dry weather).	<input type="checkbox"/> Y <input type="checkbox"/> N	
Butts		
Securely fixed and free from kinks, dips, gaps, and leaks. (Note: leaks cannot be checked in dry weather).	<input type="checkbox"/> Y <input type="checkbox"/> N	
BALCONIES (WHERE APPLICABLE)		
Clean. Railings securely fitted and with consistent finish.	<input type="checkbox"/> Y <input type="checkbox"/> N	
PORCHES		
Correctly tied/sealed to main walls. Doors and windows operating lockable and scratch free with ironmongery intact. Assess as for other internal and external elements.	<input type="checkbox"/> Y <input type="checkbox"/> N	
CONSERVATORIES		
Correctly tied/sealed to main walls. Doors and windows operating lockable and scratch free with ironmongery intact. Assess as for other internal and external elements.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Floors		
Reasonably level, except by design.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Roofs		
Uniform in texture, finish, colour, except by design.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Doors		
Operating, lockable, dent, and scratch free with ironmongery/ security chain intact. Frame is secure and undamaged. Prevents rain penetration at base. Threshold seal on personnel doors.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	

New Homes

PRE-COMPLETION INSPECTION CHECKLIST: HOUSE

EXTERIOR REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
GARAGES (CONTINUED)		
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
SURFACES		
Paths and driveways		
Reasonably level and stable, except by design. Complete, even surface finish for texture, and colour, except by design. Appropriate drainage (away from property).	<input type="checkbox"/> Y <input type="checkbox"/> N	
Edgings and kerbs		
Free from trip hazards. Securely fixed and level according to design.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Lawns/landscaping		
Free from dead areas and visible flooding. Free from rubbish and debris.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Steps		
Rises even and as design.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
VENTS		
Extractors		
Securely fixed, tidy, and sealed.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Flues		
Securely fixed, tidy, and sealed.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	

New Homes

PRE-COMPLETION INSPECTION CHECKLIST: HOUSE

EXTERIOR REQUIREMENTS

	STANDARD MET	COMMENTS/ACTIONS REQUIRED TO MEET STANDARD
SERVICES		
Taps		
Securely fixed, operating, and with acceptable flow.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Lights		
Bulbs present and working. Lamps and switches flush, securely fixed, clean, and level unless by design.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Meter boxes		
Securely fixed, level, clean, pipework sealed at entry points.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Pipes		
Securely fixed.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	
BOUNDARIES		
Fences		
Consistent and even finish, free from damage, with timbers treated where applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	
Walls		
Consistent and even finish, free from damage, with timbers treated where applicable.	<input type="checkbox"/> Y <input type="checkbox"/> N	
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.	<input type="checkbox"/> Y <input type="checkbox"/> N	

