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Pro Home Snagging Tips

and their different results





Pro Home Snagging Tip



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different results

Moving into a new home is an exciting time, we want you to keep it fun and enjoyable, so you don't lose that Wow factor.

Fault finding a modern newbuild property in the UK is unfortunately a necessary process. This guide helps to de-mystify some key areas.

All brand new new homes have an element of faults when handed over, most of these can be dealt with without too much fuss when identified.

Looking for more... ? check out our website for more tips, help and assistance with your new home.

<https://www.snapshotpi.co.uk/freebies>

1 PLUMBING AND LEAKS

Pro Home Snagging Tip



Finding a leak in your new home can be a daunting prospect. There is no need to panic !

What to look for

Unusual pungent smells, paint flecks, warping of skirting board, discolouration, mould and mildew spots forming,

Check in corners behind furniture and or at ceiling or floor level where formation of condensation is most common.

These can be early signs of leaks, however may also only be simply condensation.

Ensure that you eliminate the build up of moisture by opening trickle vents on your windows, open the window where possible and keep vent fans operating, continuous air flow is key to reducing moisture.

Keeping the door slightly open during or following use is considered within the standards as normal.

Check for obvious pipework leaks at sinks, toilet cisterns and water sources near offending areas.

Water or waste leaks can damage the materials used in construction of your new home and may require renewal to specific locations dependant on the severity, type of leak and duration .

2

EXTERNAL BRICKWORK

Pro Home Snagging Tip



*Try 50% mix of white vinegar and water to remove persistent efflorescence with a rigid brush following cleaning with a pressure washer, allow to dry and apply in dry conditions for upto 72 hrs before washing off. **

Visiting your new property during the build process can sometimes leave the homebuyer with doubts on quality.

Remember that the construction is unfinished.

It is common for brickwork staining and discolouration similar to the picture on the left, most of which is easily cleaned off before being prepared for handover.

White efflorescence staining deposit's (leached salts and alkali), usually is indicative of moisture paths, once cleaned off may never return or may take some time to dissipate, however if it returns there's a few options.



Install a rain protection material to the brickwork when cleaned.



Investigate returning staining identifying the source and sealing options.



3

GARDEN TOPSOIL

Pro Home Snagging Tip



Gardens are one of the most important outside spaces in our lives. When moving in to your property it's likely you won't have turf or new grass.

Site waste and rubble may not be fully removed, some may end up in the areas around your home mixed with subsoil and topsoil.

Topsoil depths within 20m of the property must comprise 100mm topsoil with a fully decompacted depth of 300mm.

Subsoil may be clay or local established existing ground materials.

Construction waste should be removed from the immediate area.

Only obstructions such as old concrete foundations equal to or less than 450mm deep are required to be removed.

Waterlogging within 3m of the home should be prevented by developer installation of local drainage and management of soil.

Where rainfall builds up leaving standing water in your garden, aim for having herringbone drainage installed, connected to an existing outlet (not a soakaway)

4 PATHS AND DRIVEWAYS

Pro Home Snagging Tip



Paths should be laid at a gradient which prevents standing water accumulating and allow suitable access for wheelchairs and ramps.

The path should comply with a 1:12 grade and not be more than 83mm / metre.

Your driveway should be constructed to a standard suitable for light vehicles only to a true gradient,

Parking a heavy laden van or heavy goods vehicle delivering materials may cause excessive premature settlement and should be avoided.

Slabs laid should be constructed from suitable depth durable materials, laid at gradients to prevent standing water 1hr after rainfall which is less than 5mm or 1m².



5

INTERNAL LOFT SPACE

Pro Home Snagging Tip



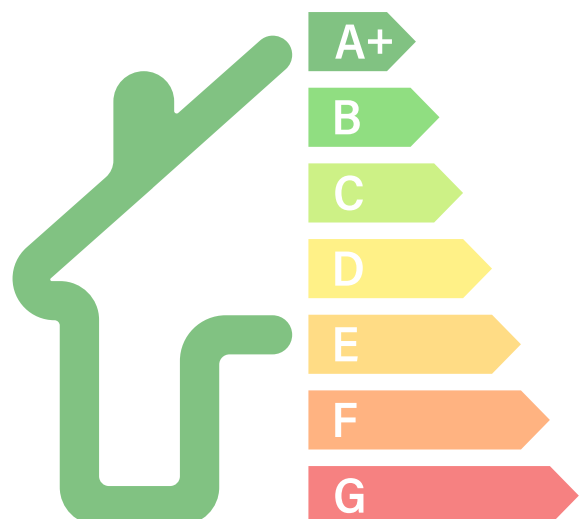
The loft space in your newbuild home is critical to maintaining your homes energy rating.

The insulation to your loft requires to be continuous and fully encompassing all service penetrations.

Homes are insulated and checked against standards for "U" value which is essentially the capacity of the materials in your home to insulate against the outer temperature variance.

Loft insulation should normally be between 220mm and 270mm thick dependant on the type of materials used.

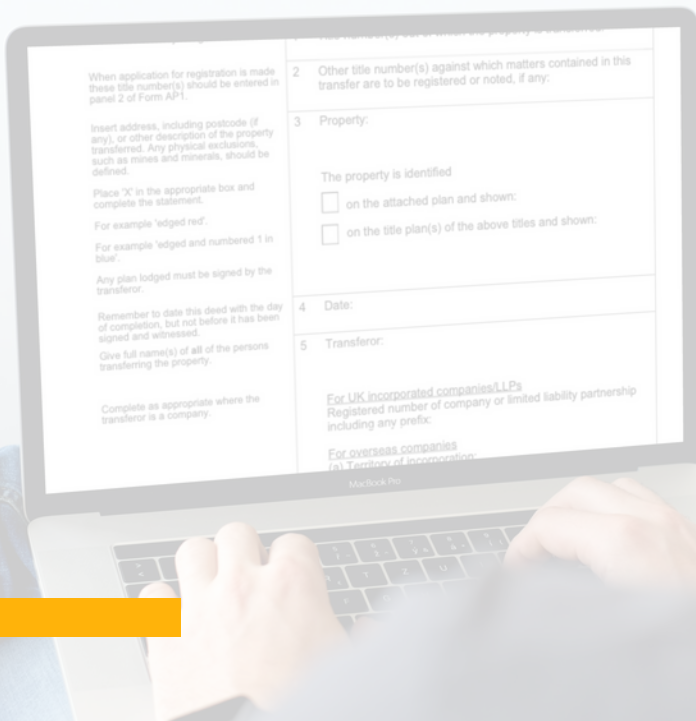
Understanding heat loss within your home will help you to better insulate and save money in the long term, ensure that all pipe penetrations are sealed throughout, preventing unwanted external airflow.



1

TP1 FORM

Pro Home Buying Tip



TP1 form is the official document used to transfer title ownership, it's important to check the restrictive covenants as many house builders will insert caveats you may not have thought of.

For example if you wish to build an extension you may need to seek permission from the developer. Typically restrictions may last for 3- 5 years and you may be required to pay a small fee.

Restrictions can include but are not limited to signwritten vehicles being forbidden from parking on your driveway. Although this is usually not enforceable by the developer, should your neighbour contest, it could be upheld and enforced.

Developer restrictions may mean some minor adaptation, it's best to be familiar with them before you commit.