

Snagging check list for new residential park homes

When purchasing a new Park Home you might be asked by the Park Owner/Operator or Manufacturer to undertake a handover inspection of the Park Home.

Here is a sample snagging checklist to help you know what to look for:

INSIDE YOUR PARK HOME

Decorations

Is the plasterwork smooth and neatly finished around sockets, switches, pipes, etc.?

Are plasterboard joints and nail fixings invisible?

Is the decoration throughout the home complete and to a consistently acceptable standard?

Flooring

Are you happy that the timber floors don't creak excessively?

Has sheet flooring been laid level and is it free of bubbling or unevenness beneath the covering that might cause premature failure?

Is floor tiling fully adhered (i.e. sounding hollow if tapped) and fully grouted?

Is there any metallic knocking sounds when walking across the floors?

Wall tiling

Is wall tiling fully adhered (i.e. sounding hollow if tapped) and fully grouted?

Has a flexible sealant been provided at corners and junctions with shower trays, baths, basins and kitchen units?

Kitchens and bathrooms

Are all kitchen units and appliances clean and undamaged?

Are all the sanitary fittings clean and undamaged?

Is the water flow to taps, showers and appliances satisfactory?

Are any leaks evident beneath sinks, sanitary-ware and appliances? Check waste pipes for leaks also.

Do all doors and drawers to kitchen units operate correctly?

Are extractor fans fitted and operating?

Are all appliances working?

Are all guarantees and instruction manuals available?

Are commissioning documents for boilers etc available?

Furnishings

Are all furnishings in a good state of repair

Sofas

Tables

Beds Cabinets

Windows and doors

Are keys supplied for all window and door locks?

Do all locks and handles work and operate freely?

Do all windows and doors open and shut properly and engage with the weather seals?

Do self-closing devices, where fitted, fully close the doors after opening?

Is all glazing crack-free?

Are double-glazed units free of condensation between the panes?

Heating and electrical

Do all light fittings and socket outlets work?

Are radiators securely fixed and free of leaks?

Is exposed horizontal and vertical pipe-work adequately supported? Are the joints leak-free?

Lofts

Is the loft space fully insulated?

OUTSIDE YOUR HOME

Are there any signs of cracking in the external wall coverings?

Are there any signs of cracking around window and door frames?

Is there a continual gap of no less than 25mm between the bottom of the home and top of the skirt?

Drainage

Do gutters and downpipes appear securely fixed and complete?

Are they leak-free during rainfall?

Are gullies and inspection chambers free of debris?

Roof coverings

Do any tiles or slates appear cracked or loose?

Are all lead flashings complete and secure?

Do all ridge caps appear to be fitted correctly and in line?

Do all Valleys appear to be fitted correctly?

Do all Soffits appear to be fitted correctly and securely?