

Which new-home inspection do I need?

Comparing pre-completion, post-completion snagging and end-of-defects inspections

PART OF THE CHECKSURE HOMEOWNER KNOWLEDGE BASE



Buying a new home



Handover



Snagging



Warranties



Home maintenance



Heating and ventilation



Electrical safety



Gardens



Building standards



Connectivity



Energy efficiency



General advice

The short answer: choose the inspection by the stage of the purchase and the access you have. A Pre-Completion Inspection takes place before legal completion where the relevant scheme allows it; a New-home Snagging Inspection follows completion or occupation; and an End-of-Defects Inspection is a later-stage whole-home inspection normally arranged before the applicable developer or warranty reporting deadline.

CheckSure's Homeowner Knowledge Base draws on practical experience of building, inspecting and resolving defects in new homes. Our aim is to explain what homeowners should reasonably expect, what may require further investigation and what steps they can take next.

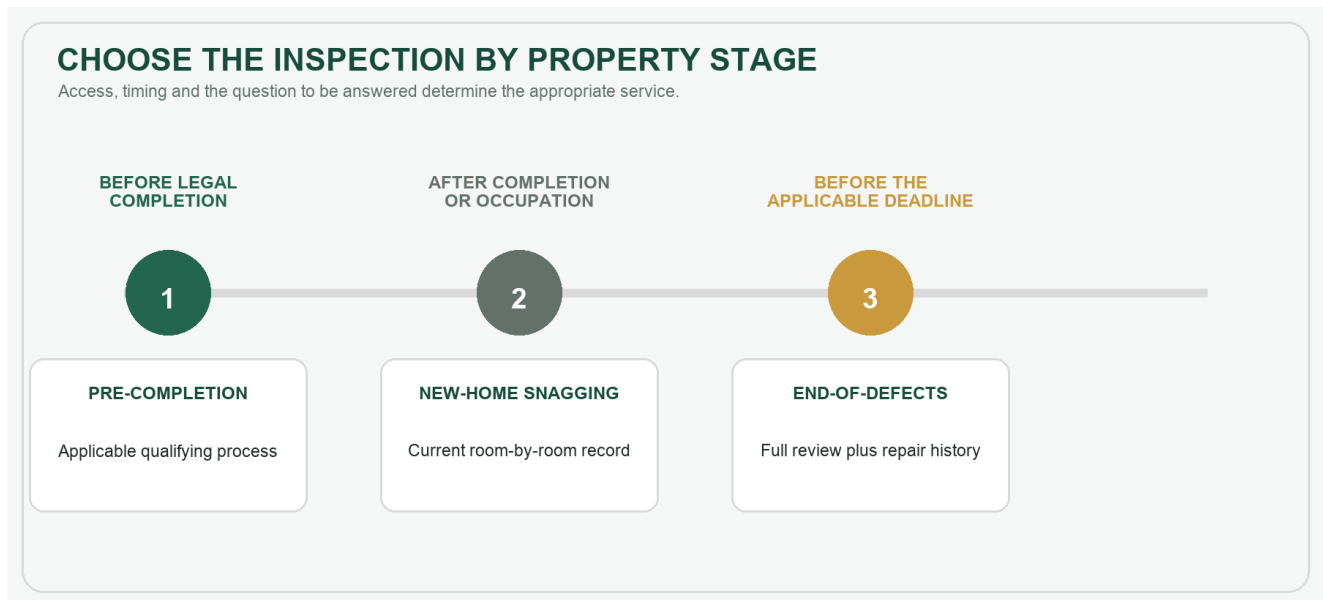


Figure 1. The right inspection depends on access, timing and the question that needs answering.

Pre-Completion Inspection

This structured, non-invasive inspection occurs shortly before legal completion when the home is sufficiently finished and safe to inspect. If the home qualifies under the New Homes Quality Code, the customer may inspect it or appoint a suitably qualified inspector using the relevant NHQB checklist. Qualification depends on the developer and reservation date.

New-home Snagging Inspection

This is the systematic post-completion service, ideally arranged soon after access or occupation. It reviews the visible and accessible home room by room and component by component. Normal services can often be observed in use, but the inspection remains non-invasive and is not a structural survey, drainage survey or commissioning audit.

End-of-Defects Inspection

This later-stage whole-home inspection is normally arranged before the applicable developer or warranty reporting deadline. It follows the relevant post-completion sequence and considers unresolved matters, failed or recurring repairs and concerns that emerged during occupation. It can be commissioned whether or not an earlier snagging inspection took place.

Which option fits your position?

- You have not legally completed and the home qualifies for the relevant inspection process: consider Pre-Completion.
- You have completed or moved in and want a comprehensive current record: consider New-home Snagging.
- You are approaching the applicable developer or warranty reporting deadline: consider End-of-Defects.
- There is a suspected structural, electrical, drainage, fire or other specialist issue: discuss whether a specialist investigation is needed in addition.

What should you confirm before booking?

- The legal completion and reservation dates.
- Which consumer code and warranty apply.
- Whether the home is a house or apartment and what external or common areas are accessible.
- The inspection scope, limitations, report format and turnaround.
- Whether services are commissioned and available to operate.

What no visual inspection can promise

No non-invasive visit can expose every concealed defect or certify compliance with every requirement. A careful inspection reduces uncertainty by recording visible evidence, operating items within scope and recommending further investigation where justified.

Key takeaways

- Match the inspection to the property stage, not only its age.
- Use the purchase documents to confirm which consumer code applies and the actual deadlines.
- An End-of-Defects Inspection is a later-stage whole-home inspection rather than only a recheck of an earlier list.
- Specialist concerns may require separate investigation.

EXPLORE FURTHER Explore the CheckSure Homeowner Knowledge Base for related guidance on buying, inspecting and looking after a new home. Please visit checksure.co.uk/knowledge-base/

Sources & References

New Homes Quality Board — The Code: <https://www.nhqb.org.uk/the-code/>

New Homes Quality Board — Statement of principles: <https://www.nhqb.org.uk/the-code/the-new-homes-quality-code-statement-of-principles/>

Need help with your new home?

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