

New build & show home viewing checklist

Take this to the site. Look past the show home to the plot you would actually buy, note what you find and raise anything unclear before you pay a reservation fee. England-focused.

THE PLOT ITSELF

1. Find your exact plot on the site plan

The show home is rarely the plot you buy. Position, outlook and neighbours are fixed once you reserve.

Notes:

2. Orientation and light

Which way the garden and main rooms face decides how much sun you get, all year.

Notes:

3. What it overlooks, and what is planned next to it

Later phases, roads or open space can change the view, privacy and noise.

Notes:

4. Garden size, slope and levels

Sloping or small gardens are hard to fix later. Ask what turf and paving are included.

Notes:

5. Boundaries and who maintains them

Fence or wall type and responsibility should be clear before you commit.

Notes:

6. Parking, garage size and bin storage

Tandem spaces or small garages can be a daily frustration; check they suit you.

Notes:

OUTSIDE

7. Brickwork, pointing, roof lines and gutters

Gaps, staining or uneven lines are easier to raise now than after completion.

Notes:

8. Damp proof course clear of the ground

Approved Document C expects a DPC at least 150mm above adjoining ground; paving must not bridge it.

Notes:

9. Ground and paving fall away from the house

Water pooling against walls is a common new-build snag.

Notes:

10. Window and door frames sealed and level

Poor seals cause draughts and leaks; check the actual house, not just the show home.

Notes:

INSIDE

11. Which show-home features are upgrades?

Show homes often include upgraded fittings. Get the standard specification in writing.

Notes:

12. Measure rooms against the floor plan

Scaled furniture and mirrors can make rooms feel larger than they are.

Notes:

13. Walls, ceilings, doors and flooring

Check finish quality on a completed, unfurnished home of the same type if you can.

Notes:

14. Kitchen and bathroom fittings

Confirm which appliances, tiles and sanitaryware are standard.

Notes:

15. Storage and loft access

Storage is easy to overlook in a dressed show home.

Notes:

SERVICES

16. Heating and hot water type

Gas boiler, heat pump or other systems have different running and maintenance needs.

Notes:

17. Ventilation and extractor fans

Good ventilation reduces condensation while a new home dries out.

Notes:

18. Meters, stopcock and consumer unit

Know where they are before you move in.

Notes:

19. Broadband providers and connection type

Not every development has full-fibre from every provider.

Notes:

PAPERWORK AND QUESTIONS

20. Build stage and expected completion date

Delays affect your mortgage offer, chain and moving plans.

Notes:

21. Reservation Agreement: fee, cancellation and refund terms

The New Homes Quality Code sets out what a registered developer's agreement must include.

Notes:

22. Tenure, ground rent and service charges

Freehold or leasehold, and how charges are set and can change.

Notes:

23. Estate charges and road / sewer adoption

Section 38: will the council take over the roads? Section 104: will the water company take over the sewers?

Notes:

24. Warranty provider and policy

Know who provides cover, what it covers and for how long.

Notes:

25. Pre-completion inspection

If the developer is registered with the NHQB, you can inspect before completion using the standard checklist.

Notes:

Viewing the actual plot?

Start free at your next viewing: getkeywise.com

Guidance only. Not a substitute for a RICS survey, snagging inspection or legal advice.