



FINANCIAL
SOLUTIONS

THINGS TO DO IN YOUR NEW BUILD IN THE FIRST YEAR



First of all, congratulations on your brand new home! Moving house can be stressful at times but you can reduce the stress by being prepared. This guide will allow you to structure your move and ultimately help you enjoy your moving experience.

Ensure that you check everything

A big difference between old and new build properties is that there can be inevitable issues with new builds. It's important to understand that just because it's new, it doesn't mean that it's going to be perfect from the start.

Ensure that you check everything thoroughly. Sometimes you may find small gaps around windows and bathroom tiling. Make sure that all kitchen units are installed correctly and all appliances are in working order. Check the external walls and roof. Make sure all guttering is in place correctly. Also, most people are not aware that with new builds you should be able to see all the insulation in the loft from the loft hatch.

You usually have 2 years as part of the new build warranty to identify and present any faults to your builder. Try to do this sooner rather than later. Our top tip is that you get these done whilst your builder is still on site.

Decorations

Due to a vast amount of new build horror stories, there can be a lot of worry for new buyers. People believe that their house will suddenly fall apart, or items will break easily. However, most new build properties won't have any substantial issues.

Our suggestions are that you let the house settle in first. Try not to paint the walls or add any new decorations for the first year. Heat is also a large contributor to sinkage. Try not to blast the heating too often in the first few months.

You may notice extra condensation appearing for the first few months. This is completely normal as the house will be drying. It's best practice to make sure you keep some windows, vents and doors open as often as you can.

Furniture

One of many attractive features of buying a new build is that you have the perfect opportunity to purchase new furniture and really personalise your home.

When you first move in, make sure you turn any appliances on and check that they work correctly. Some house builders will also offer incentives such as free carpets, curtains and appliances, so make sure you ask your builder about these before you move in.

Landscaping your new garden

New build gardens are often a blank canvas with a lawn and a patio so you will probably want to add your own stamp and personality into your garden in your first year. Make sure that you add any issues to your list before you start to customise it.

If you spot any sinkage, you need to report it ASAP. Lift any turf and check for soil rather than rubble. A sign of sinkage would be pooling water. This can cause major issues if left unattended.

Utilities

Ensure that you check utilities when you move in. Firstly, check the meters are working and have the correct serial numbers on them. It's useful to also locate the water stopcock in case of emergencies. This all seems pretty obvious, but you would be surprised at how many new build buyers forget to check these things.

Mail & postcodes

Often, we hear that there can be problems with new build properties receiving mail, especially if they are one of the first buyers on the development.

Usually your address has only just been created and its up to your builder to liaise with the council to get this set up. Once that has been done, Royal Mail will need to be informed of your new postcode for it to go live.

There are all sorts of problems that can arise from not having a live postcode. For example, trying to get insurance documents or getting other items delivered.

For the first few weeks, you may have to be prepared to give out a nearby postcode and direct delivery drivers to your new house.