

Snagging is an informal expression used within the construction industry which is used to describe the process of defect identification and resolution.

It is important that you ensure that if you are buying a newly built property that the snagging is finished to your satisfaction. Before making the final payment to the developer or builder, you should satisfy yourself that your home is finished to your required specification. They will always give you notice to allow you to check yourself but good Developers will always carry out stringent tests themselves and use best endeavors to put everything right before legal completion.

With the best will in the world, sometimes things are overlooked or work on inspection only to be found faulty later.

Below is a list of questions that you may want to ask yourself before completing on any new build property:

- Is the property clean?
- Is the plasterwork finished well and without cracking and is the paintwork complete?
- Do the doors and windows open and close properly?
- Do you have electric and telephone points as specified on the plan?
- Have all the electrical appliances that you agreed to buy, or that were to be included in the price, been installed?
- Has the tiling, grouting and painting been finished to your satisfaction?
- Check for scratches and scrapes on the windows and on the walls
- If your water has been connected, check that all the taps (including showers, baths, sinks and exterior taps) work and that the toilets flush correctly.
- Check that any shutters you have are secure, and if electric, that the switches work.
- If you have irrigation, does it work?
- Confirm whether water and electric will be and if not what date can you reliably visit the property with services connected. (Most utilities cannot be contracted until after legal completion of the property and service providers vary as to when they can make the connections. Do not assume you will be able to use your property on the day of legal completion.)

Take a record of any faults that you find and inform the developer as soon as possible, or alternatively Legalanswers can raise any problems you find directly with the developer. Don't forget to take a notepad and a camera, if you have one, on any snagging inspection so that you have a reliable record afterwards.