



Snagging Kit



Official website of - THE LANDLORD ASSOCIATION

This is a **free snagging kit** for those individuals who have bought a new build property or off-plan investment.

This **free snagging kit** contains easy-to-follow instructions on how to snag a property and a **350 point, blank snag list** for you to be able to complete your own snag. Most snags are easily recognisable to an untrained eye. Untidy brickwork or badly installed equipment are not hard to spot.

About Snag Lists:

A Snag List is a fully comprehensive list of items that a builder has not completed correctly and defective work to be repaired, to complete the property to Building Regulations standard. On completion and submission of the list, the required works are attended to by the builder prior to closing of the sale.

“Snagging doesn't have to be a battle with your builder”

Despite snag lists being an unregulated area, buyers must realise that they too have a responsibility to get it right. A lot of new home buyers have problems doing their snag list. The biggest problem is that most people don't know what a snag list is, so they don't understand why their property can't be finished right the first time. As a result, builders tend to get a bad name. People think they haven't done their job properly. But it's really down to the buyer to sort out the snag list.

A snag is simply a defect or a jagged edge. Doing your snag list is an opportunity to confirm that the work is completed as agreed in the contract, and to ensure that the finished quality is satisfactory.

Snagging is generally understood to cover cosmetic items such as paint splashes, incorrectly hung doors and leaks.

You'd be amazed at the kind of things people put on their snag list, more often than not it's the stuff of wish lists. They ask for things like sockets to be moved three feet to the right because they have a unit that they want to go in a certain position. That's not a snag, that's a request for additional work.

Or else they think that you need a professional to do a thorough snag which can cost upwards of £600. There is no specific snagging qualification . . . so check your snagger's background carefully. In fact the best person to do a snag list is the person buying the house. You just need to know what to look out for and to do it systematically.

Doing your snag well is the difference between a sound investment and a nightmare. A new property is not like a new car, built on a production line by computers. Most of the surface items you need to check are in fact finished by hand so a completely uniform 'factory finish' is simply not possible. For a builder with an eye to the big picture of reaching target dates, minor items may be overlooked.

But for many people arriving to do a snag, it's actually the first time they've seen a new house, so it's a totally new experience and they're often unprepared. They hop around the place getting distracted by this and that, which means they're more likely to miss something and then complain about it to builders



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after they've moved in. But by then it'll be too late. Taking an erratic approach and not paying enough attention to detail are the main reasons for an inadequate snag list.

Here follows the simple to follow step by step guide in completing your own snag and saving yourself up to £600.

These steps will give you the instructions to complete the snag from start to finish and then what you need to do after you have completed the snag. Also, there are specific instructions on what to do in the event of any problems with the snagging process or with the communication between yourself and your developer.

And, lastly, there is a contact index providing the contact information for each developer along with important contact information for companies that can help should you need support or assistance.

STEP 1: Arranging your inspection

Arrange a convenient time with the developer/builder to perform your snagging inspection. You should be able to do this through your agent or sales office.

Remember, you have the right to access the property to undertake your inspection so do not be distracted by negative reactions from your developer or builder. If you tell them that you have arranged for a snagging inspection to be carried out they will almost always cooperate without any problems.

STEP 2: When you arrive at the property

The first thing you should do when you go into the property is to turn on your heating because it takes a while to work. Then you can check your radiators and while you're doing your list, you can see how the heating affects the doors. Leaks are the most important thing to check after that, you should really take a lot of care over the kitchen and that everything is working all the doors and presses are as you want them. You should also flush all the toilets, run your shower, bath, sinks and check you can access the stop cock. Another simple thing to do is to bring a hairdryer to see if the sockets are working.

The snag is the final transition between the owner and the builder before the handover of a big amount of money. So why not do it right. Buyers have a specified time to complete the snag, but after this, it becomes a lot more difficult for a builder to keep coming back over cosmetic details.



STEP 3: The Snagging Inspection

Carrying out a thorough snag list on a newly built property is vitally important to ensure that you receive an acceptable quality of finish, making sure that you do not have a multitude of problems and irritations after you move in. New developments are constructed for the most part on a sub-contract basis. The various sub-contractors usually work on a price per unit basis, often being more concerned with working quickly than working well, resulting in a deficient quality of finish.

The Snag List ensures that the builder carries out his obligations to you by completing the house properly, after all, why should you have to go to the hassle and expense of carrying out repairs yourself when you have paid the builder a small fortune to finish the house correctly in the first place.

IMPORTANT TIPS:

- **Never allow yourself to be unduly pressured by the builder into carrying out a Snag List prior to completion of the works. Builders will often ask you to carry out the list weeks before the property is actually complete.**
- **If you are unsure if a snag is a genuine snag (for example; if something looks like a snag but you are unsure if it is supposed to be that way) always mark it as a snag. It will do you no harm to be cautious and will not be repaired if it is not a genuine snag of course.**
- **Be thorough and take your time. DO NOT RUSH no matter how long it takes or how impatient the site manager becomes. If you miss something due to hastiness you will regret it in the long run.**
- **Always be confident to request access to areas such as loft space etc or any locked rooms/cupboards etc for the same reasons as above.**
- **Also NEVER inspect a property if it has not been fully cleaned. If in any doubt seek professional advice.**

Ask to be left alone in order to complete your snagging inspection as it will help you concentrate and carry out the snag without interruption or unwanted feedback from the site manager or foreman. Most site managers/foremen can offer genuine advice or assistance should you request it so it is up to you

Simply go down the snagging list in order and check the itemized details one by one. This will ensure that you do not miss out on anything.



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STEP 4: Submitting your findings to the builder

Log on to www.LandlordExpert.co.uk and visit the 'House Builders' Directory category – or [click here](#) to be directed.

Here you will find a comprehensive list of all of the developers and house builders in the UK with their contact details. We recommend you call them first so that you can confirm who and where you should send your snagging list too. Sometimes, each development has a different contact so getting the right name will help speed up the process along.

If you have any problems with this process or need some guidance with any part of this snagging kit please call The Landlord Association on **0207 993 2905** and we will be more than happy to assist you.





Snagging Kit

Hallway and Staircase		Result	
Category	Description	Result	
		✓	✗
Doors	Confirm that internal doors open and close properly		
	Confirm that external doors open and close		
	Confirm that external door locks work		
Windows	Check that windows open and close properly		
	Check that window locks are secure and work		
Walls	Make sure wall surfaces are in pristine condition		
	Check skirting boards are in order and fitted properly		
Ceilings	Confirm ceiling surface is in adequate condition		
	Check all coving is in good condition and adhered		
Floor Covering	Make sure all floor coverings are adequate		
Fixtures & Fittings	Make sure power points are fitted properly		
	Check light switch fittings		
	Confirm lights switches work properly		
	Check light fittings		
	Check fireplace		
	Check fireplace operation		
	Confirm cupboard doors open and close properly		
Doors	Confirm that internal doors open and close properly		
	Confirm that external doors open and close		
	Confirm that external door locks work		
Windows	Check that windows open and close properly		
Notes 			



Snagging Kit

En Suite: Bedroom 1		Result		
				
Category	Description	Result		
		✓	✗	
Doors	Confirm internal doors open and close properly			
	Confirm external doors open and close properly			
	Confirm external doors locks work properly.			
Windows	Confirm windows open and close properly			
	Confirm window locks are secure and work properly			
Walls	Confirm wall surface is in adequate condition			
	Check skirting board			
Ceilings	Confirm ceiling surface is in adequate condition			
	Check coving			
Floor Covering	Check all floor coverings installation and condition			
Fixtures & fittings	Check worktop installation			
	Check sink unit and check for leaks underneath			
	Confirm taps work properly			
	Confirm cupboard doors open and close properly			
	Confirm drawers open and close properly			
	Check tiling			
	Check power point fittings			
	Check light switch fittings			
	Confirm light switches work properly.			
	Check light fittings			
	Kitchen appliances	Confirm hob works properly		
		Ensure oven operates correctly		
Ensure Extractor operates correctly				
Ensure fridge/Freezer operates correctly				
Ensure dishwasher operates correctly				
	Ensure washing machine operates correctly			
Notes 				





Snagging Kit

En Suite: Bedroom 1		Result	
Category	Description	Result	
		✓	✗
Windows	Confirm internal doors open and close properly		
	Confirm windows open and close properly		
	Confirm window locks are secure and work properly		
Walls	Confirm wall surface is in adequate condition		
	Check skirting board		
Ceilings	Confirm ceiling surface is in adequate condition		
	Check coving		
Fixtures & Fittings	Check basin installation		
	Check tiling		
	Confirm basin taps work properly		
	Confirm bath taps work properly		
	Check shower fittings		
	Check bath panel		
	Confirm extractor fan works properly		
	Confirm toilet works properly		
	Confirm bidet works properly		
	Check power point fittings		
	Check light switch fittings		
	Confirm light switches work properly.		
	Check light fittings		
	Confirm cupboard doors open and close properly.		
Notes 			



Snagging Kit

Dining Room		Result	
			
Category	Description	Result	
		✓	✗
Doors	Confirm internal doors open and close properly		
	Confirm external doors open and close properly		
	Confirm external doors locks work properly.		
Windows	Confirm windows open and close properly		
	Confirm window locks are secure and work properly		
Walls	Confirm wall surface is in adequate condition		
	Check skirting board		
Ceilings	Confirm ceiling surface is in adequate condition		
	Check coving		
Floor Covering	Check all floor coverings installation and condition		
Fixtures & Fittings	Check power point fittings		
	Check light switch fittings		
	Confirm lights switches work properly.		
	Check light fittings		
	Confirm cupboard doors open and close properly.		
Notes 			



Snagging Kit

Cloakroom		Result	
Category	Description	Result	
		✓	X
Doors	Confirm internal doors open and close properly		
Windows	Confirm windows open and close properly		
	Confirm window locks are secure and work properly		
Walls	Confirm wall surface is in adequate condition		
	Check skirting board		
Ceilings	Confirm ceiling surface is in adequate condition		
	Check coving		
Fixtures & Fittings	Check basin installation		
	Check tiling		
	Confirm taps work properly		
	Check shower fittings		
	Confirm extractor fan works properly		
	Confirm toilet works properly		
	Confirm bidet works properly		
	Check power point fittings		
	Check light switch fittings		
	Confirm light switches work properly.		
	Check light fittings		
	Confirm cupboard doors open and close properly		
Notes 			





Snagging Kit

En Suite: Bedroom 1		Result	
Category	Description	Result	
		✓	✗
Windows	Confirm internal doors open and close properly		
	Confirm windows open and close properly		
	Confirm window locks are secure and work properly		
Walls	Confirm wall surface is in adequate condition		
	Check skirting board		
Ceilings	Confirm ceiling surface is in adequate condition		
	Check coving		
Fixtures & Fittings	Check basin installation		
	Check tiling		
	Confirm basin taps work properly		
	Confirm bath taps work properly		
	Check shower fittings		
	Check bath panel		
	Confirm extractor fan works properly		
	Confirm toilet works properly		
	Confirm bidet works properly		
	Check power point fittings		
	Check light switch fittings		
	Confirm light switches work properly.		
	Check light fittings		
	Confirm cupboard doors open and close properly.		
Notes 			




Snagging Kit

En Suite: Bedroom 2		Result	
			
Category	Description	Result	
		✓	✗
Doors	Confirm internal doors open and close properly		
Windows	Confirm windows open and close properly		
	Confirm window locks are secure and work properly		
Walls	Confirm wall surface is in adequate condition		
	Check skirting board		
Ceilings	Confirm ceiling surface is in adequate condition		
	Check coving		
Fixtures & Fittings	Check basin installation		
	Check tiling		
	Confirm basin taps work properly		
	Confirm bath taps work properly		
	Check shower fittings		
	Check bath panel		
	Confirm extractor fan works properly		
	Confirm toilet works properly		
	Confirm bidet works properly		
	Check power point fittings		
	Check light switch fittings		
	Confirm light switches work properly.		
	Check light fittings		
	Confirm cupboard doors open and close properly.		
Notes 			



Snagging Kit

En Suite: Bedroom 4		Result	
			
Category	Description	Result	
		✓	✗
Doors	Confirm internal doors open and close properly		
Windows	Confirm windows open and close properly		
	Confirm window locks are secure and work properly		
Walls	Confirm wall surface is in adequate condition		
	Check skirting board		
Ceilings	Confirm ceiling surface is in adequate condition		
	Check coving		
Fixtures & Fittings	Check basin installation		
	Check tiling		
	Confirm basin taps work properly		
	Confirm bath taps work properly		
	Check shower fittings		
	Check bath panel		
	Confirm extractor fan works properly		
	Confirm toilet works properly		
	Confirm bidet works properly		
	Check power point fittings		
	Check light switch fittings		
	Confirm light switches work properly.		
	Check light fittings		
	Confirm cupboard doors open and close properly.		
Notes 			



Snagging Kit

Bathroom		Result	
Category	Description	Result	
		✓	X
Doors	Confirm internal doors open and close properly		
Windows	Confirm windows open and close properly		
	Confirm window locks are secure and work properly		
Walls	Confirm wall surface is in adequate condition		
	Check skirting board		
Ceilings	Confirm ceiling surface is in adequate condition		
	Check coving		
Fixtures & Fittings	Check basin installation		
	Check tiling		
	Confirm basin taps work properly		
	Confirm bath taps work properly		
	Check shower fittings		
	Check bath panel		
	Confirm extractor fan works properly		
	Confirm toilet works properly		
	Confirm bidet works properly		
	Check power point fittings		
	Check light switch fittings		
	Confirm light switches work properly.		
	Check light fittings		
Notes 			



Snagging Kit

External		Result	
Category	Description	Result	
		✓	X
Miscellaneous	Check Loft Access		
	Confirm Airing cupboard door opens and closes properly		
	Check thermostat installation and if possible Confirm its functioning properly.		
	Check Boiler/Thermostat/Heating installation		
	Check Electric meter (take reading)		
	Check Gas Meter (take reading)		
	Check water meter (take reading)		
Notes			