

New Home Snagging

A Brief Guide



If you have bought a new build home then you are probably expecting everything to be perfect, unfortunately, even the best constructed homes have issues.

Snagging has become a major talking point in the construction industry and there have been multiple well published cases of new build homes not being built to the appropriate standard.

A snagging survey is designed to check for problems with a new-build home. Developers should fix problems identified in snagging surveys quickly - ideally before you move in.

Unlike traditional house surveys, snagging surveys should pick up everything from minor issues, such as a door that doesn't close properly or a worktop with a dodgy finish to more serious, structural problems.

You should ideally have the snagging survey done in the period between building work being finished and your legal completion date, so the developer has time to fix any snags before you move in. However, some developers won't allow snagging inspections to be done before completion. If this is the case with your purchase, you should book in the snagging survey as soon as possible after you've moved in.

Having said that, you can generally have a snagging survey done at any time during the first two years of living in a new-build home, and the developer must repair any defects reported during this period.

Given that you're investing thousands, or even hundreds of thousands, of pounds in a new home, the survey can spot major problems that may otherwise go unnoticed until your property is out of its warranty period, this is money well spent.

Using an independent Chartered Surveyor is important as they will provide expertise and raise both minor and major issues. A Chartered Surveyor has inspected hundreds of houses throughout their careers and are experts in finding issues that that untrained eye would not.

Jaggard Macland are a firm of Chartered Surveyors and their Building Surveyors are specialists in advising on snagging issues with new building homes.

Please contact Philip Pearcey or Greg Rowland for more information on our range of surveys:

- Snagging Survey
- Full Building Survey
- Homebuyers Survey
- Commercial Property Survey

Please contact:

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