



Dealing with the Snagging List

The snagging list is known to every builder and its a part of every construction project from new builds to extensions. It is a procedure of making good any defects or errors in the construction work prior to the completion.

Snagging list is the well-known term in building industry despite the fact it is not included in any professional contract, eg. JCT. It is a fully comprehensive list of items that a builder has not completed correctly and defective work to be repaired in order to complete the property to Building Regulations standard. It is accepted that snagging contains the work that is completed but has some

minor faults and requires remedial action. Does it mean that builder should repaint walls? Well, it depends on the nature of the defect, but in most scenarios, the answer is no. This short guide should help you distinguish between what is acceptable as a snag and what is clearly an additional work.

In the building process, the completion of work is the stage of practical completion, but it does not include the finish standards. The certificate of completion confirms that the build has met the Building Regulations. Snagging list is usually prepared by client and contract administrator or architect to ensure the workmanship is of the best quality. At the final stage of the project, the builder is required to carry on works on snagging list or prepare its snagging list to ensure the finish is of the required quality in works specification. Usually, it is done during the informal walk when all parties agree

on the list of the finishing touches. Remember to check if the work requested was included in the works specification and should not be treated as additional work. The snagging list should be made and remedial works finished before the client will occupy the building. The list of snags is prepared by the contract administrator and include- minor decorating, minor repair, cleaning, etc. to make the project perfect. When all snags are rectified, the builder can await the final inspection and the completion certificate. Before signing the snagging list, contractor need to ensure that it is reasonable and includes minor defects, errors or omissions. It is not a tool to get the new work done because the client changed his mind.

The retention percentage agreed in the contract is an incentive for builders to make good all defects. If the builder is not keen on making



defects good, the retention monies can be used by the client to carry on with the snagging list. However, the correct notices have to be issued in accordance with the contract.

Moreover, contracts include the provisions for guarantee period in which any defects are showing off should be made good if not due to wear and tear but errors or omissions. After that period, the home warranty should be helpful to cover for issues caused by cracking, expansion or shrinkage of materials. Remember that new building has to settle and go through all the seasons so all the possible cracks and defects will show off, usually in two years.

In case of new build houses or flats, buyers often employ the professional snagging company who detects all snags and make sure developer rectify them before occupation. However, these snagging services are quite costly and can be carried out without professional inspections. There are many snagging list checklists available.

What to include in the snagging list? It should contain both aesthetic issues and functionality aspects. Here is a simple list of snags before the handover of the property. For instance:

- Cleanses standard of the building site- rubbish removed, garden tidy, etc.

- Decorative issues- lack or poor quality of sealants, patchy grouting, paint stains, bad pointing (window, door, cills, external walls, skirting, etc.)
- Making good around sockets, switches, pipes, etc.
- Properly sealed corners and junctions with shower trays, baths, basins and kitchen units
- Visible nail fixings and joints
- Poorly fitted doors, windows
- All sanitary units and kitchen units clean and undamaged
- Heating system not
- Decorative damage to walls in high traffic areas
- Missing keys, codes, etc.
- Shrinkage between architraves, skirting, and walls
- Aesthetic issues on floors
- Not working lights
- Any leakages
- Unsatisfactory water flow to the taps, showers, and appliances
- Any faults in electrics- test any lights and sockets
- Decorative faults to doors
- Any damage to tiles or slates
- External decorations completed to the satisfactory standard
- Lack or faulty extractor fans or fire alarm unit
- Any problems (leaks or blockages) with rainwater pipes, gutters, manhole, etc.
- No condensation or cracks on glazed units
- Any pathways and driveways have even finish
- Check boiler and thermostat, water meter, electric meter, gas meter (take readings)
- Check loft access