

YORKSHIRE BUILD CONSULTANCY**Guide to Snagging****CONTENTS**

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YORKSHIRE BUILD CONSULTANCY

Guide to Snagging

Introduction

When snagging a new house, it is unfortunate, but must be understood that a lot of what you want to check for quality has now been covered with the finishing materials. This works to the house builder's advantage and he knows it.

A cynic might suggest that is the only reason why you are given the option to snag!

To review the building in extensive detail is not something that can be conveyed in a simple short document such as this as there are too many variables in design and construction needing too much experience and acquired knowledge to succinctly write it all down.

YBC offers a snagging service in West and North Yorkshire areas. Other companies exist offering similar services elsewhere.

For peace of mind I would, of course, recommend following that route. If however, you wish to do the snagging yourself, then please read on. I have attempted to highlight typical problem areas to look for and a methodical approach will pay dividends.

But first, let's not fret too much. A new home should have Buildmark protection by the National House Building Council (NHBC) or similar schemes. If it doesn't, ask the builder why it doesn't. A new home that doesn't is likely to have been built by a small builder. The quality may indeed be very good, but you may be exposed when trying to rectify major construction defects without Buildmark.

NHBC

Buildmark is what the NHBC call their 10 year warranty.

The covered house will have been inspected by their representative during the build process giving the NHBC confidence to financially guarantee the design, materials and workmanship of your new house. Their insurance underwriters, however, want some assurance from this arrangement so that the actual claims made are limited both in value and occurrence. For that reason, the NHBC insist on standard detail designs for critical areas. Their inspectors are experienced and trained to know what to look for in order to try and ensure that the workmanship is good enough and that the builder is sticking to the agreed designs.

Building Control & Building Regulations

Additionally and independently to the NHBC, the Building Control Inspector will also have reviewed the process (unless the NHBC have undertaken that role too) to ensure the new house conforms with the Building Regulations.

The Road to Perfection?

This all amounts to quite a good system when you also consider that the electrical and heating installations should have been installed by qualified tradesmen.

Where there are systems however, there will always be system break-downs. This might be due to an inspector being on holiday or sick leave and there being inadequate cover or it might be simply an over-sight, but just like the wise, if very general and technically inaccurate lore of don't buy a car that was assembled on a Friday afternoon, don't expect every house to have the consistent build quality of a factory produced article.

There were no robots or conveyor belts involved in your house construction, just people bringing to work their problems, worries and hangovers!

The end result will always be an imperfect product, but hopefully one that is so marginally imperfect that it suffices for its intended function: a pleasant home.