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1 Introduction

- 1.1 This checklist will allow you to carry out your snagging inspection in a methodological fashion without requiring any specialist knowledge ensuring that defects are identified as early as possible in the new build home purchasing process. This is extremely beneficial, especially if the defects can be identified and fixed before you move in. If you were able to manage this you would not have to worry about arranging for workmen to access your property, you would not have to spend time and energy chasing the developer to get problems resolved and you would be able to start to fully enjoy your new house and would have a lot less stress in your life. Unfortunately, this is unlikely, but this document will help you strive towards this goal.
- 1.2 This checklist can be used during the official snagging inspections organised by the developer or during your first two years in your new home. After two years you are usually not able to make a claim relating to the finish of your property.
- 1.3 The developer will have their own customer care process which will typically involve a snagging inspection a week or so before you move, a demonstration on the day you move in and another snagging inspection a week or so after you move in. The developer is likely to have documents that they will use to record your snags. They may give you copies and ask you to sign these, but do not rely on these, however official or organised they appear they do go missing, and their systems may not be as robust as they appear.