

Minutes

Snagging- Building Consultant

I live in a development that is 5 years old and our developer want to vest the common areas. What would you recommend the committee does ahead of the AGM, how should we prepare for vesting?

A: The committee should establish the extent of the common areas with the developer or through the planning authority and should then seek three competitive quotations from suitably qualified professionals i.e. Chartered Building Surveyors. The quotations should be sought on a like-for-like basis and a standard letter should be issued to the companies to provide quotations. A sample proposal and quotation from a Building Surveyor for snagging is show below.

" Included in the proposal for the avoidance of confusion, are the following:

- (A) An inspection of the external elevations, internal areas and common areas of the individual blocks including the following:
1. The common areas to the interior of the Blocks A, B & C (where applicable) including the outer face and frame of all the apartment doors. The service shafts in the common areas will be inspected where accessible.
 2. The external areas of Blocks A, B, C etc.
 3. Landscaped gardens, pavings, courtyard and hard standings in the proximity to all the blocks.
 4. All elevations including the roofs where safe access is available to snag the roofs.
 5. Boundary areas (a walk around inspection of the boundary and boundary structures).
 6. Underground car parking facilities and ramp (were applicable).
 7. The perimeter boundary walls and railings, both sides of the walls where applicable.
 8. All bins stores and plant rooms.
 9. The manholes and gullies. Your personnel on site will open and lift all manhole covers where required.
- (B) To compile a snag list for the above areas on a floor by floor and area by area basis.
- (C) To liaise with the contractor in agreeing the works, monitoring the works and reporting that all snags are completed.
- Items A & B – A fixed fee of €???? excluding VAT and disbursements.

- Item C – An hourly rate of €?? per hour. "

The report will not be a full building survey but a list of unfinished and defective items."

If hoists are needed to inspect the roofs a figure of at least €650.00 ex vat should be allowed for per day. Most companies will pay this initially and seek reimbursement via their invoice when the report is issued.

In this case the properties are a minimum of 5 years old therefore the level of wear and tear will have to be agreed with the developer i.e. scuff marks on walls, impact damage due to tenants moving in etc. There is no point putting items on the snag list, which the developer will not undertake due to wear and tear. The snag list without these items gives the list more credibility.

Also, the committee should firstly be in agreement with the developer that the snag list is being done and that he will attend to the items otherwise the committee will be out of pocket for the inspection.

The committee should ensure that they have the correct level of funds in place to pay the company carrying out the inspections.