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| **Site Address:** |  | **Plot Number:** |
| **Date of stage inspection:** | **Time of inspection:** |

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| --- | --- |
| **Element of construction to be quality checked** | **Details of state of construction**  |
| *General – items checked during this inspection will cover the quality of build and structural stability / future weather integrity of the structure of the substructure from foundation to floor level.*  | *Developer – to provide contemporaneous notes and photos to record and describe the actual construction undertaken and materials used for each row of questions, to demonstrate that construction meets the requirements of the Technical Manual* |
| **Load bearing substructure walls:*** Confirm the load bearing walls from foundation to DPC are centrally located onto the foundations
* Are the sub structure walls the correct width to support the superstructure walls?
* Bricks and blocks below DPC: Are they the correct type for use underground / frost resistant / sulphate resistant/ load bearing capacity?
* Are suitable lintels provided over openings for drains / services etc.?
* Are penetrations through the external substructure walls for services and drains sealed to prevent vermin ingress?
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| **Substructure walls up to DPC:** All walls to be plumb and structurally stable, checks made for:* Masonry cavity walls
	+ Is setting out of walls correct, level and square?
	+ DPC’s lapped and bedded on a smooth joint by 100mm
	+ Are DPC’s installed a minimum of 150mm above the adjoining ground level?
	+ Are wall ties correctly specified and placed
	+ Are all mortar joints filled and consistent in width and height
	+ Are cavities free of debris
	+ Is cavity insulation correctly located, secured and clean
	+ Are lintel bearings and beam supports correct over openings
	+ Are underfloor vents (to suspended ground floors) installed and provided at correct spacing’s?
	+ Is the concrete cavity fill equal to or more than 225mm below the horizontal DPC?
* Timber / steel frame system:
	+ Is the sole plate treated and securely fixed?
	+ Is the sole plate level and installed above a continuous DPC?
	+ Where packing provided to the sole plate is this minimal and following guidance in the Technical manual?
	+ Is there any damage, or excessive notching and drilling of members
	+ Is adequate provision in place for under floor ventilation (for suspended floors)
* Internal walls
	+ Are they built off adequate support
	+ Are masonry joints filled?
	+ Are the walls correctly bonded to the external walls where providing stability?
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| **Basements:*** Is the Water proofing specialist overseeing the basement construction to ensure the design meets BS 8102
* Have any changes to the Waterproofing design occurred and sanctioned by the Water proofing specialist?
* Ensure that all tanking is correctly installed and linked to the DPC and DPM of the above ground structure

**Ground Floor preparation and construction:** All floor substructures in place are to be constructed to comply with the Warranty Technical Manual and Building Regulations requirements. Checks are made for:* Timber Floors:
	+ Confirm the size, centres, spans and grading of joists are as the design and satisfy the BM TRADA span tables?
	+ Are adequate fixings and suitable bearings provided?
	+ Are timbers installed on a DPC and a minimum void of 150mm created over the solum?
	+ Multiple and trimming members: are these provided to the approved design?
	+ Is adequate cross ventilation provided to meet Building Regulations?
	+ Are restraint straps and noggins provided if required by the design?
* Suspended Concrete floors:
	+ Confirm the size and bearing of units are as the approved design?
	+ Confirm no damaged units were used?
	+ Confirm the units are not obstructing the external wall cavities
	+ Confirm the units bear onto a DPC?
	+ Is a 100mm minimum bearing on the supporting walls provided?
* Ground bearing Concrete floors:
	+ Is the hardcore clean and inert and free of vegetable matter?
	+ Is the hardcore correctly compacted in 150mm maximum layers and not overall more than 600mm thick? (If more – a suspended floor is required)
	+ Is a Damp proof membrane provided of 1200guage min thickness?
	+ Is the DPM correctly lapped onto the wall DPC’s (by at least 100mm)
	+ Is the floor insulation and perimeter insulation in place?
* Is adequate support to internal partitions provided as the design?
* Confirm Service entries are correctly filled
* Are screeds being provided and sufficient time allowed to cure?

Are movement joints provided to insitu concrete slabs and screeds? |  |
| **Gas / Radon precautions:**Gas:* If a site is identified as requiring gas migration issues, have protective measures been incorporated in the floor and wall constructions to a specialist design?

Radon Barriers:* If radon is present, have suitable third party accredited materials been used?
* Are additional measures such a sumps and associated pipework installed?
* Is the radon membrane suitably supported at cavity wall bridges
* Are laps and joints as per the manufacturers recommendations

Are service entries adequately detailed and constructed in the walls and floors? |  |
| **Drainage:**Suitable outfall:* Are the drains discharging to a suitable and approved outfall / sewer?

Drainage Trenches:* Will the depth of any trenches undermine any adjacent building / foundations? (i.e. Fall within a 45 degree angle of repose from the foundation) If so what remediation measures taken?
* Is the drain trench in filled ground? If so what precautions taken to avoid settlement of drains
* Is the proposed backfill free of boulders rocks, rubbles etc.?
* Are tree roots in the trench? What precautions from heave / damage?

Drain cover:* Are drains sited under heavily trafficked areas- is the backfill & protection adequate?

Pipework:* Are the drains the correct diameter?
* Are the pipes and fittings underground quality?

Drain runs:* Are the drain runs straight between access points
* Are the drains laid to an even fall in the direction of flow?
* Is the head of the foul drain run vented?

Access points:* Are sufficient access points provided:
	+ On or near head of each run
	+ At change of direction OR gradient?
	+ At a junction?
* Is the access chamber / manhole the correct size for the invert depth?
* If the access chamber is within the building, is a mechanically fixed airtight cover fitted?
* If the access point is located in a hardstanding / driveway; is to top of the cover flush with the ground and of the correct grade (if on a driveway)

Drains passing through walls:* Are suitable relieving lintels provided in the substructure walls?
* Is a min 50mm clearance around the pipe provided?

Pipework under buildings (floors):* Are drainage runs adequately supported

Will pipe runs be easily roddable |  |