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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 structure from DPC to upper 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* |
| **Basements:*** Ensure that all tanking is correctly installed and linked in to the DPC and DPM of the above ground structure
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| **Gas / Radon precautions:**Are all membranes, Cavity trays, sumps and service entries correctly installed? |  |
| **Ground Floors and Intermediate upper floor constructions:** All floor substructures in place and constructed to comply with the Building Regulations and / or the relevant British Standards, checks 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 ground floor 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 the ground floor construction to meet Building Regulations?
	+ Are restraint straps and noggins provided if required by the design?
	+ Is adequate bracing / strutting provided to the suspended timber construction? E.g. mid span noggins
	+ If engineered / metal web joists used, are they installed as per the manufacturer’s design?
* Suspended Concrete floors (Including beam and block type):
	+ 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 ground floor units bear onto a DPC?
	+ Is a 100mm minimum bearing on the supporting walls provided?
* Ground bearing Concrete floors:
	+ Is the DPM correctly lapped onto the wall DPC’s (by at least 100mm) and not damaged?
	+ Is the floor insulation and perimeter insulation in place?
	+ Have movement joints been provided
* Provision for floor finishes:
	+ Will the concrete floors be screeded? If so, will sufficient time to cure be provided?
* Upper Party Floors
	+ Are joints filled
	+ correct density
	+ junctions detailed
* Adequate support to internal partitions
* Service entries filled
* DPC’s / DPM’s Generally:
	+ Are they free from damage at openings and junctions?
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| **Walls (Internally)**: All walls to be plumb and structurally stable, checks made for:**Masonry cavity wall:*** restraint straps and noggins in place
* DPC’s suitably lapped and bedded on a smooth joint
* DPC’s in place to all openings
* insulation correctly specified, situated, secured and clean
* If partial fill insulation, is a minimum 50mm residual cavity provided and insulation clips provided?
* wall ties correctly specified and placed
* Are mortar joints filled and consistent in width and height and perpends consistently in line?
* lintel bearings correct and beam supports checked
* Are cavities free of debris
* Are cavity trays correctly installed and weeps and end stops provided?
* Are cavity closures correctly installed around openings?

**Timber / steel frame system:*** Are the wall panels correctly installed over the sole plate preparation and fixing adequate?
* Are the wall panels not obstructing / reducing the external wall cavity width?

Are the panels plumb and within tolerance?* Are cavity barriers correctly located
* Is any notching and drilling of members within Technical manual guidelines?
* Are the wall ties and lintels suitable for purpose
* Is a breather membrane provided and intact

**Internal walls:*** Are they built off adequate support / foundations?
* Are masonry joints filled
* Is bonding adequate / providing correct support to external walls
* Are lintels and bearings correctly specified and installed

**Party walls (Sound and Fire):*** Are the walls constructed to the approved design / Robust detail?
* Is the density / isolation adequate and maintained
* Are all joints filled
* Are junctions correctly detailed as per design?
* Are correctly specified third party approved party wall socks installed to external cavity
* Confirm:
	+ no mix and match of materials (not following approved design)
	+ All penetrations are correctly fire stopped and materials used have third party approval and compatible
	+ wall ties to party walls are correct specification
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| *General – items checked during this inspection will cover the quality of build and structural stability / future weather integrity of the structure from DPC to upper floor level.* | Notes (as above) |
| **Walls Externally**:All walls to be plumb and structurally stable, checks made for:* Confirm adequate provision for movement control (as per Technical manual requirements)
* Confirm the wall meets the Tolerances requirements of the Technical manual
* Confirm the cladding construction is as the approved design and no variation
* Confirm the correct thermal insulation is in place and cold bridging avoided.
* Confirm the mortar correct specification has been used.
* All services sleeved where necessary
* Confirm weep holes are correctly installed and not missing / covered over
* Confirm all abutments have correct Flashings in place and linked to cavity trays.
* All Window and door frames must be securely fixed to the walls at correct centres and no gaps between the frames and wall openings exceed 10mm.
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