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

|  |  |
| --- | --- |
| **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 upper floor levels to roof 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* |
| **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?
	+ Multiple and trimming members: are these provided to the approved design?
	+ 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?
* Provision for floor finishes:
	+ Will the concrete floors be screeded? If so, will sufficient time to cure be provided?
	+ Are suspended timber floors proposed to have tiled floor finishes – if so what additional bracing / stiffening across the areas spanned will 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?
 |  |
| **Walls**: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

**Spandrel Panels: (Gable walls)*** Are the walls following the engineers design?
* Is lateral restraint correctly provided
 |  |
| *General – items checked during this inspection will cover the quality of build and structural stability / future weather integrity of the structure from upper floor levels to roof 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.
 |  |
| **Chimneys and parapets:** * All cavity trays and flashings are correctly situated (two number proprietary lead trays dressed up round flue)
* Check liners correctly placed and joints sealed
* The chimney is correctly sized for stability and located the correct height above pitch line
* The masonry and the flaunching is correctly pointed
* Copings correctly restrained / securely fixed
* Cavity trays (stepped) correctly located and lapped into soakers and flashings

Is Mortar mix is suitable? |  |