

New build construction overview

Substructure



Foundations

- Site investigation report findings
- Strip
- Raft
- Piled
- Other
- Existing ground obstructions
- Sulphates in ground (cement considerations)
- Trees, removed or existing
- Existing drains
- Adequate footings for internal wall

Comments

Tanking

- Stepped floor levels
- Any walls to be tanked
- Habitable/non-habitable below ground level
- Type of tanking system, Agrément certificate
- Product used
- Means of escape, ventilation, services
- Fixing of staircases, wall units etc.

Comments

Drainage

- Mains drainage, foul and surface water
- Non mains drainage
- Porosity tests, outfall drainage
- Subsoil adequate for system
- Land drainage
- Consent to discharge Environmental Agency
- Septic tank, cesspit
- Size, location, vehicular access
- Position of water table

Comments

Ground floor type

- Ground bearing
- Beam and block, ventilation, dpm
- Concrete plank
- Timber
- Methane/radon protection

Comments

Site agent's signature

Date

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Surveyor's signature

Date

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Superstructure

External wall

- Masonry cavity/solid, mortar joint
- Exposure category
- Cavity trays, weepholes
- Timber frame, vent cavity, movement
- Steel frame
- Modular, accreditation
- Structural frame/disproportionate collapse
- Insulation, full, partial, clear, other
- Movement joints
- Render, specification needed, backgrounds

Comments

Party walls

- Sound test results, or RDL unique number and check lists
- Masonry, timber frame, metal stud, other
- Masonry cavity/masonry solid to roof level, dry lining/plaster finish, block density
- Spandrel panels
- Suitable wall ties
- Socket boxes in party walls

Comments

Internal walls

- Adequate loadbearing foundations
- Masonry, studwork, metal, other
- Masonry slenderness ratio adequate

Comments

Party floors

- Sound test results, or RDL unique number and check lists
- Timber, concrete plank/other
- Detailing correct as A.D./Robust Details
- Penetrations through party floor
- Downlighters in ceilings
- Adequate sound provisions to staircase

Comments

Upper floors

- Timber, beam/block, concrete plank
- Lightweight joists, notching, drilling
- Masonry adequate to support floor

Comments

Roof

- Pitched, flat, mansard, other
- Trusses, cut
- Slates, tiles, thatch, high performance felts, lead, other
- Fixing specification for exposed sites
- Chimneys, stability, trays/flashing
- Parapets, copings stability, trays/flashing

Comments

External works

- Paths, drives adequate preparation,
- External walls, adequate foundations, thickness, weathering
- Access for disabled

Comments

Internal works

- Means of escape, fire protection
- Access for disabled
- Electrical testing/certification
- Information robust notice plates

Comments

Site agent's signature

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