

Site Inspection Report

Project Overview

Our Reference:	OPP-097444-Building Control
Site Address:	27 Trenchard Drive, Moss Nook, Wythenshawe, Manchester, Greater Manchester, M22 5LZ
Description of Works:	Conversion of the existing dwelling to create 2no semi-detached dwellings and the erection of 2no semi-detached dwellings with associated works
Lead Surveyor:	James Gauton
Customer Name:	Future Asset Builders Limited
Client Name:	Future Asset Builders Limited

Site Inspection Details

Visit Description:	New Build Plots DPC/DPM
Date and Time Arrived:	11/05/2023 12:30
Weather:	Dry
Time on Site:	30 minutes
Surveyor:	James Gauton
Visit Conducted with:	Contractor
Inspections Made:	DPC/DPM, Drainage, Oversight, Progress, Substructure, Suspended Ground Floor
Elements Inspected:	

General Observations

Conversion of the existing dwelling to create 2no semi-detached dwellings and the erection of 2no semi-detached dwellings with associated works progressed with: New Build Semis at DPC/DPM:

Concrete foundations installed. Substructure brickwork built. Suspended concrete beam and block ground floors installed. Concrete beams installed on damp proof courses. Ventilating void depth under beams. Air bricks and telescopic ventilators installed. Concrete ground floor to be installed. Damp proof membrane installed on floor insulation boards. Perimeter edge upstand thermal break cold bridging insulation installed. Floor insulation boards installed on gas barrier/membrane.

Gas barrier/membrane installed on concrete beam and block floor. Damp proof membrane and gas barrier/membrane overlapping internal walls. Damp proof membrane and gas barrier/membrane laid with taped joints.

Damp proof membrane and gas barrier/membrane with Damp proof course overlap and cavity trays.

Contractor confirmed gas barrier/membrane is for gas, radon, methane and carbon dioxide

Confirmation there were to be no defects etc: Confirmed: an appropriate gas proof resistant membrane barrier visqueen being appropriately and fully sealed across the full footprint of the building with sealed and taped joints and corners and cavity trays on a concrete beam and block suspended floor with ventilated void. Photographs of fitted membranes: Below: Showing in progress.

Next inspection of new build semis at first floor joists installed.

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Note: This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Completion/Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.

Please note it is a requirement of the Approved Inspector regulations that we release the final certificate, subject to compliance having been achieved, within 4/8 weeks of occupation (Commercial/Domestic). If not, our initial notice could be cancelled and the Local Authority could take control of the work. Please ensure we receive sufficient notification of the completion and all commissioning certificates / outstanding information within this time frame.

Site Inspection Photos On Next Pages



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