

The Appropriate Stages of Residential Building Inspection
Opportunities for monitoring construction for
Converted Dwellings

Pre-inspection checks, Desk Top Audit Check (DTAC):

1. RICS expert analysis of the available documentation including:
 - *The working drawings and building approvals.
 - *Any structural calculations or recommendations.
 - *Any specialist providers' details including ground condition survey.

Site inspections:

2. Site preparation and strip out stage of original building.
The surveyor has an opportunity to look at the shell and general condition of the original building: A structural report from a Structural Engineer (supplied by the developer/builder) should be provided to ourselves and should detail the existing structural elements together with any proposed new structural elements with calculations taking into consideration the new loads being imposed.
3. First Fix.
The surveyor can check for the correct usage of materials and compliance with the building regulations and the preparation of items such as Chemical Damp Proofing injections or tanking arrangements, these specialist damp proofing works should ideally be carried out by a specialist whom will supply the client with an Insurance Backed Guarantee (IBG) for their work being carried out; it is usual to inspect the drains at this point.
4. Completion of the shell of the building. If the shell is already complete: Second Fix stage is the next inspection prior to plastering and final finishes.
All structural elements can be examined for compliance at this stage since they are still visible prior to the application of final finishes. In particular it is possible to view the internal roof structure and check for bracing, wall restraint and so on.
5. Practical completion.
A final, snagging check following the Building Inspector's final visit and sign-off.
The surveyor will insist on seeing the building control completion certificate at this stage.
6. Additional interim inspections.
Depending on the number and type of units being constructed, it may also be necessary to carry out further progress inspections and to check the general consistency of workmanship being carried out. An additional inspection could also be necessary if new foundations are to apply to increase the footprint of the existing dwelling.
7. RICS final desk top assessment of the completion documentation received from all professionals and contractors including insurance backed guarantees for specialist works.

It is the duty of the client to notify the surveyor with adequate time to arrange for any and all inspections. We also expect you to keep your own additional photographic record of the project and make these photographs available to us when requested. If work has commenced on site prior to any inspections by our surveyor or if work has continued past any of the appropriate stages without our involvement, we may ask for exposure of that work or for photographic evidence to check compliance.

N.B. The client is always responsible for all matters of site insurance, CDM (Construction Design Management) and Health and Safety matters. The client must provide a safe working environment for the inspecting surveyor.

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