



TECHNICAL AUDITS

THE INSPECTION PROCESS



INTRODUCTION

This booklet has been produced by Build-Zone Survey Services Ltd (BZSS) as a guide to help Customers through the Technical Audit site visit process which will ultimately enable a 10 Year Structural Warranty to be issued to the Customer.

BZSS have partnered with a number of Approved Inspectors and Surveyors who will work with you to guide you through this process.

Working with our Partners we are also able to provide you with other bespoke services including; SAP assessments, Air Pressure Testing (APT) and water and EPC calculations at very competitive rates.

PLAN CHECK

One of the first elements to be completed is the Plan Check. Whilst similar to the Building Control Full Plan Check, the Warranty Plan Check reviews aspects of the build specific to the provision of the Warranty. A full set of plans, drawings and specification of the build should be provided to the Surveyor as soon as possible.

If any issues are identified, you must make sure you supply all the relevant information as soon as possible so that the identified issues can be discussed and solutions agreed to avoid delays, abortive work or additional visits.

THE BUILD & VISIT PROCESS

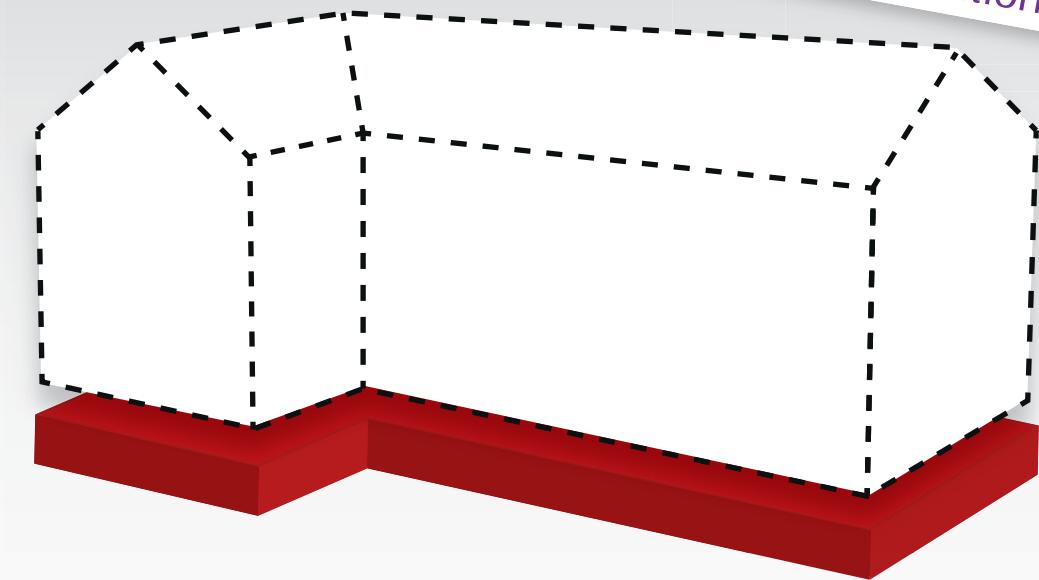
Depending on the type of build, the Surveyor will conduct a number of key inspections which are listed in this booklet for your guidance. Please note that not all of the stages we have detailed will require a visit as this is very dependent on the project. You will normally be told what inspections will be required for your project by the Surveyor.

In order for the visiting Surveyor to incorporate your inspections into their daily schedules they will require a minimum of 48 hours notification to avoid potential delays to your build programme and the possibility of opening up covered or completed work.

In the unfortunate event that during your project any works requiring attention are identified, these will be advised at the time of inspection and confirmed in an emailed Remediation Notice shortly thereafter.

Stage 1

Foundation
Excavation



This inspection should be coordinated to ensure arrival at least 2 hours in advance of the concrete being poured. This allows for any trimming or dewatering of the trench bottom that may be necessary prior to the placing of the concrete.

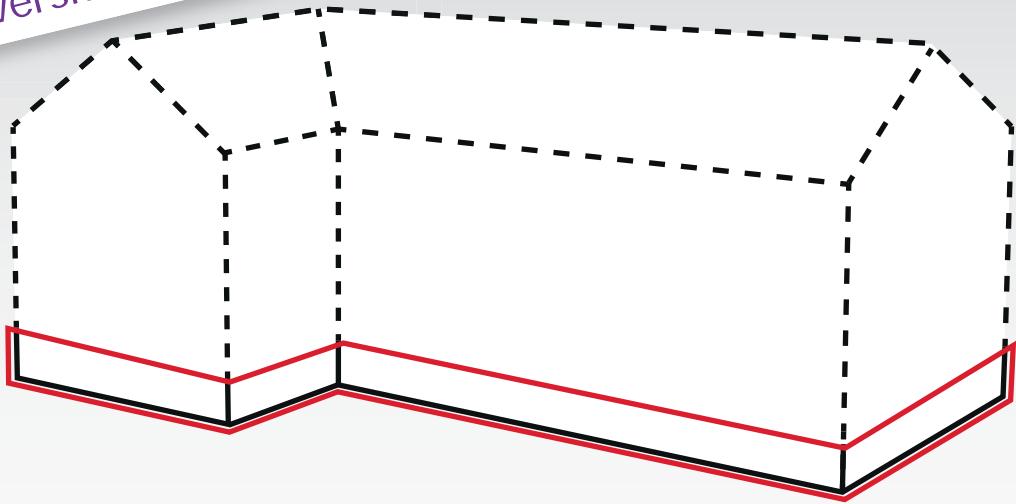
If it is proposed to pull the foundations in stages, this should be discussed at the earliest opportunity with the Surveyor in order to agree the schedule of additional inspections. For Warranty Technical Audits, only 1 visit is allowed and where applicable additional charges may apply for revisits. In order to minimise the number of inspections we may be able to rely on photographic evidence for no more than 20% of the total excavations left to pull.

The initial visit is the first opportunity for the Surveyor to discuss the build in detail and comment on when they would like to undertake future visits.

If not already provided by this stage, a set of construction plans should be made available to the surveyor to enable the Plan Check to be carried out to ensure the Warranty requirements be met. If any issues are identified, these can be discussed and solutions agreed to avoid any delays, abortive work or additional visits.

Stage 2

DPC/DPM and
Oversite Preparations



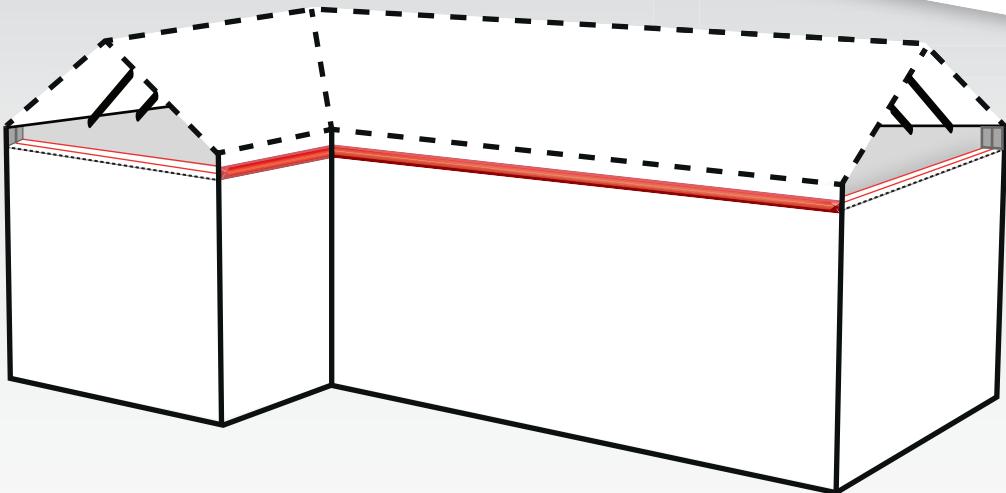
In order to ensure that there is no damp ingress at ground level the DPC will normally be inspected together with the Damp Proof Membrane where appropriate.

In the event that a ground bearing slab is proposed the compacted fill and Damp Proof Membrane would also be inspected. Provision for effective cross flow ventilation should be seen below a suspended ground floor slab.

At some point during the build it is essential that all the drains are seen laid on their suitable support to establish that the appropriate line and levels have been achieved from the building to their discharge to the existing system or outfall. It is at the discretion of the contractor if an Air Pressure Test (APT) is conducted at this stage to identify any potential leaks prior to covering the drains, but a test of the drains and waste water plumbing system will be required upon completion of the works.

If a drainage inspection is not undertaken then you will be responsible for providing evidence that the drainage system has been checked/inspected. This can be either by confirmation from the Local Authority Building Control or by a fully insured competent person. The drainage inspection can be carried out at any time during the build process but the formal signing off of the drainage testing is essential for the Warranty provision.

Stage 3 Clear Cavity

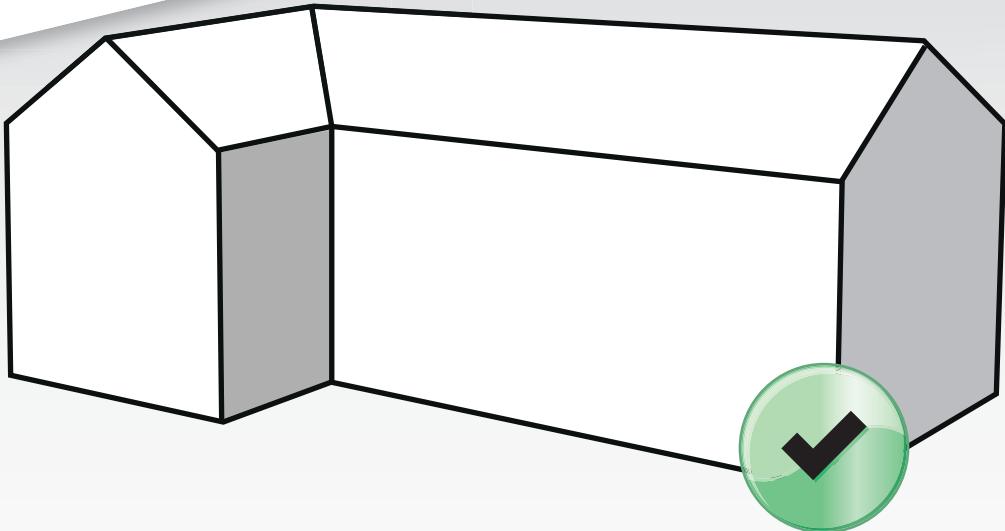


A clear cavity, free from mortar droppings, is vital in preventing the horizontal ingress of moisture. It will therefore be necessary to inspect the cavities to establish their condition; The timing of the visit should be agreed with the Surveyor. In the unfortunate event that any remedial works are identified there will be sufficient opportunity to rectify any faults and provide guidance for the remaining construction.

If full or partial cavity insulation is proposed there should be no mortar on cavity wall ties or between insulation layers and the insulation should be installed in accordance with the manufacturer's instructions. This visit gives the opportunity to discuss requirements that must be satisfied before the surveyor will ultimately conduct their final visit and sign off the build.

More complex builds, such as conversions or refurbishments, may require another visit once the building is wind and weather tight. This visit provides the opportunity to inspect the 'skeleton' of the build. This includes the structural elements such as the floor, timbers, beams and roof timber work together with the electrical and plumbing installations prior to being covered.

Stage 4 Completion



All works should be completed and Commissioning and Completion Certificates made available for the Surveyor. These include, but are not limited to, the Local Authority Building Control Final Certificate, HETAS, Gas Safe, Electrical, SAP, EPC and extract vent tests. If your build includes a flat roof, a minimum 10 year insurance backed guarantee is also required.

Any outstanding issues as a result of the final visit should be remediated as quickly as possible as any issues that remain outstanding on completion could affect the issue of the Completion Certificate and the Warranty issue.

Once all of the Certificates and Guarantees have been obtained by the Approved Inspector or Surveyor, they will confirm their agreement and Build-Zone Survey Services will liaise with Build-Zone to enable the Warranty to be issued.



For more information see
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