

Definitions of stages of inspection for timber frame construction

Stage	Description
1. Excavation	Site cleared, top soil removed, foundation excavation complete and bottomed out / raft or ground beam shuttering in place with all appropriate reinforcement and ready for concrete.
2. Substructure	Wall central on foundation, complete to dpc level, prior to backfill or raft/ground beam shuttering removed and masonry band course complete to dpc level. Dimensions and level checked for accuracy. Any drainage laid below the floor construction having provision to pass through walls allowing for movement. Also the finished floor is to be set at a level to allow the underground drainage to drain to a suitable outfall.
3. Ground Floor Preparation	Concrete ground-bearing floors: Preparation, quality and compaction of fill material to maximum of 600mm deep. Damp proof membrane and insulation as specified in position. Concrete suspended ground floors: Reinforcement correctly positioned with damp proof membrane and insulation as specified in position. Precast suspended ground floors: Beams positioned prior to blocking with correctly positioned dpc and ventilation to required specification.
D Visual Drainage	Drains laid in open trench including bottoming, bedding, haunching with access points and connections visible. Underground drainage laid to falls on granular bedding to suitable outfall connection. Manholes and access points positioned in accordance with drawings.
4. Timber Frame Erected	Erection of timber frame including breather membrane, all dpc's and cavity barriers, but excluding structural floors containing service runs and roof coverings.
5. External Leaf Brickwork	External masonry including chimney and fireplace, fixing of wall ties, provision of ventilation and shrinkage gaps to window openings and soffits.
6. Roof Framing Complete	Roof framing structurally complete, but excluding coverings.
7. First Fix Complete	First fix electrical, plumbing, structural floor joists and staircase complete, but no plasterboards fixed with wall insulation and vapour barrier in place.
8. Completion and Drain Test (Pre-decoration - Warranty Only)	The property substantially complete, including all items which have an effect on the health and safety of the occupants in accordance with the Building Regulations. On warranty only schemes this inspection will be deemed complete at pre-decoration stage.

Definitions of stages of inspection for masonry construction

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1. Excavation	Site cleared, top soil removed, foundation excavation complete and bottomed out / raft or ground beam shuttering in place with all appropriate reinforcement and ready for concrete.
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D Visual Drainage	Drains laid in open trench including bottoming, bedding, haunching with access points and connections visible. Underground drainage laid to falls on granular bedding to suitable outfall connection. Manholes and access points positioned in accordance with drawings.
4. Walls to First Floor Level	External and internal masonry walls up to but not including first floor masonry. Joists may or may not be placed.
5. Wall from First Floor to Wall-plate	External and internal masonry walls up to wall-plate level ready to receive the roof construction.
6. Roof Framing & Masonry Complete	Roof framing structurally complete, but excluding coverings. Masonry to gable peaks to be complete.
7. First Fix Complete	First fix electrical, plumbing, partitions, stairs, windows and doors complete, but no plasterboards fixed to ground floor ceilings and any walls.
8. Completion and Drain Test (Pre-decoration - Warranty Only)	The property substantially complete, including all items which have an effect on the health and safety of the occupants in accordance with the Building Regulations. On warranty only schemes this inspection will be deemed complete at pre-decoration stage.