MSBC
Specialists in Energy Conservation & Building Control

Chalford Office: 39 The Old Common, Chalford, Stroud
Gloucestershire GL6 8HH
M: 07779 341875
T: 01453 731404
E: mark@msbcltd.co.uk
W: www.msbcltd.co.uk

MSBC Ltd
39 The Old Common
Chalford
Stroud
Gloucestershire

Site Inspection Report

PROJECT REF: WWW	DATE: Monday, July 28, 2014
DESCRIPTION OF WORK: Alterations ADDRESS: 39 The Old Common, Chalford, Stroud, Gloucestershire, GL6 8HH,	
SITE CONTACT: Mrs Williams Tel:	WEATHER/TEMP: Mild

PRESTART	FOUNDATIONS	DPC/OVERSITE	DRAINS	SUPERSTRUCTURE	FIRST FIX/INSULATION
☐	☐	☐	☐	☐	☐

LIFE SAFETY INSTALLATIONS	COMMISSIONING	COMPLETION	OCCUPATION	OTHER	PLEASE TICK BOX
☐	☐	☐	☐	☒	(right click, properties and select checked)

COMMENTS

COMMENTS

Progress inspection undertaken, following noted.

Warranty surveyor had visited the site earlier in the week and was generally satisfied subject to a few issues which include:-

1. Any rubble which has been back filled under the suspended timber floors in both buildings is to be removed and a polythene dam is to be laid on the existing ground covering (soil) and lap with the dpc under the dwarf support walls to the suspended timber floors.

2. In the school building the suspended timber floor joists are to be cut back 50mm from the face of the existing walls and strip of dpc placed between the joists and the wall.

3. A guarantee has not been requested for the existing timbers being reused although all are going to be treated.

Following also noted:

1. There is an existing slate dpc to both buildings. An injected dpc is therefore not proposed.

2. In the school building some of the new floor joists can be seen and centres are 600mm. Contractor said that engineer specified 50 x 150mm joists but 200mm have been used. Generally look to be ok especially as they are all being supported off dwarf walls which will reduce the spans. Has a floor joist layout plan for the suspended timber floors been approved?

3. In both buildings work has commenced on the party walls, in the main building they are generally around first floor height. Noted as dense concrete blocks with fibreglass insulation. Contractor confirmed that sound testing is proposed to all units.

4. In the main building the unit nearest the entrance has engineered floor joists in place for the first floor. Have details been requested?

5. The party walls have been fixed to the internal walls using furfix or similar profile with a dpc behind it. It may pay the client to take advice from their proposed sound testing company on this detail.

6. Suspended timber floors generally covered so unable to inspect although they are going to be exposed at a later date to under the remedial work requested by the warranty inspection.

7. Several lengths of few drainage have been laid under the suspended timber floors, unable to inspect. Contractor can provide photos and has confirmed that the pies are all strapped to the joists. He also confirmed access point will be provided in the vertical sections of pipe to enable all lengths to be rodded. Some of the branch connections are y'd onto the main run that passes under one of the units.

8. Contractor has uncovered two fw laterals to the road. He said that the water authority has confirmed that sw can connect to these as the existing does. Advised that down pipes will need to discharge into trapped gullies and that inspection should be requested when the drains are laid prior to backfilling.

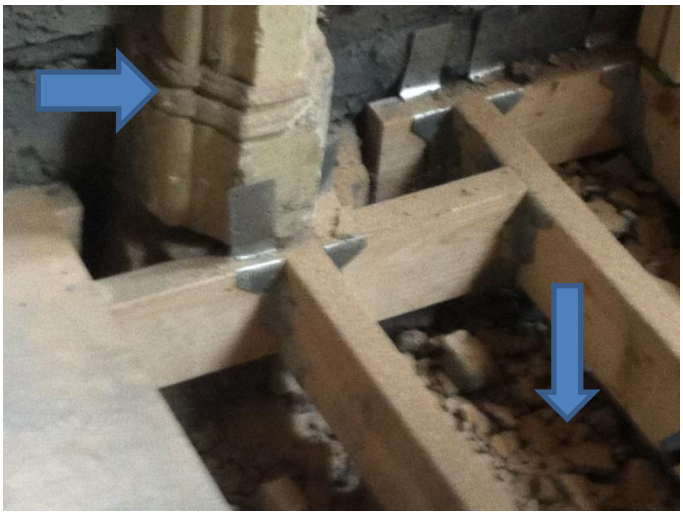
9. Walls are going to be lined with insulated plasterboard set 50mm from face of brickwork using metal stud partitioning system. There will be several "cold" spots where existing columns/ decorative details sit proud of the walls.

10. Method of insulating the roof in the main church building not yet decided.

11. In the smaller building the rear section of roof has been completed, the lower section being existing and the upper section new. This was partly inspected last time. Noted that the lower existing purlins have been strengthened by bolting a new timber to it, the new timber however is not built into the walls and stops some 50mm short. However the

addition of new purlins higher up will reduce the loading a on the lower purlins so could be argued that it is an improvement on existing. The engineer has apparently agreed this detail.

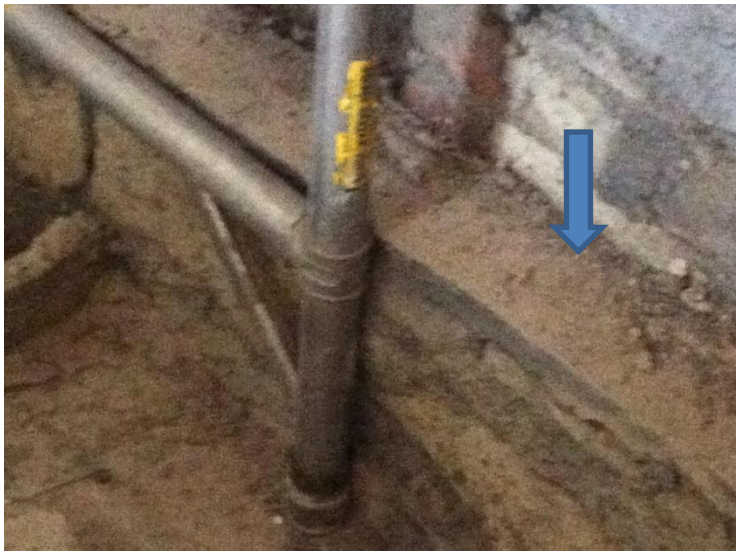
PHOTOS (At least one photo per visit)



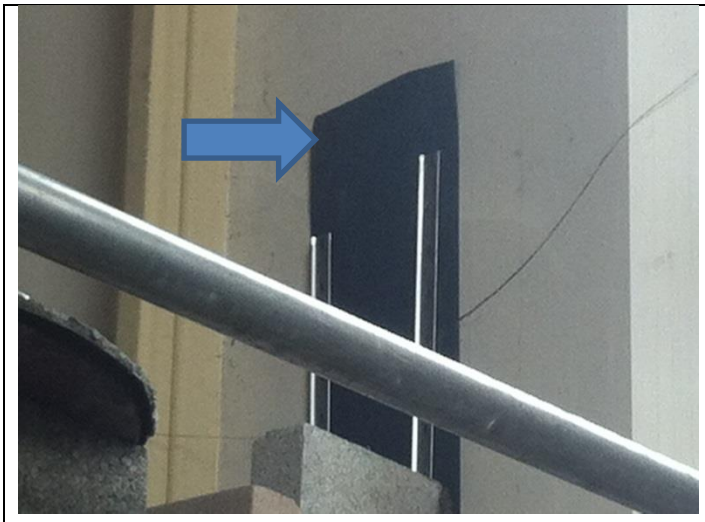
Rubble to be removed from under suspended floor in main building

Column detail which will be a cold bridging point when wall is insulated.

Engineered floor joists adjacent to party wall



Slate dpc in main church



DPC where new part walls abut existing external walls

Party Wall Construction in main building

Steps will be formed down here to doorway on left indicated by arrow

Strengthened purlin see point 11

Close up of strengthened purlin (new timber stops 50mm short of wall)

Floor joists to be cut back to 50mm from wall and vertical strip of dpc taped to wall (at request of warranty supplier)

ACTION FOR APPROVED INSPECTOR 1. Contact Builder / Architect to discuss any issues arising as a result of this report.		
SITE INSPECTOR Mark Sheehan	SIGNED 	PLAN SURVEYOR