



Site Inspections - Inspection Notification Framework

Overview

The Inspection Notification Framework (INF) is used to determine the level and frequency of visits required for a particular project. Ryan Property Consultants shall adopt an appropriate site inspection regime which takes full account of relevant factors such as:

- the degree of detail in the design assessment process
- the nature of the work
- experience of the builder
- complexity and rate of build
- unusual or high risk features
- notification arrangements
- Key construction stages.

These relevant factors will be assessed at the outset and regularly reviewed for the duration of each project.

With reference to the relevance to any particular projects, the INF will be based upon the following site inspection plan. Please be advised that, although speculative visits may be carried out, the onus is on the Builder or supervising professional to advise Ryan Property Consultants of relevant stages of work.

Intention to start work, all fees should be settled at the outset. Any nonpayment may result in the temporary suspension of our services which, if so, and this attracts additional costs, these will be payable by the client.

Excavation formation level - intention to commence work which will cover up any excavation for a foundation.

Damp Proof course and membrane

Drainage above & below ground - laying, haunching or covering any drain or sewer.

Thames Water requirements for Build-Over Agreements. If this is required, all correspondence is direct between the owner/appointed Agent and Thames Water whose fees are an entirely separate matter.

All Structural elements brickwork, beams, columns and reinforcement etc.

Insulation of Floors, Walls & Roofs

Installation Compliance Certificates will be required for Electrical and Gas Installations (issued by a registered contractor) and must be provided at the same time as the Final Inspection of Works.

Inspection of work relating to Fire Safety - All means of escape in event of fire requirements shall be inspected and tested.

Inspection of any type of work, construction, equipment or material which could, if not verified, cause defects which would, in the opinion of Ryan Property Consultants be seriously detrimental to the fundamental purposes of the Building Regulations and the client.

A completion certificate must be issued within four weeks of completion of building work and prior to occupation. This will only be issued once we have received all requisite information inclusive of relevant certificates and our building control fee is settled in full.

Summary

The above is not exhaustive but gives an indication of expectation by Ryan Property Consultants. The framework is determined and reviewed as the project proceeds.

Please note that the role of Building Control is to ensure evidence of compliance from periodic surveys not to provide conclusive proof of compliance with the Building Regulations. Your appointed builder/contractor/Agent, responsible for the build is obliged and has a duty to build in accordance with the Building Regulations and relevant codes of practice.

The role and function of Building Control should not be construed as quality assurance or project management. Therefore you are advised to ensure that you have adequate and appropriate professional advice in this regard.