

Date: 28/07/2021



**Complete  
Building Control Ltd**

25 TOMSWOOD ROAD  
CHIGWELL  
IG7 5QP

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## **Site Inspection Report**

<b>Site Contact</b>	Aisha Sahall
<b>Site Address:</b>	25 TOMSWOOD ROAD, CHIGWELL, IG7 5QP
<b>Site Description:</b>	Demolition of Existing Bungalow and Construction of a New House
<b>CBC Inspecting Surveyor:</b>	Jake Heale  07818 167393 jake@completebuildingcontrol.co.uk
<b>Plan Appraisal Status</b>	Insufficient Information to Check
<b>Final Certificate Issued</b>	No
<b>Summary of Visit:</b>	To assess the construction of a Demolition of Existing Bungalow and Construction of a New House for compliance with the Building Regulations
<b>Date of Inspection:</b>	14/07/2021
<b>Inspection Type:</b>	Foundations
<b>Satisfactory/Not Satisfactory</b>	Satisfactory
<b>Inspection Observations</b>	Foundation ok to pour and will need to be connected together
<b>Information Regarding Build Over Agreement</b>	In our opinion, it would appear the existing drainage layout observed on site would indicate that a 'Build Over Agreement' will be required therefore it is your responsibility to take the necessary steps to contact the Local Water Authority to gain approval for your proposed building work or otherwise. Please note any new drainage works laid, will need to be reviewed by us for compliance, before covering over.

**Registered Office:** 36 George Road, Edgbaston, Birmingham B15 1PL  
**Registered in England, Company No.:** 06738119 **VAT No.:** 978 3575 56



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TO ACT AS A LICENSED CORPORATE APPROVED INSPECTOR SERIAL NO. 146

<b>Non Conformances / Contraventions to be remedied</b>	None
<b>Certification Required Upon Completion</b>	<p><b>Received</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Not Yet Received</b></p> <ul style="list-style-type: none"> <li>• Part P BS7671 Electrical Installation Certificate</li> <li>• Regulation B1 - Certificate confirming satisfactory installation and commissioning of automatic fire detection/alarm system certificate</li> <li>• Regulation 27 - Co2 Emission rates (ER) (Target ER, Design ER/Built ER SAP Calculations including target and dwelling fabric energy efficiency ratings)</li> <li>• Regulation 29 - Energy performance certificate (EPC)</li> <li>• Regulation 37 - Wholesome water consumption calculations</li> <li>• Regulation 42 - Certificate to show mechanical ventilation air flow is adequate</li> <li>• Regulation 43 - Air leakage pressure test results</li> <li>• Regulation 44 - Commissioning of all heating appliances</li> </ul>
<b>Next Inspection Notification</b>	Foundations
<b>General Notes</b>	<ol style="list-style-type: none"> <li>1. <i>Please note that it is essential we receive regular updates or are requested to carry out an inspection in line with the inspection plan issued to you in order to comply with the Building Control Performance Standards and our Regulator's expectations, we may periodically write to you for an update, if we fail to receive any communication back from these requests we may be left with no alternative but to cancel the initial notice.</i></li> <li>2. <i>If at a time a completion inspection is undertaken and CBC become aware that the area defined in the site description above becomes occupied and in use, any Non Conformances/Contraventions will need to be remedied in either 4 weeks for non-residential works and 8 weeks for residential works from the date CBC became aware of the occupation, unless an appropriate extension of time is applied for.</i></li> <li>3. <i>This inspection report is restricted to requirements covered by Building Regulations at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the works comply with the Building Regulations.</i></li> </ol>
<b>Important notes</b>	No further notes.

To Arrange an inspection please contact us via the following:

**Text -** CBC to 66644

**Email -** [inspections@completebuildingcontrol.co.uk](mailto:inspections@completebuildingcontrol.co.uk)

**Website -** <http://www.completebuildingcontrol.co.uk/inspection-form.php>

**Phone -** 0121 212 3145