

Date: 07/09/2021



**Complete
Building Control Ltd**

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CHIGWELL
IG7 5QP

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Site Inspection Report

Site Contact	Aisha Sahall
Site Address:	25 TOMSWOOD ROAD, CHIGWELL, IG7 5QP
Site Description:	Demolition of Existing Bungalow and Construction of a New House
CBC Inspecting Surveyor:	Daniel Gay 07949 067 819 danielg@completebuildingcontrol.co.uk
Plan Appraisal Status	Insufficient Information to Check
Final Certificate Issued	No
Summary of Visit:	To assess the construction of a Demolition of Existing Bungalow and Construction of a New House for compliance with the Building Regulations
Date of Inspection:	06/09/2021
Inspection Type:	Progress
Satisfactory/Not Satisfactory	Satisfactory
Inspection Observations	Called to site, for progress inspection, no further works undertaken as of yet as basement still being dug out for floor preparation.
Information Regarding Build Over Agreement	N/A
Non Conformances / Contraventions to be remedied	None

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



COMPLETE BUILDING CONTROL LTD IS REGISTERED WITH THE CONSTRUCTION INDUSTRY COUNCIL (CICAIR LTD)
TO ACT AS A LICENSED CORPORATE APPROVED INSPECTOR SERIAL NO. 146

Certification Required Upon Completion	Received <ul style="list-style-type: none"> • None Not Yet Received <ul style="list-style-type: none"> • Part P BS7671 Electrical Installation Certificate • Regulation B1 - Certificate confirming satisfactory installation and commissioning of automatic fire detection/alarm system certificate • Regulation 27 - Co2 Emission rates (ER) (Target ER, Design ER/Built ER SAP Calculations including target and dwelling fabric energy efficiency ratings) • Regulation 29 - Energy performance certificate (EPC) • Regulation 37 - Wholesome water consumption calculations • Regulation 42 - Certificate to show mechanical ventilation air flow is adequate • Regulation 43 - Air leakage pressure test results • Regulation 44 - Commissioning of all heating appliances
Next Inspection Notification	Drainage, Oversight
General Notes	<ol style="list-style-type: none"> 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> 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> 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>
Important notes	No further notes.

To Arrange an inspection please contact us via the following:

Text - CBC to 66644

Email - inspections@completebuildingcontrol.co.uk

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

Phone - 0121 212 3145