

Site Assessment

Hereford Point

Roman Road, Hereford HR4 9QP

Site Details:

Builder name - Bloor Homes Western - A Division of Bloor Homes Ltd

Division - Bloor Homes Western

Group - Bloor Homes Limited

Site Manager - Peter Miles

Reviewed - 21-08-2024

Site ID Ref - 6125380

Undertaken by:

Scott Taylor

Site Scores:

Percentage of Positive Scores: 96.3%

Average Build Stage Score: 5.11

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1.FOUNDATIONS	Rating
1.2 Ground preparation, excavation, piling and formwork	-
1.3 Reinforcement and concrete placement	5
2.SUBSTRUCTURE & DRAINAGE	Rating
2.1 Walls and columns	5
2.2 Waterproofing and ventilation	3
2.3 Sub-floor services and service entries	-
2.4 Ground floor	4
2.5 Drainage (internal and external)	6
2.6 Gas precautions	-
3.SUPERSTRUCTURE	Rating
3.1 Structural frame and/or loadbearing walls	5
3.2 External envelope including chimneys and flues	5
3.3 Cavities, insulation and soundproofing	5
3.4 DPCs and trays	5
3.6 Intermediate floor structure	6
3.7 Lintels, beams and other structural elements	5
3.8 Balconies including fixings and weather proofing	-
3.10 Fire stopping (Superstructure)	5
4.ROOFS	Rating
4.1 Framing (including dummy chimneys)	-
4.2 Pitched roof coverings	-
4.3 Flat roof coverings	-
4.4 Ventilation, underfelt and insulation	5
4.5 Flashings, gutters and downpipes	5
4.6 Fire stopping (Roofs)	-
5.FIRST FIX	Rating
5.1 Window and door frames	6
5.2 Floor decking, stairs and soundproofing	5
5.3 Services – electrical	5
5.4 Services – plumbing	5
5.5 Services – ventilation	5
5.6 Non-load bearing and compartment walls	5
5.7 Plaster and dry lining	-
5.8 Fire stopping (First fix)	-
6.SECOND FIX	Rating
6.1 Services - electrical including equipment	5
6.2 Services - plumbing including equipment	5
6.3 Joinery	6
7.SURFACE FINISHES	Rating
7.1 Internal finishes	6
7.2 Floor finishes	5
7.3 External finishes	5
8.EXTERNAL WORKS	Rating
8.1 Retaining walls and free-standing walls	-
8.2 Hard and soft landscaping	6

Score Logic

1	Very Poor	Many significant non-compliances of NHBC Standards and/or Building Regulations – Imminent danger to H&S apparent and/or almost inevitably resulting in a claim(s) >£100K
2	Poor	Many minor non-compliances of NHBC Standards and/or Building Regulations and/or some significant non-compliance – Imminent danger to H&S apparent and/or almost inevitably resulting in a claim(s) >£30K
3	Requires Improvement	Some minor non-compliance(s) with NHBC Standards and/or Building Regulations
4	Good	Meets NHBC Standards and Building Regulations
5	Very Good	In addition to 4 – some extra attention to detail over and above minimum requirements
6	Outstanding	In addition to 5 – much of work seen can't be improved upon

1.3 Reinforcement and concrete placement

Rating

5

Comments:

Build Overview:

- 1 plot was available and viewed at this build stage, plot 493.
- Component/product/material details: Foundations / Trench fill / concrete placement.
- Contractor details: Westpoint (Groundwork contractors).
- Quality was very good and consistent across the plot seen.

Strengths:

- Quality control documentation was completed and viewed.
- Drawings and details were available to view on site.
- Placement of concrete was accurate with minimal overspill.
- Excavation corners were neatly formed.
- The concrete finish was consistent in texture and appearance.
- Setting out pins/paint were used to achieve line and level.
- Task specific funnel bucket used to avoid concrete overspill.

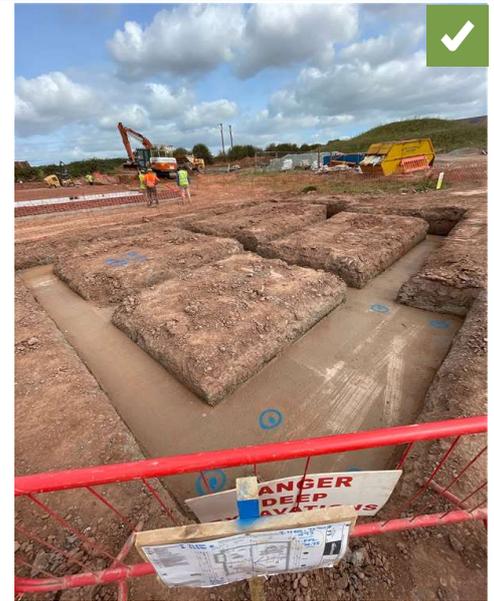
Photography:



1) Plot No(s): QC documentation



2) Plot No(s): Construction drawings & details



3) Plot No(s): 493



4) Plot No(s): 493



5) Plot No(s): 493



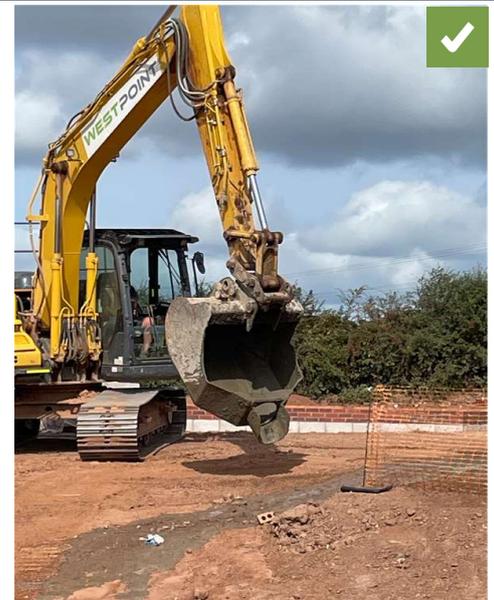
6) Plot No(s): 493



7) Plot No(s): 493



8) Plot No(s): 493



9) Plot No(s): Funnel bucket

Root Causes:

- Good - Output from trades / Knows required quality of workmanship
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

2.1 Walls and columns

Rating

5

Comments:

Build Overview:

- Multiple plots were available with 2 viewed at this build stage, plots 494 & 495.
- Component/product/material details: Foundation blockwork / Splash course / Cavities.
- Contractor details: Westpoint (Groundwork contractors).
- Quality was very good and consistent across the plots seen.

Strengths:

- Quality control documentation was completed and viewed.
- A good line and level to the masonry had been achieved.
- Bed and perp joints were fully filled.
- Bond was correctly maintained.
- Frogs in the brickwork were filled with mortar.
- The cavities viewed were clean and free from debris.
- The internal face of the masonry was pointed.
- Wall ties were correctly spaced not exceeding 900mm horizontally.
- Cavity infill was neatly placed and chamfered to the outside face.
- Wall ties were at 90 degrees to the face of the masonry.

Photography:



1) Plot No(s): QC documentation



2) Plot No(s): 494



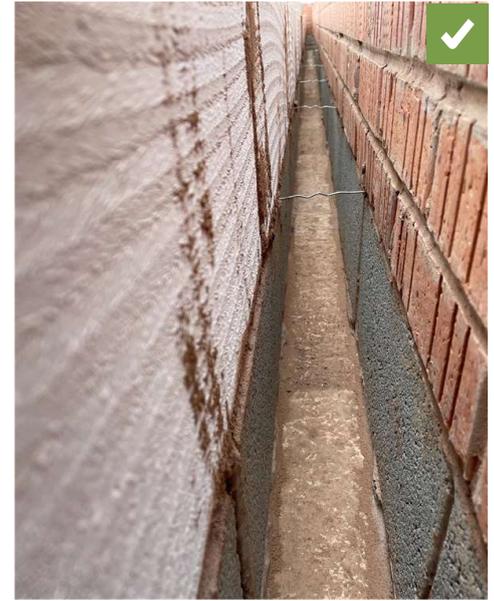
3) Plot No(s): 495



4) Plot No(s): 495



5) Plot No(s): 494



6) Plot No(s): 494



7) Plot No(s): 494



8) Plot No(s): 494



9) Plot No(s): 495



10) Plot No(s): 494

Root Causations:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

2.2 Waterproofing and ventilation

Rating

3

Comments:

Build Overview:

- Multiple plots were available with 3 viewed at this build stage, plots 489-490 & 492.
- Component/product/material details: DPM (Visqueen).
- Contractor details: Westpoint (Groundwork contractors).
- Quality was varied and required improvement across the plots seen.

Strengths:

- A 1200 gauge DPM was used in accordance with the specifications.

Weaknesses:

- Laps to the membrane were not sealed as per the design/manufacture's requirements.
- The corners of the DPM were not adequately sealed.

Photography:



1) Plot No(s): 492



2) Plot No(s): 492



3) Plot No(s): 492

Root Causes:

- Poor - Output from trades / Lack of training

A new gang of groundworkers did not fully understand what they were trying to achieve when sealing the DPM. They believed they were sealing the membrane correctly. However, gaps existed in multiple locations where the seals were not continuous at complicated or difficult-to-form junctions.

2.4 Ground floor

Rating

4

Comments:

Build Overview:

- Multiple plots were available with 3 viewed at this build stage, plots 489-490 & 492.
- Component/product/material details: Suspended ground floor / cast-in-situ / Insulation.
- Contractor details: Westpoint (Groundwork contractors).
- Quality was good and consistent across the plots seen.

Strengths:

- Quality control documentation was completed and viewed.
- Task specific funnel bucket used to avoid concrete overspill.
- 40mm minimum cover to reinforcement achieved where using a DPM.
- Reinforcement and mesh were appropriately supported, overlapped, and secured.
- The completed floor was level with a suitable finish.
- Thermal break had been provided to doorways.
- Thermal break had been provided to perimeter of floor.

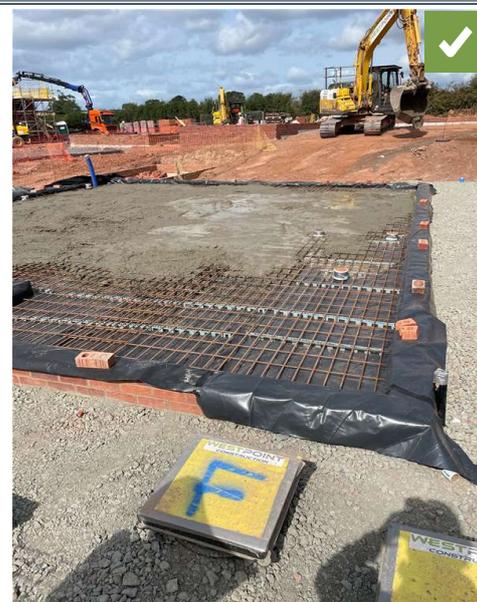
Photography:



1) Plot No(s): QC documentation



2) Plot No(s): Funnel bucket



3) Plot No(s): 492



4) Plot No(s): 492



5) Plot No(s): 492



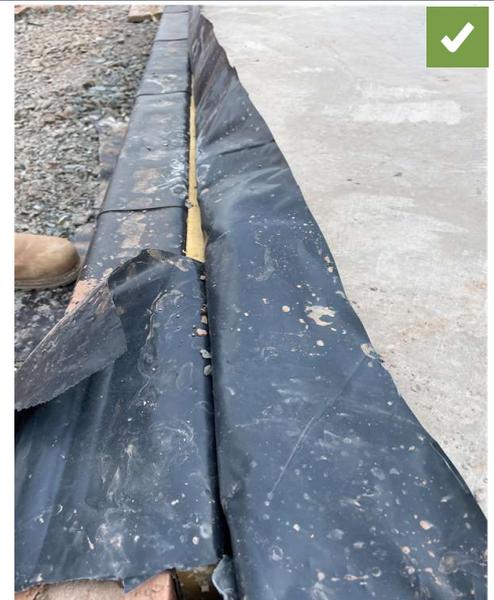
6) Plot No(s): 492



7) Plot No(s): 489-490



8) Plot No(s): 489-490



9) Plot No(s): 489-490

2.5 Drainage (internal and external)

Rating

6

Comments:

Build Overview:

- Multiple plots were available with 2 viewed at this build stage, plots 494 & 495.
- Component/product/material details: Subfloor drainage / Inspection chambers.
- Contractor details: Westpoint (Groundwork contractors).
- Quality was outstanding and consistent across the plots seen.

Strengths:

- Good presentation of the completed works was achieved without the wastage of imported materials (ie. Sand).
- All open ends of drainage were capped off.
- All pipe runs were clearly labelled.
- Support of pipework had been provided with appropriate falls.
- The granular bedding to support drainage was a minimum of 100mm in depth.
- Support had been provided to internal rest bends.
- DPC was installed as a slip plane between the concrete, walls and other pipes to mitigate heave or ground movement.
- Flexible joints were installed, ensuring centres to collars were within 150mm of the wall and 600mm of the first collar.
- Penetrations had been closed to prevent vermin entry.

Photography:



1) Plot No(s): QC documentation



2) Plot No(s): 494



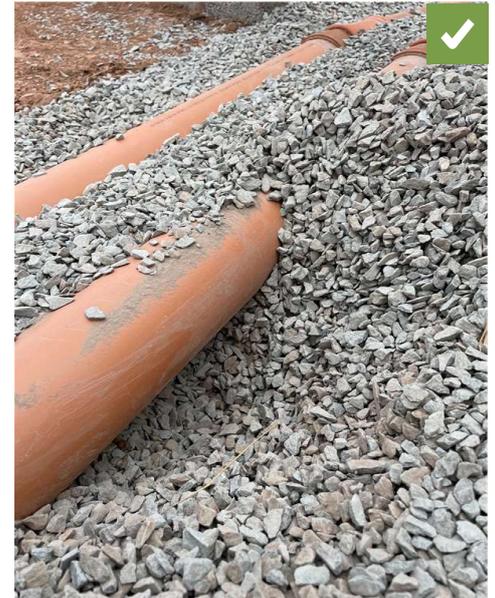
3) Plot No(s): 495



4) Plot No(s): 494



5) Plot No(s): 494



6) Plot No(s): 494



7) Plot No(s): 494



8) Plot No(s): 494



9) Plot No(s): 494



10) Plot No(s): 494



11) Plot No(s): 495

Root Causes:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager

See root causation above.

3.1 Structural frame and/or loadbearing walls

Rating

5

Comments:

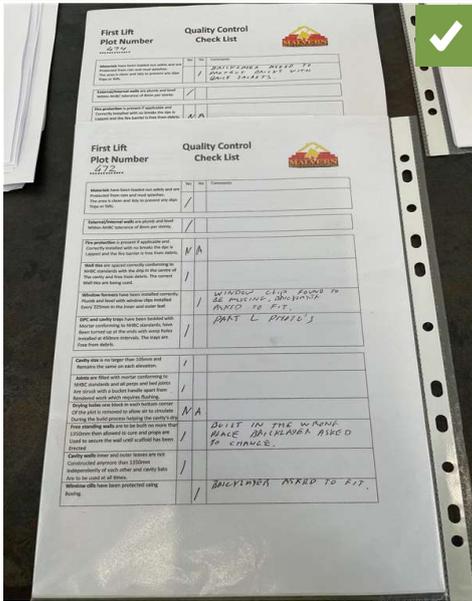
Build Overview:

- Multiple plots were available with 1 viewed at this build stage, plot 482.
- Component/product/material details: Traditional cavity wall / Inner leaf blockwork (Aircrete).
- Contractor details: Malvern Brickwork (Bricklaying contractor).
- Quality was very good and consistent across the plot seen.

Strengths:

- Quality control documentation was completed and viewed.
- A good line and level to the blockwork was achieved.
- Bed and perp joints had been pointed.
- Bed and perp joints were even and fully filled.
- Coursing blocks were installed to achieve correct setting out.
- Blocks between joist were neatly cut and pointed.
- The cavity side of the block work had been neatly pointed.

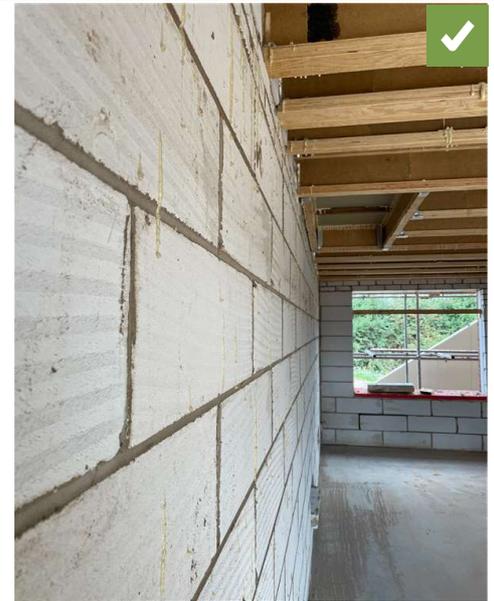
Photography:



1) Plot No(s): QC documentation



2) Plot No(s): 482



3) Plot No(s): 482



4) Plot No(s): 482



5) Plot No(s): 482



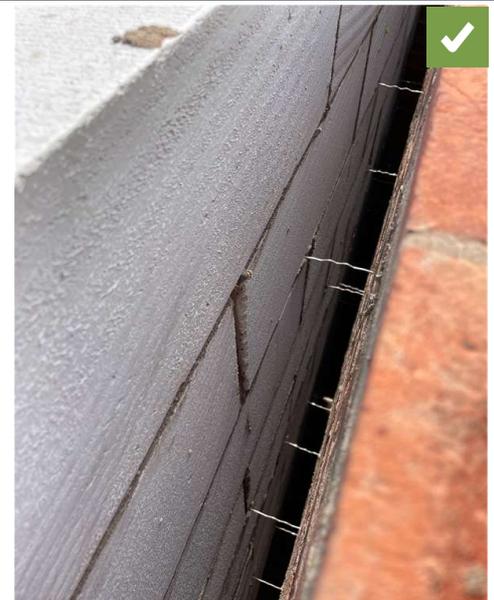
6) Plot No(s): 482



7) Plot No(s): 482



8) Plot No(s): 482



9) Plot No(s): 482

Root Causes:

- Good - Output from trades / Takes pride in work
- Good - Site Management / Site Manager following QA process / Site or company led

See root causation above.

3.2 External envelope including chimneys and flues

Rating

5

Comments:

Build Overview:

- Multiple plots were available with 9 viewed at this build stage, plots 364, 365, 366-367, 368-369, 370 & 481-482.
- Component/product/material details: Traditional cavity wall / External leaf (Clay brick) / Render / Movement joints.
- Contractor details: Malvern Brickwork (Bricklaying contractor).
- Quality was outstanding and consistent across the plots seen.

Strengths:

- Masonry was completed to a good line and level, without excessive deviation from the vertical plane.
- Bed and perpend joints were fully filled to the masonry structure.
- Bed and perpend joints were in line.
- Corbelling to the masonry did not exceed more than a third of the size of the unit.
- Masonry was uniform in colour, without excessive banding.
- Window and door openings were square without excessive tolerances.
- The cavity side of the brickwork had been neatly pointed.
- Meter boxes were protected during construction.

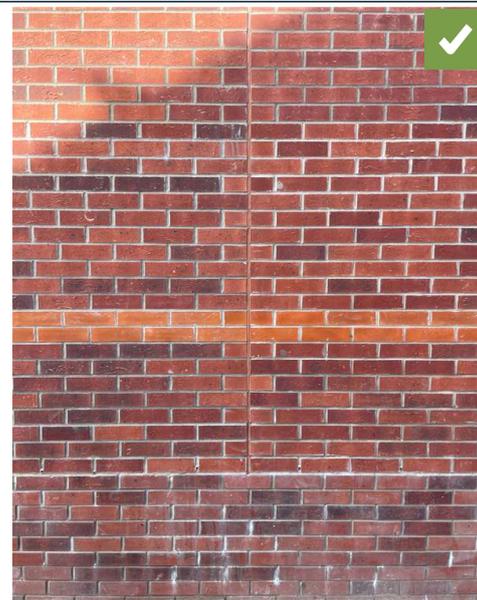
Photography:



1) Plot No(s): 369-368, 367-366, 365 & 364



2) Plot No(s): 370



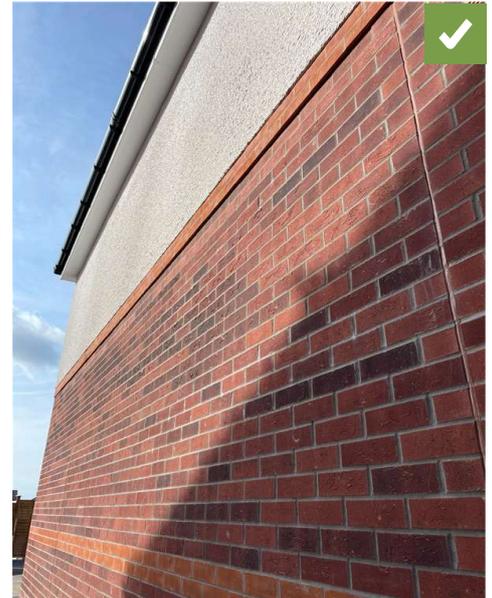
3) Plot No(s): 370



4) Plot No(s): 370



5) Plot No(s): 370



6) Plot No(s): 370



7) Plot No(s): 370



8) Plot No(s): 481-482



9) Plot No(s): 481-482

Root Causes:

- Good - Output from trades / Takes pride in work
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

3.3 Cavities, insulation and soundproofing

Rating

5

Comments:

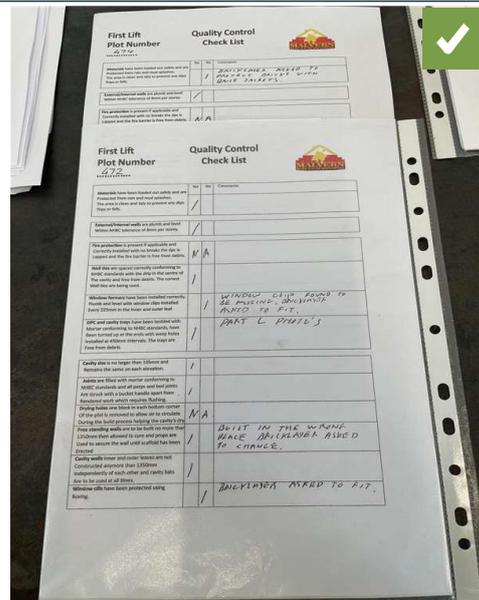
Build Overview:

- Multiple plots were available with 2 viewed at this build stage, plots 481-482.
- Component/product/material details: Traditional cavity wall / Wall ties / Cavity Closers / Insulation (Blown).
- Contractor details: Malvern Brickwork (Bricklaying contractor).
- Quality was very good and consistent across the plots seen.

Strengths:

- Quality control documentation was completed and viewed.
- Cavities were clean and free from debris.
- Wall ties were neatly laid at 90 degrees to the face of the masonry.
- The cavities were built with uniform widths.
- General wall ties installed with a maximum spacing of 900mm horizontal and 450mm vertical centres.
- Window former ties were incorporated into the masonry at correct centres.
- Cavity closers were cut accurately and fitted tight into cavities.
- Wall ties were installed within 225mm horizontally and 300mm vertically of the opening.
- Separating wall ties were correctly installed as per Robust Details & Approved Document E with no more than 2.5 ties per m2.

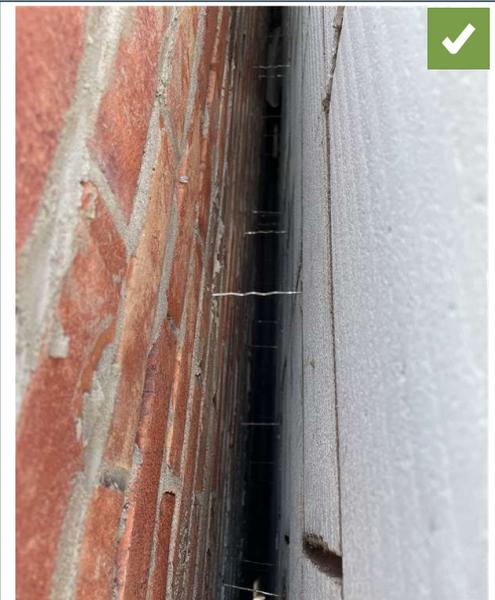
Photography:



1) Plot No(s): QC documentation



2) Plot No(s): 481-482



3) Plot No(s): 481-482



4) Plot No(s): 481-482



5) Plot No(s): 481-482



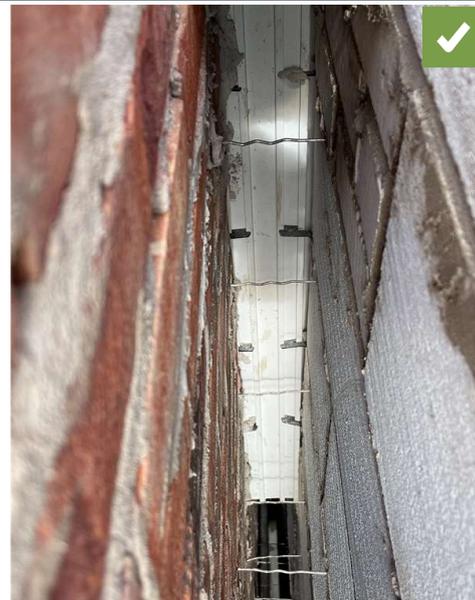
6) Plot No(s): 481-482



7) Plot No(s): 481-482



8) Plot No(s): 481-482



9) Plot No(s): 481-482



10) Plot No(s): 482



11) Plot No(s): 481-482



12) Plot No(s): 481-482

Root Causations:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager

See root causation above.

3.4 DPCs and trays

Rating

5

Comments:

Build Overview:

- Multiple plots were available with 3 viewed at this build stage, plots 370 & 481-482.
- Component/product/material details: Horizontal trays (flexible & preformed) / Weep holes.
- Contractor details: Malvern Brickwork (Bricklaying contractor).
- Quality was very good and consistent across the plots seen.

Strengths:

- Cavity trays were correctly positioned over all openings.
- Cavity trays were generally clean and free from debris.
- Both cavity tray ends correctly turned up a minimum of 75mm or in a full perpend joint.

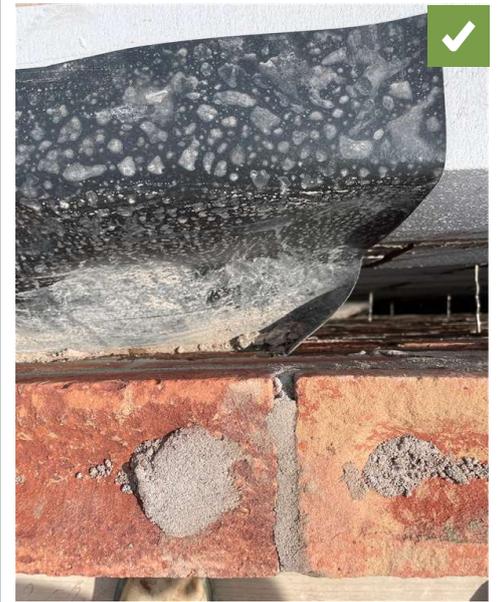
Photography:



1) Plot No(s): 481-482



2) Plot No(s): 481-482



3) Plot No(s): 481-482



4) Plot No(s): 481-482



5) Plot No(s): 370

Root Causations:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

3.6 Intermediate floor structure

Rating

6

Comments:

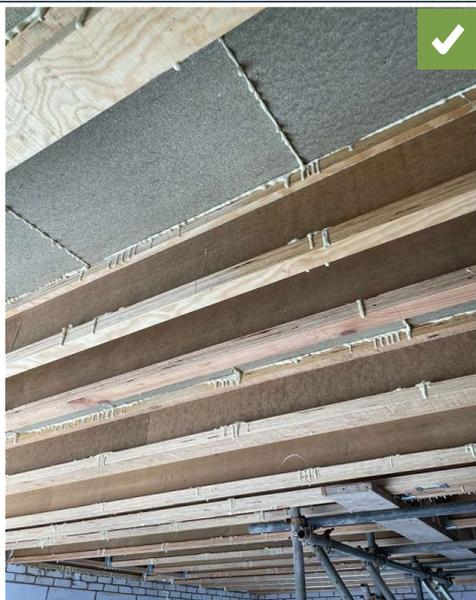
Build Overview:

- Multiple plots were available with 3 viewed at this build stage, plots 481-482 & 545.
- Component/product/material details: Engineered I-Joists (Mon joists)
- Contractor details: Mike Lewis Carpentry (Carpentry contractor).
- Quality was outstanding and consistent across the plots seen.

Strengths:

- Joists were installed parallel and did not exceed 600mm centres.
- Adequate packing provided between the wall and the first joist directly under the restraint strap.
- Solid timber noggings, at least 0.5 times the joist depth, were installed directly under the restraint straps per the design.
- Support noggings were fitted to the underside of partition walls in accordance with the design.
- Joist hangers were fitted tightly around joists and fully nailed.
- Joists were seated correctly in hanger
- Perimeter noggings were installed in accordance with the design.
- Additional noggings were provided for plasterboard support to ceiling perimeters and ends of boards.

Photography:



1) Plot No(s): 481-482



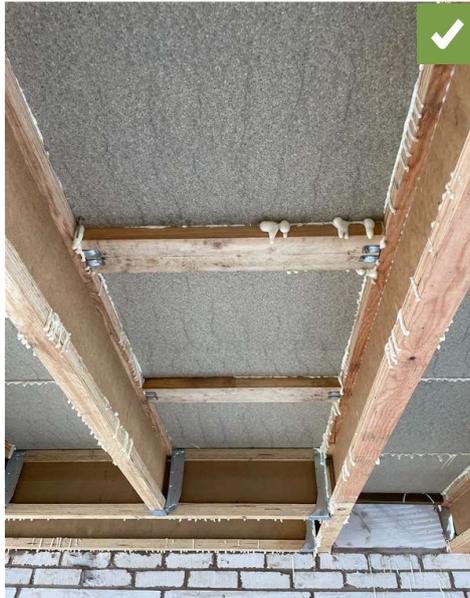
2) Plot No(s): 481-482



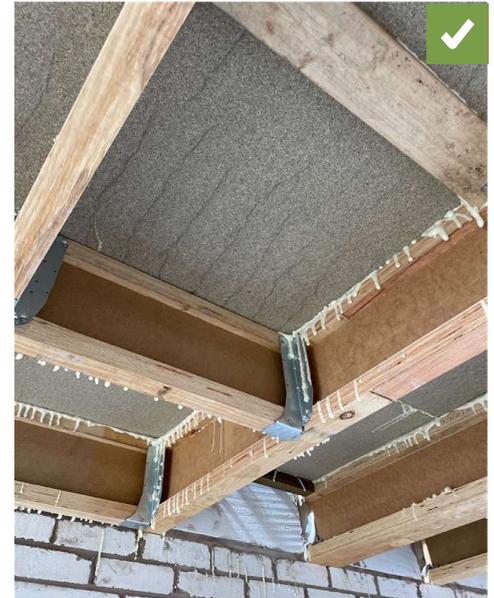
3) Plot No(s): 481-482



4) Plot No(s): 545



5) Plot No(s): 481-482



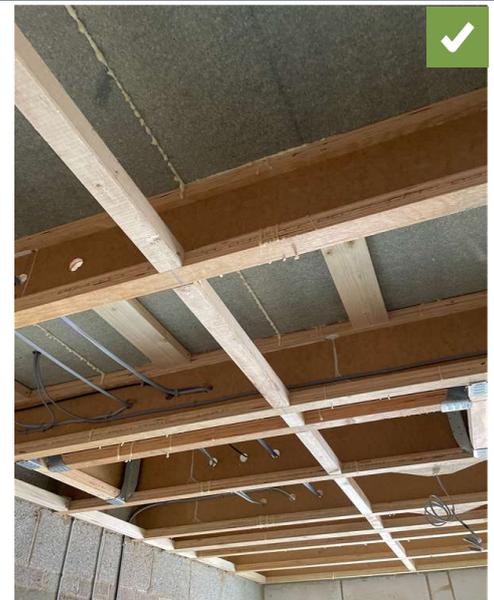
6) Plot No(s): 481-482



7) Plot No(s): 481-482



8) Plot No(s): 545



9) Plot No(s): 545

Root Causes:

- Good - Materials / Trades aware of what should be used
- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

3.7 Lintels, beams and other structural elements

Rating

5

Comments:

Build Overview:

- Multiple plots were available with 2 viewed at this build stage, plots 481-482.
- Component/product/material details: Steel simple & combined lintels.
- Contractor details: Malvern Brickwork (Bricklaying contractor).
- Quality was very good and consistent across the plots seen.

Strengths:

- Galvanised lintels were used where embedded or partially embedded in the building envelope.
- All lintels were bearing onto an adequately sized block
- Lintels were set on a full mortar bed.
- Combined lintels (with a cavity tray) had a minimum bearing of 150mm.

Photography:



1) Plot No(s): 482



2) Plot No(s): 482



3) Plot No(s): 482



4) Plot No(s): 482



5) Plot No(s): 482



6) Plot No(s): 481-482

Root Causations:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

3.10 Fire stopping (Superstructure)

Rating

5

Comments:

Build Overview:

- Multiple plots were available with 4 viewed at this build stage, plots 481-482 & 489-490.
- Component/product/material details: Bagged fibre cavity barriers (ARC).
- Contractor details: Malvern Brickwork (Bricklaying contractor).
- Quality was very good and consistent across the plots seen.

Strengths:

- The separating wall cavity barrier extended to the base of the cavity.
- DPM provided between cavity barrier and external masonry.
- Vertical cavity barriers were installed where required as work proceeds.
- A tight friction fit was observed for all cavity barriers between the two masonry leaves.
- The butt jointing of barriers was precise and gap-free.

Photography:



1) Plot No(s): 489-490



2) Plot No(s): 489-490



3) Plot No(s): 481-482



4) Plot No(s): 481-482

5) Plot No(s): 481-482

Root Causes:

- Good - Materials / Procured as specification
- Good - Output from trades / Knows required quality of workmanship
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

4.4 Ventilation, underfelt and insulation

Rating

5

Comments:

Build Overview:

- 1 plot was available and viewed at this build stage, plot 545.
- Component/product/material details: Breathable Roofing felt / Ventilation / Insulation.
- Contractor details: Browns Roofing (Roofing contractor).
- Quality was very good and consistent across the plot seen.

Strengths:

- Adequate ventilation to the roof space was achieved by correctly positioning rafter ventilators, high enough to avoid blockage by loft insulation.
- Insulation provided between wall and adjacent truss.
- Adequate ventilation was provided at ridge.
- Penetrations through the under felt had been neatly cut.

Photography:



1) Plot No(s): 545



2) Plot No(s): 545



3) Plot No(s): 545



4) Plot No(s): 545

Root Causations:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager

See root causation above.

4.5 Flashings, gutters and downpipes

Rating

5

Comments:

Build Overview:

- Multiple plots were available with 7 viewed at this build stage, plots 364, 365, 366-367, 368-369 & 370
- Component/product/material details: PVC gutters and downpipes (Polypipe).
- Contractor details: Hamilton Thurston (Plumbing contractor).
- Quality was very good and consistent across the plots seen.

Strengths:

- Good support to gutters with evenly spaced brackets at correct centres.
- Correct screws used for gutter brackets.
- Downpipe brackets were installed not exceeding manufacturer's recommended vertical centres.
- Downpipes were installed consistently plumb.
- Dome head screws provided to all downpipe brackets.

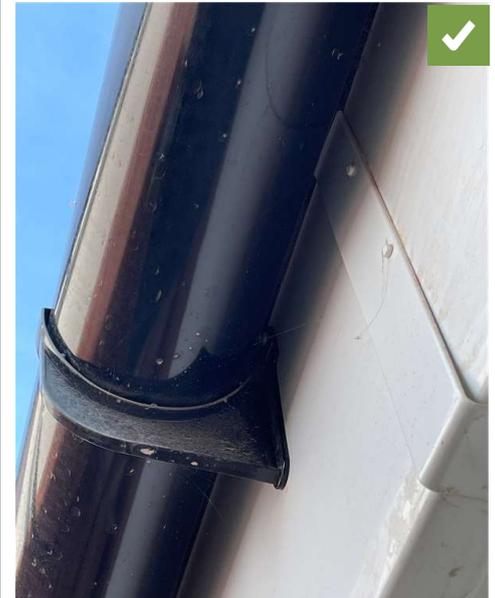
Photography:



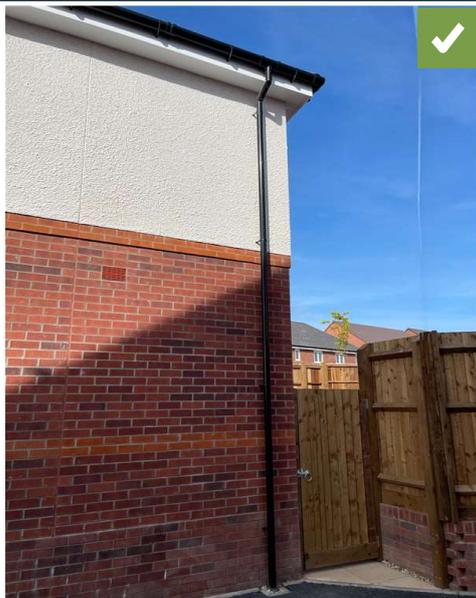
1) Plot No(s): 370



2) Plot No(s): 369-368, 367-366, 365 & 364



3) Plot No(s): 370



4) Plot No(s): 370



5) Plot No(s): 370



6) Plot No(s): 370



7) Plot No(s): 370

Root Causations:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

5.1 Window and door frames

Rating

6

Comments:

Build Overview:

- Multiple plots were available with 2 viewed at this build stage, plots 370 & 545.
- Component/product/material details: uPVC windows (A&B Glass Group) / External composite doors (Vista Doors).
- Contractor details: A&B Glass Group (Supply & fit) / Lewis Carpentry Contractors (Entrance door installer).
- Quality was outstanding and consistent across the plots seen.

Strengths:

- Protection had been provided to the door leaves.
- Door thresholds were adequately protected.
- Door frames were precisely installed to ensure thermal continuity with the external walls.
- Proprietary washer head door fixings were used as per the specification.
- The door cills were reinforced using a proprietary steel support.
- Windows and doors were accurately positioned in their openings.
- Brackets to windows were fitted at max 600mm centres and 150mm from top and bottom of the frame.
- Brackets were aligned according to the manufacturer's specifications.
- Windows boards were securely fixed.

Photography:



1) Plot No(s): 545



2) Plot No(s): 545



3) Plot No(s): 545



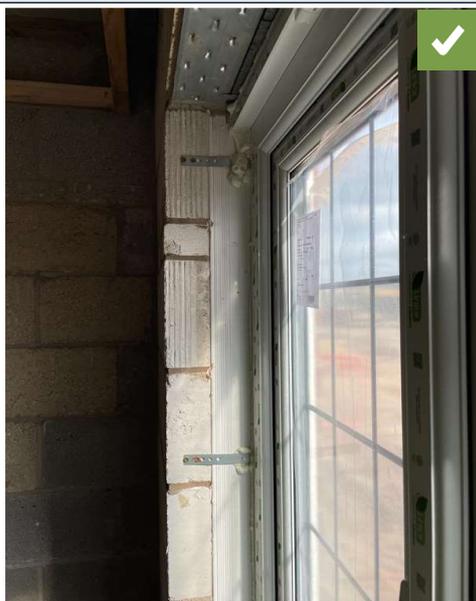
4) Plot No(s): 545



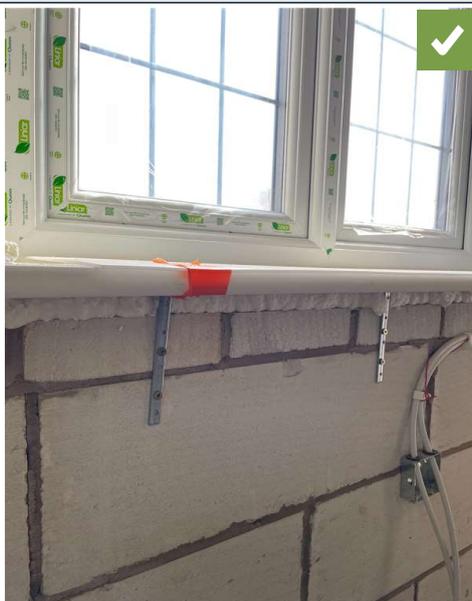
5) Plot No(s): 370



6) Plot No(s): 545



7) Plot No(s): 545



8) Plot No(s): 545

Root Causes:

- Good - Materials / Protection of works in progress
- Good - Output from trades / Knows required quality of workmanship
- Good - Site Management / Site Manager following QA process / Site or company led

See root causation above.

5.2 Floor decking, stairs and soundproofing

Rating

5

Comments:

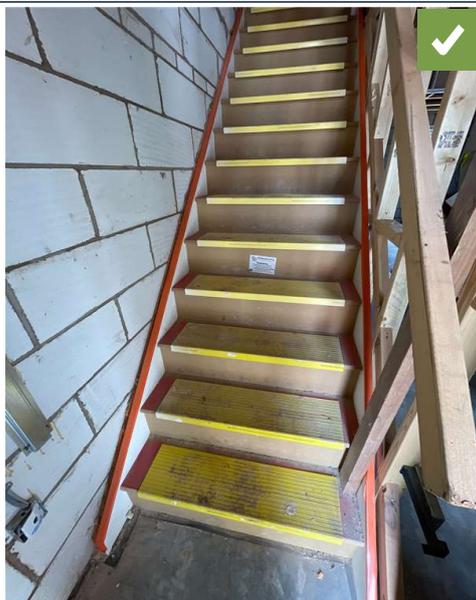
Build Overview:

- Multiple plots were available with 2 viewed at this build stage, plots 482 & 545.
- Component/product/material details: Floor decking (CaberDek) / Timber stairs (GD Woodwork).
- Contractor details: Lewis Carpentry Contractors (Carpentry contractor).
- Quality was outstanding and consistent across the plots seen.

Strengths:

- Stair treads were adequately protected.
- Stair fixings installed through full length packer in line with BWF guidance.
- Staircases were installed in accordance with manufacturer's guidance / British Woodworking Federation.
- All stair treads and risers had been securely fixed with packers and wedges.
- Insulation installed below stairs to reduce sound transmission.
- Soil and waste pipes were insulated for sound.
- The adhesive completely filled the joints, and it was visible between the boards underneath the decking.

Photography:



1) Plot No(s): 545



2) Plot No(s): 545



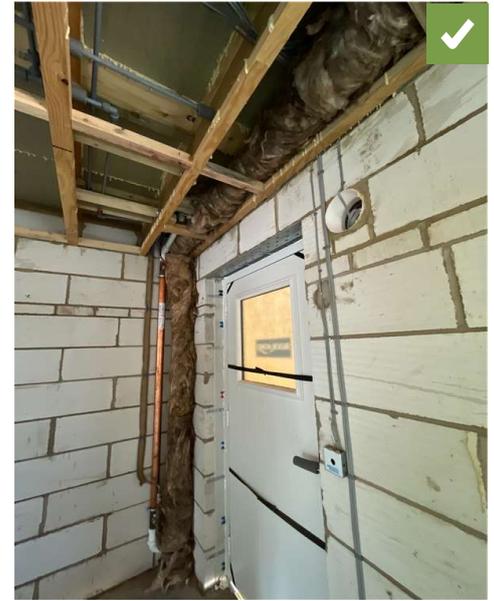
3) Plot No(s): 545



4) Plot No(s): 545



5) Plot No(s): 545



6) Plot No(s): 545



7) Plot No(s): 545



8) Plot No(s): 482

Root Causes:

- Good - Materials / Protection of works in progress
- Good - Site Management / Site Manager following QA process

See root causation above.

5.3 Services – electrical

Rating

5

Comments:

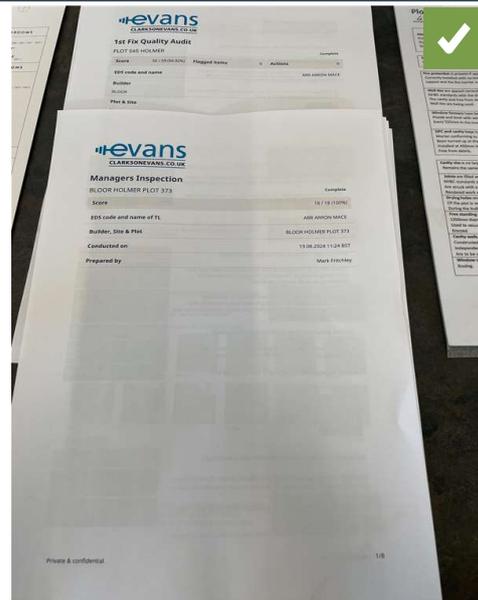
Build Overview:

- 1 plot was available and viewed at this build stage, plot 545.
- Component/product/material details: Electrical supply & distribution / Cables / Back Boxes / Protection.
- Contractor details: Clarkson Evans (Electrical contractor).
- Quality was very good and consistent across the plot seen.

Strengths:

- Quality control documentation was completed and viewed.
- All cables were kept within safe zones in line with BS7671.
- All cables were neatly clipped with adequate support at the recommended centres.
- Protection was provided to incoming supply to consumer unit.
- Cable drops in studwork were pulled taut.
- Back boxes were protected with inserts.
- Good support provided with proprietary brackets.
- Cables achieved 50mm cover from the top or bottom of the joists.
- Cables passing through masonry leaves were protected by a sleeve.
- Cables were neatly clipped to the joists.
- Noggins / pattresses were provided for ceiling mounted items.
- Distribution cables were installed at least 25mm from gas pipework or separated by a non-conductive barrier as set out in BS 6891(1).

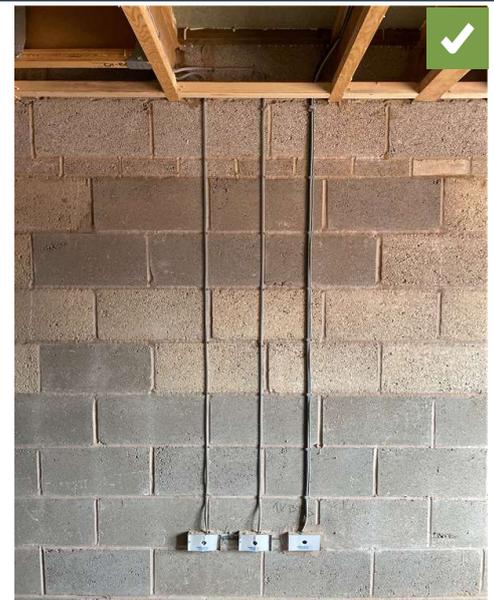
Photography:



1) Plot No(s): QC documentation



2) Plot No(s): 545



3) Plot No(s): 545



4) Plot No(s): 545



5) Plot No(s): 545



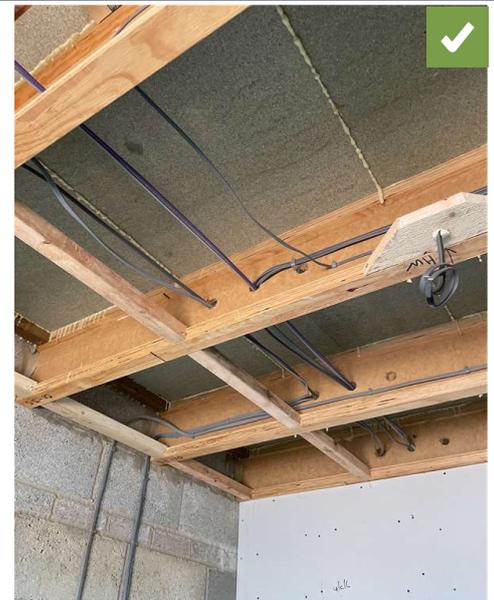
6) Plot No(s): 545



7) Plot No(s): 545



8) Plot No(s): 545



9) Plot No(s): 545



10) Plot No(s): 545



11) Plot No(s): 545



12) Plot No(s): 545

Root Causes:

- Good - Output from trades / Knows required quality of workmanship
- Good - Site Management / Competent Site Manager

See root causation above.

5.4 Services – plumbing

Rating

5

Comments:

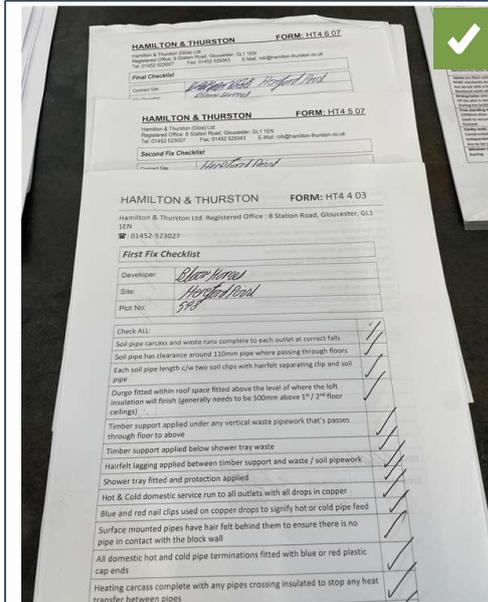
Build Overview:

- 1 plot was available and viewed at this build stage, plot 545.
- Component/product/material details: Hot & cold-water supply & distribution / Gas supply / Protection.
- Contractor details: Hamilton & Thurston (Plumbing contractor).
- Quality was very good and consistent across the plot seen.

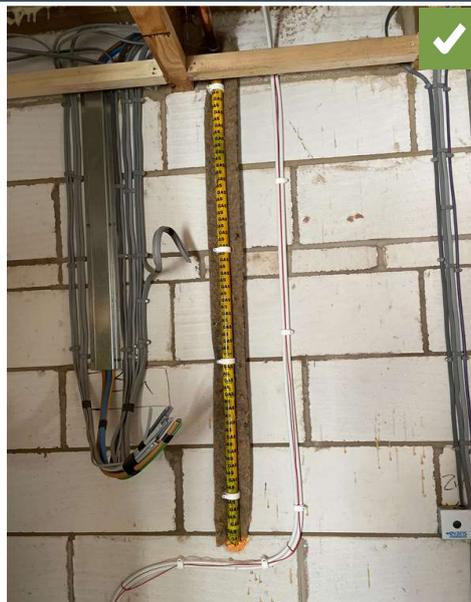
Strengths:

- Gas pipework was visibly identified.
- Hot and cold pipes were identified.
- Protection was provided to copper pipes installed on masonry walls.
- Tracer wire was provided to plastic pipework.
- Pipework was sleeved where passing through the joists.
- Pipework was well set out in straight runs.
- Pipework was neatly clipped, with support not exceeding 600mm centres.
- Soil vent pipe had the correct vertical fixing centres as per manufacturer's requirements.
- Waste pipes were installed in accordance with manufacturer's instructions.
- Air admittance valve was appropriately ventilating the soil vent pipe.

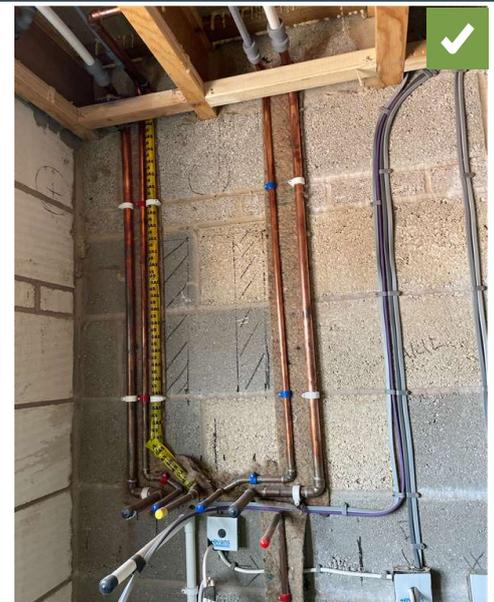
Photography:



1) Plot No(s): QC documentation



2) Plot No(s): 545



3) Plot No(s): 545



4) Plot No(s): 545



5) Plot No(s): 545



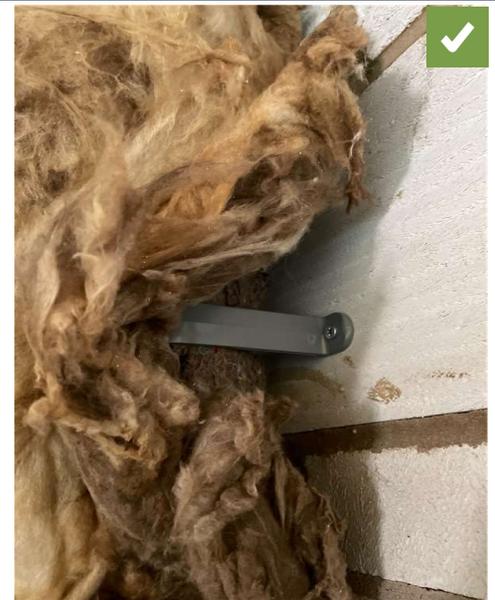
6) Plot No(s): 545



7) Plot No(s): 545



8) Plot No(s): 545



9) Plot No(s): 545



10) Plot No(s): 545



11) Plot No(s): 545



12) Plot No(s): 545

Root Causations:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

5.5 Services – ventilation

Rating

5

Comments:

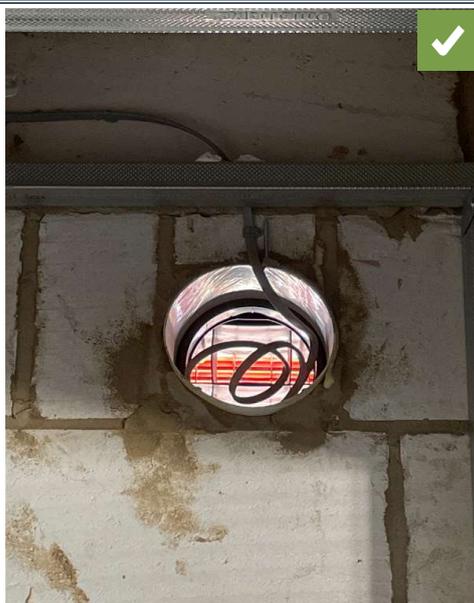
Build Overview:

- 1 plot was available and viewed at this build stage, plot 545.
- Component/product/material details: Rigid ducting.
- Contractor details: Clarkson Evans (Electrical contractor).
- Quality was very good and consistent across the plot seen.

Strengths:

- Ducting penetrations at external walls were slightly sloped towards the outside.
- Insulated ducting was installed in unheated areas.
- Ducting was securely connected to the vent with a jubilee clip.
- Pattresses were provided for fixing of ceiling mounted fans.

Photography:



1) Plot No(s): 545



2) Plot No(s): 545



3) Plot No(s): 545

Root Causes:

- Good - Materials / Procured as specification
- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

5.6 Non-load bearing and compartment walls

Rating

5

Comments:

Build Overview:

- 1 plot was available and viewed at this build stage, plot 545.
- Component/product/material details: Metal Stud Partition (BG - Gypframe).
- Contractor details: Johnson Drywall Ltd (Drylining contractor).
- Quality was very good and consistent across the plot seen.

Strengths:

- Studwork was constructed plumb and square.
- Additional noggings installed above stair string.
- The studwork was mechanically fixed to the structural frame.
- General studwork was installed at 400mm centres.
- Additional studs were installed above door heads to enable plasterboard staggering.
- Additional timber added to base rail for added strengthening.
- Metal stud had been correctly lapped and fixed at corners of door openings.
- Timber was provided at door openings to aide with strengthening as per manufacturers details.

Photography:



1) Plot No(s): 545



2) Plot No(s): 545



3) Plot No(s): 545



4) Plot No(s): 545



5) Plot No(s): 545



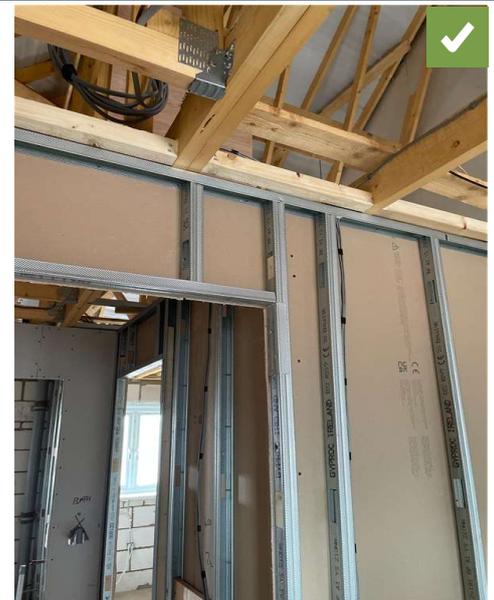
6) Plot No(s): 545



7) Plot No(s): 545



8) Plot No(s): 545



9) Plot No(s): 545



10) Plot No(s): 545



11) Plot No(s): 545



12) Plot No(s): 545

Root Causes:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

6.1 Services - electrical including equipment

Rating

5

Comments:

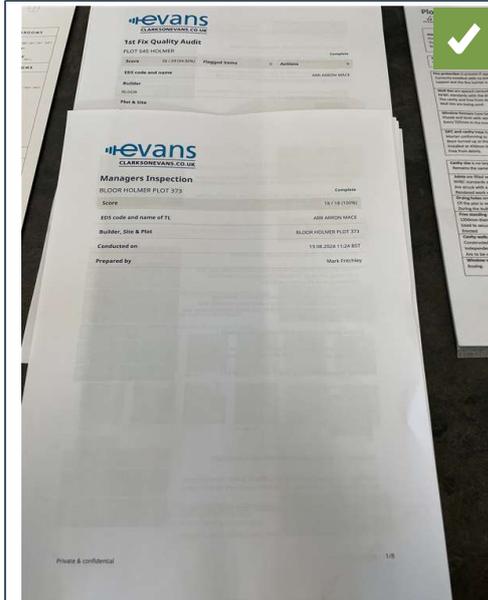
Build Overview:

- 1 plot was available and viewed at this build stage, plot 370.
- Component/product/material details: Electrical outlets / Lighting / Consumer Unit / Detection & alarm systems.
- Contractor details: Clarkson Evans (Electrical contractor).
- Quality was very good and consistent across the plot seen.

Strengths:

- Quality control documentation was completed and viewed.
- Electrical accessories were positioned a minimum of 100mm away from hobs.
- Electrical accessories were positioned a minimum of 300mm away from basins and sink bowls.
- Switches, sockets and face plates were aligned with equal margins.
- Sockets and switches were positioned at a height between 450mm - 1200mm to the centre line.
- Consumer unit circuits were clearly labelled.
- Additional surge protection applied to circuits within consumer unit.
- Consumer unit positioned with switches between 1350mm - 1450mm above floor level.
- A good level of symmetry was evident to ceiling fittings.
- The alignment of electrical accessories was very good.

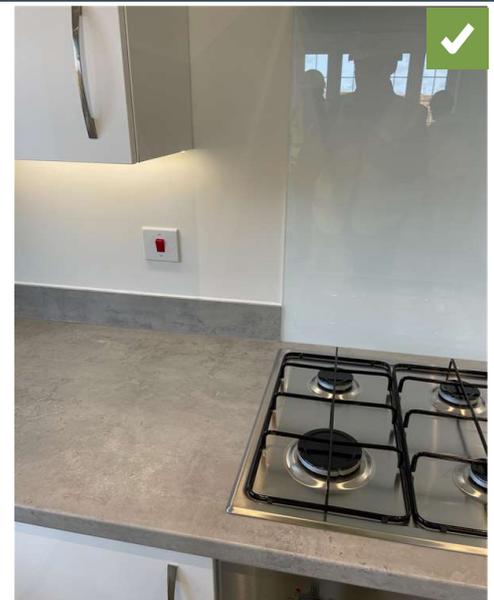
Photography:



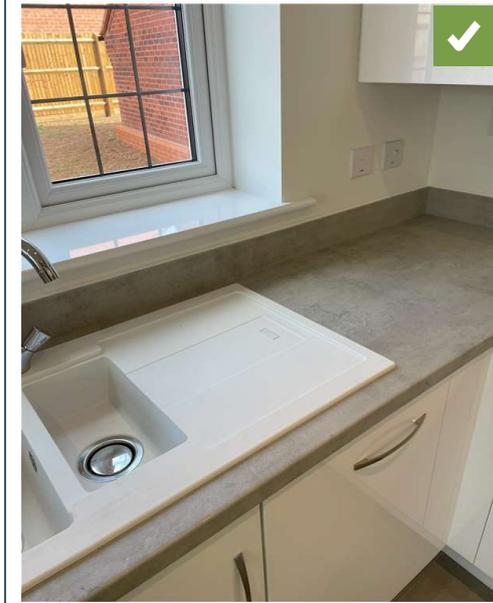
1) Plot No(s): QC documentation



2) Plot No(s): 370



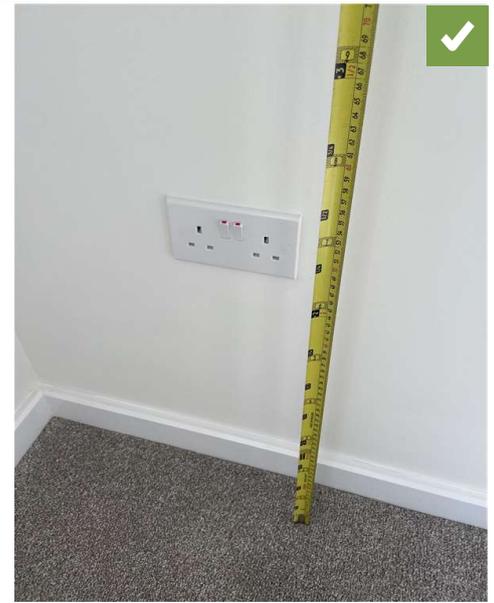
3) Plot No(s): 370



4) Plot No(s): 370



5) Plot No(s): 370



6) Plot No(s): 370



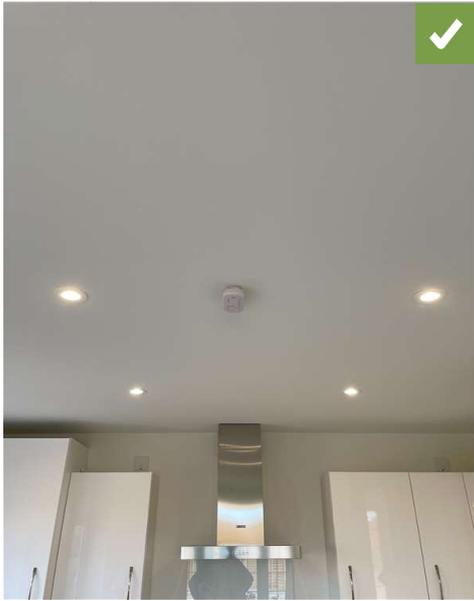
7) Plot No(s): 370



8) Plot No(s): 370



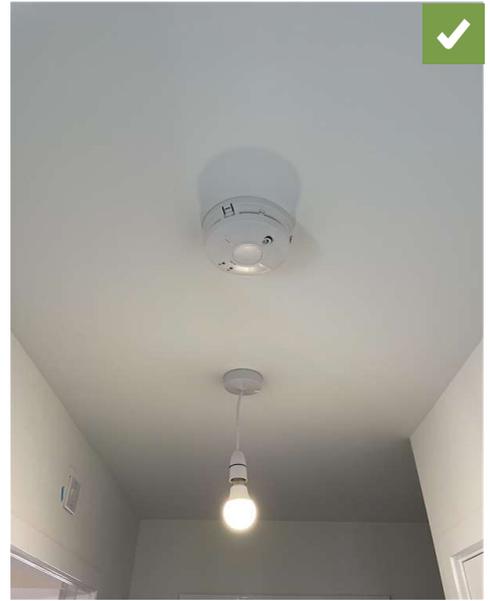
9) Plot No(s): 370



10) Plot No(s): 370



11) Plot No(s): 370



12) Plot No(s): 370

Root Causations:

- Good - Output from trades / Knows required quality of workmanship
- Good - Site Management / Site Manager following QA process / Site or company led

See root causation above.

6.2 Services - plumbing including equipment

Rating

5

Comments:

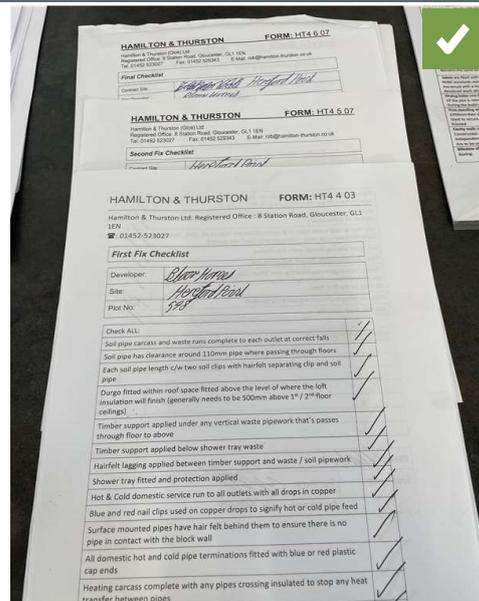
Build Overview:

- 1 plot was available and viewed at this build stage, plot 370.
- Component/product/material details: Space heating system / Combination Boiler (Ideal Logic) / Radiators / Sanitary ware.
- Contractor details: Hamilton & Thurston (Plumbing contractor).
- Quality was very good and consistent across the plot seen.

Strengths:

- Quality control documentation was completed and viewed.
- Flue joints were accessible for inspection.
- Boiler pipework had been installed neatly.
- Compression joint for safety valve drain fitted to aid pipe removal during boiler servicing.
- Accessible WC was installed in compliance with Approved Document Part M.
- Sanitaryware was securely installed and neatly aligned.
- Kitchen sink installed parallel to the edge of the worktop.
- Kitchen sink pipework was neatly installed.
- A proprietary isolation valve was installed as per the specifications.
- Shower hose restricted with restraining ring/clip to prevent back flow.
- Radiators were installed within the centre line of the window.

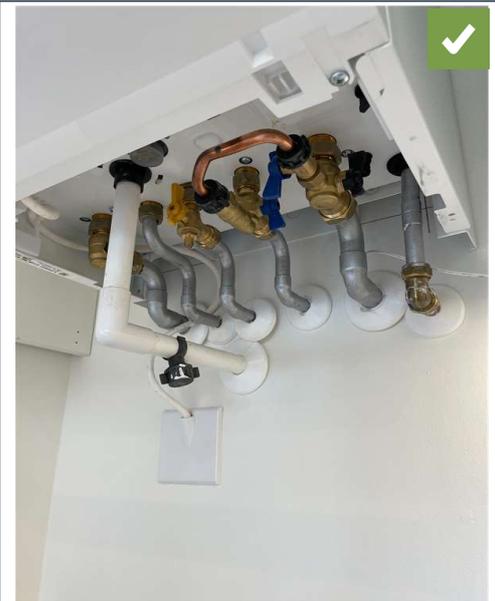
Photography:



1) Plot No(s): QC documentation



2) Plot No(s): 370



3) Plot No(s): 370



4) Plot No(s): 370



5) Plot No(s): 370



6) Plot No(s): 370



7) Plot No(s): 370



8) Plot No(s): 370



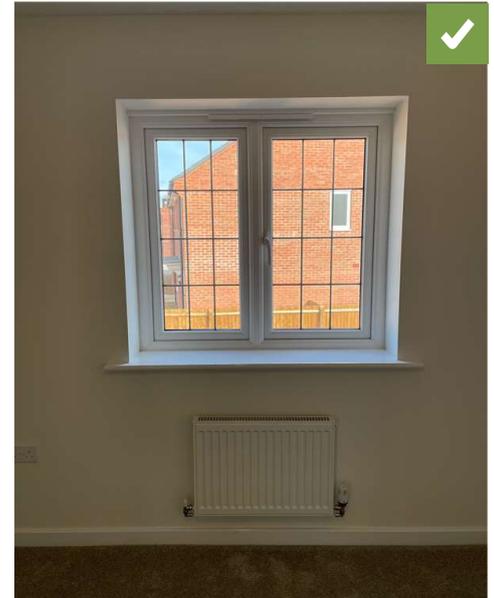
9) Plot No(s): 370



10) Plot No(s): 370



11) Plot No(s): 370



12) Plot No(s): 370

Root Causations:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

6.3 Joinery

Rating

6

Comments:

Build Overview:

- 1 plot was available and viewed at this build stage, plot 370.
- Component/product/material details: Kitchen (Symphony) / Internal doors & ironmongery / Skirtings / Architraves / Handrails.
- Contractor details: Lewis Carpentry Contractors (Carpentry contractor) / Symphony (Kitchen fitters).
- Quality was outstanding and consistent across the plot seen.

Strengths:

- Kitchen units had been installed securely with a consistent line and level.
- Kitchen worktop mitres were cut with precision, fitting tightly and flush.
- The kitchen unit shelf was neatly formed around the pipework with the cut-out sealed.
- Doors were installed flush with linings, ensuring margins within tolerances.
- Architraves neatly installed to eliminate difficult to paint areas.
- The architrave heads were in line and leveled through.
- A picture frame detail was formed in the airing cupboards.
- Architrave and Skirting was neatly formed to provided excellent detailing.
- Through bolts were fitted to door handles.
- Ironmongery was neatly inset with precise cutting.
- Wardrobes were fitted with safety glass appropriately labelled.
- Mitres and scribes to the skirtings had been accurately cut and installed flush.
- A good level of organisation and storage of materials was viewed in the compound.

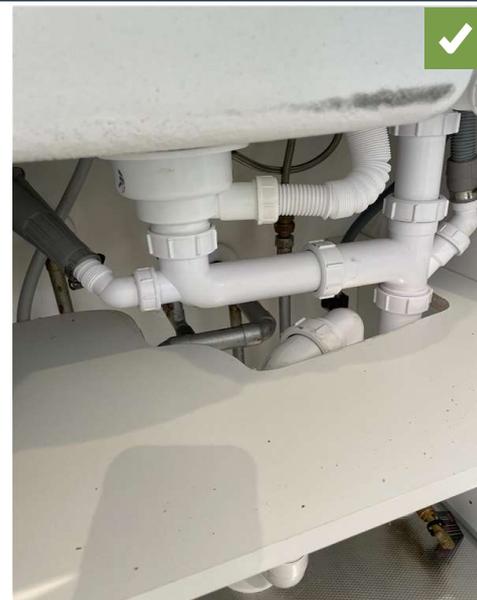
Photography:



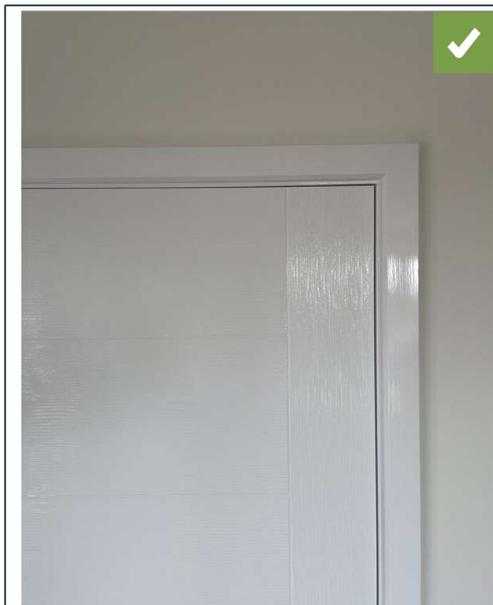
1) Plot No(s): 370



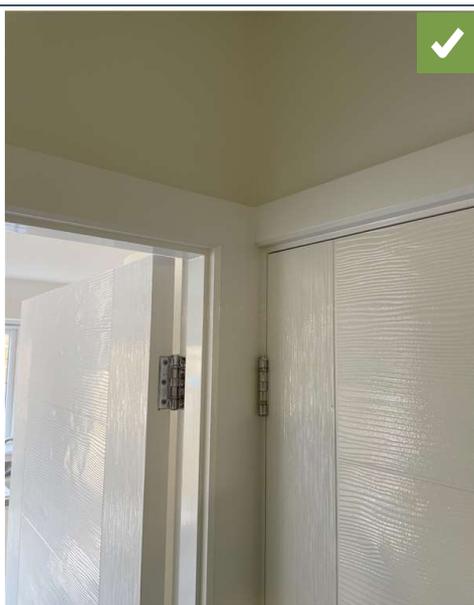
2) Plot No(s): 370



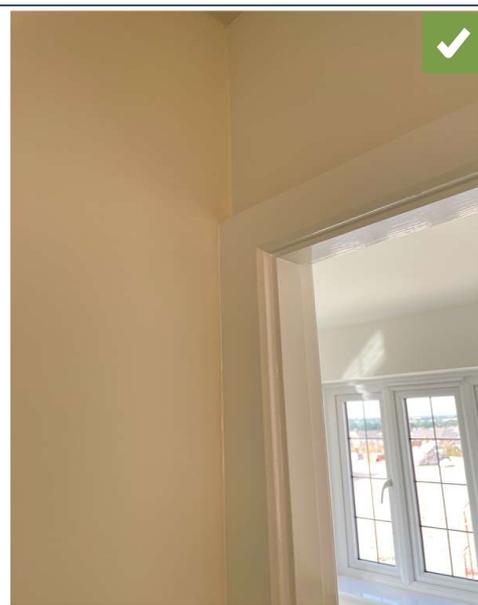
3) Plot No(s): 370



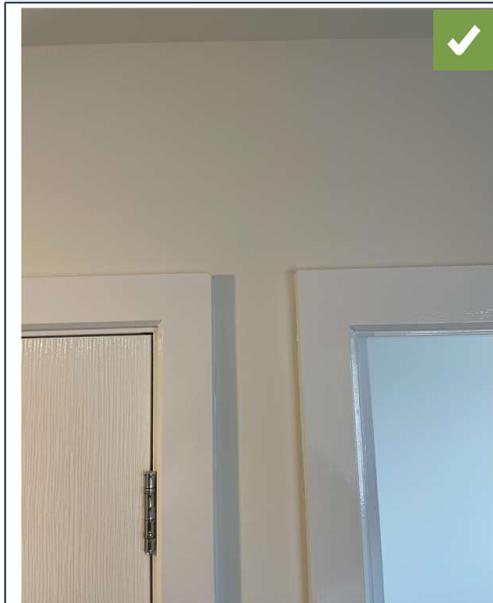
4) Plot No(s): 370



5) Plot No(s): 370



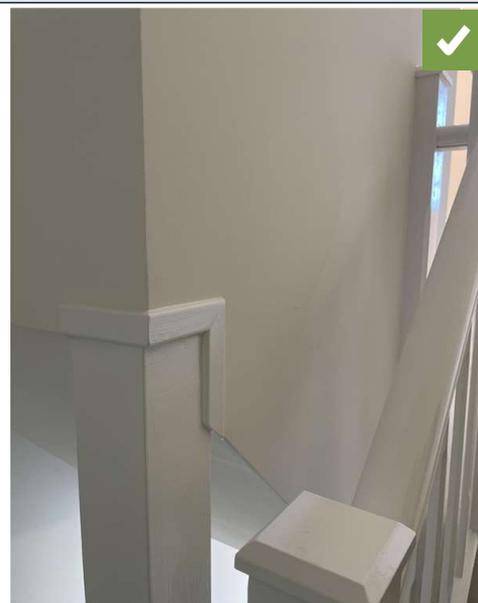
6) Plot No(s): 370



7) Plot No(s): 370



8) Plot No(s): 370



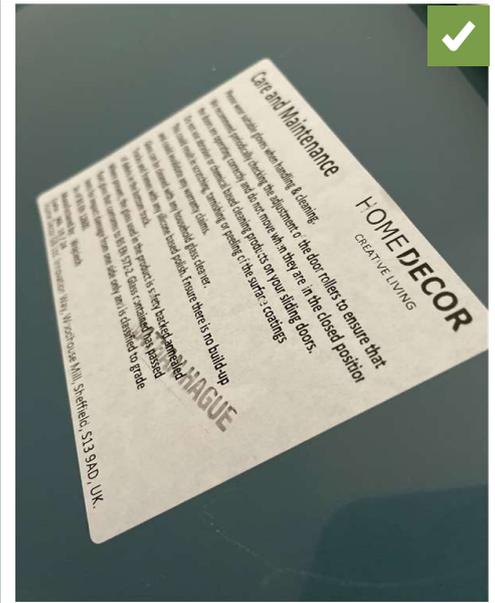
9) Plot No(s): 370



10) Plot No(s): 370



11) Plot No(s): 370



12) Plot No(s): 370



13) Plot No(s): 370



14) Plot No(s): QC documentation

Root Causes:

- Good - Output from trades / Takes pride in work
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

7.1 Internal finishes

Rating

6

Comments:

Build Overview:

- 1 plot was available and viewed at this build stage, plot 370.
- Component/product/material details: Internal decorations / Wall tiling / Internal mastic.
- Contractor details: Pace Decorating (Decorators) / Future Mastic (Mastic applicators) / Richard Marshall (Floor & wall tiling contractor).
- Quality was outstanding and consistent across the plot seen.

Strengths:

- Clean and crisp lines were maintained at wall/ceiling junctions.
- Decorative finish to walls and ceilings had a consistent and even appearance.
- Finishes were free from conspicuous runs or prominent brush marks.
- The paintwork was of a high quality finish.
- High-quality decoration was below window boards.
- The tops of doors and architraves were glossed.
- Ceramic tiling was level with flush junctions between tiles.
- Grouting was a uniform colour and free from blemishes.
- Setting out of tiling was consistent across areas seen.
- Ceramic tiling continued past the end showers and baths to achieve a better aesthetic finish.
- Tile trims were neatly jointed and flush to tile edges.
- Mastic seals were colour-matched.

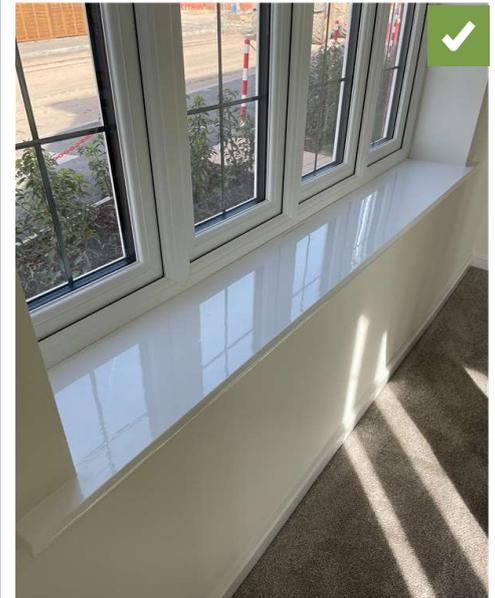
Photography:



1) Plot No(s): 370

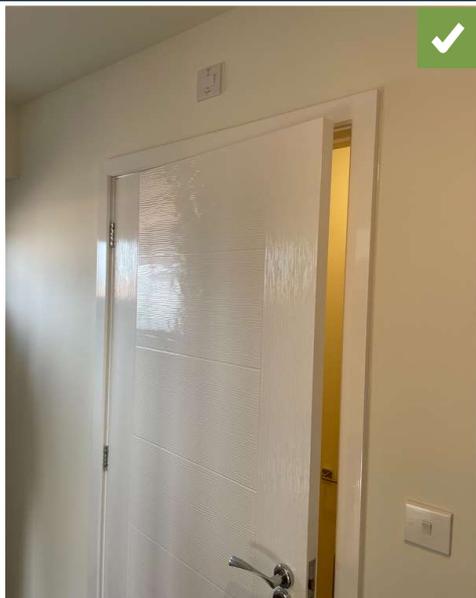


2) Plot No(s): 370



3) Plot No(s): 370

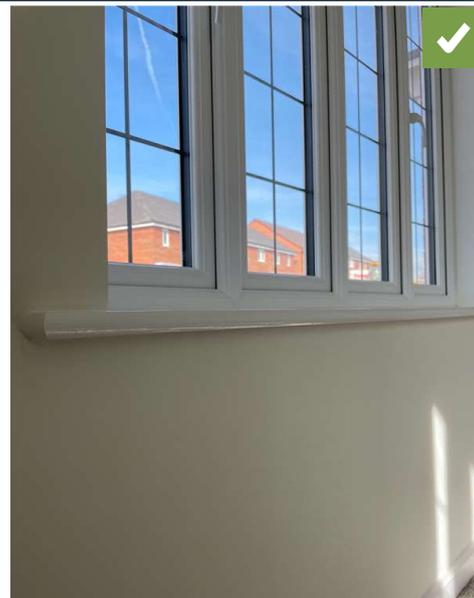
7.SURFACE FINISHES



4) Plot No(s): 370



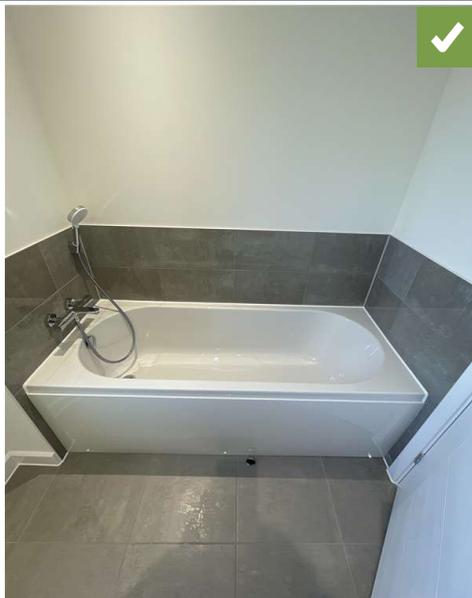
5) Plot No(s): 370



6) Plot No(s): 370



7) Plot No(s): 370



8) Plot No(s): 370



9) Plot No(s): 370

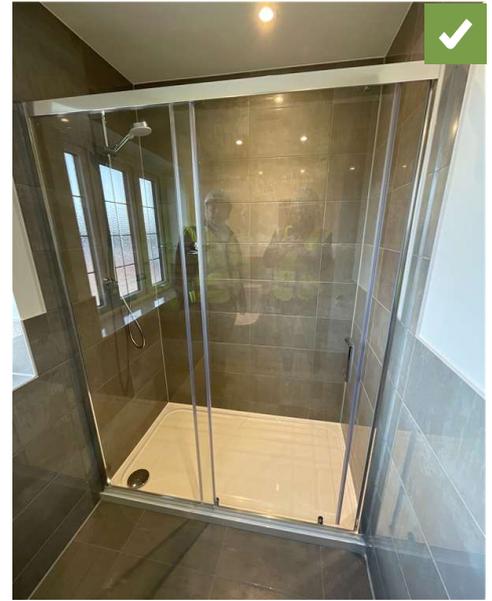
7.SURFACE FINISHES



10) Plot No(s): 370



11) Plot No(s): 370



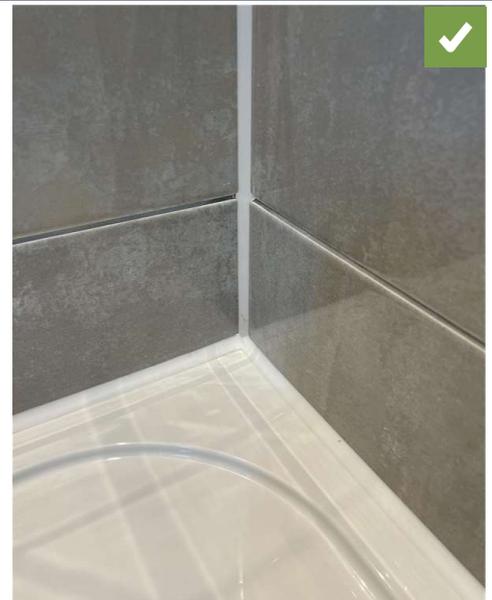
12) Plot No(s): 370



13) Plot No(s): 370



14) Plot No(s): 370



15) Plot No(s): 370

Root Causes:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

7.2 Floor finishes

Rating

5

Comments:

Build Overview:

- 1 plot was available and viewed at this build stage, plot 370.
- Component/product/material details: Vinyl flooring / Preparation / Application / Protection / Mastic.
- Contractor details: DCF Flooring (Flooring contractors) / Future Mastic (Mastic applicators)
- Quality was very good and consistent across the plot seen.

Strengths:

- Floor tiling was level with flush edges between tiles.
- Floor tiling was set out to minimise unsightly cuts at the edges.
- Grouting was a uniform colour and free from blemishes.

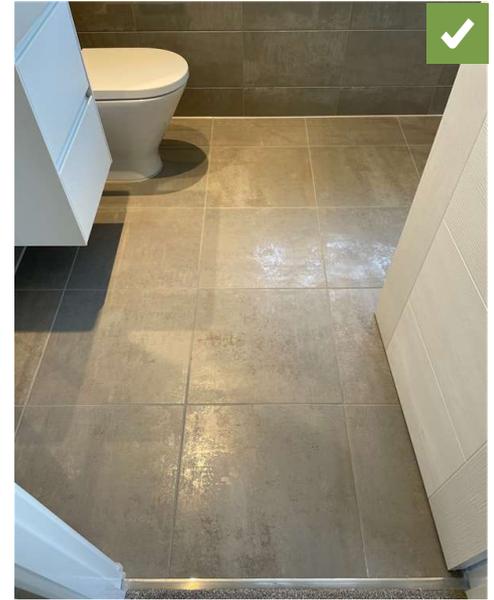
Photography:



1) Plot No(s): 370



2) Plot No(s): 370



3) Plot No(s): 370



4) Plot No(s): 370

Root Causations:

- Good - Output from trades / Takes pride in work
- Good - Site Management / Site Manager following QA process

See root causation above.

7.3 External finishes

Rating

5

Comments:

Build Overview:

- Multiple plots were available with 7 viewed at this build stage, plots 364, 365, 366-367, 368-369 & 370
- Component/product/material details: External finishes & details.
- Contractor details: Pace Decorating (Decorators).
- Contractor details: Future Mastic (Mastic applicators).
- Contractor details: Malvern Brickwork (Bricklaying contractor).
- Contractor details: Clarkson Evans (Electrical contractor).
- Contractor details: Hamilton & Thurston (Plumbing contractor).
- Quality was very good and consistent across the plot seen.

Strengths:

- Facades and surfaces were clean with a good visual appearance.
- GRP canopies were installed in accordance with BBA certificate/manufacturers guidance.
- Mastic seals were neatly applied with a uniform size of bead.
- Boiler flue correctly sealed with the gasket/proprietary cover fitted tight to external finish.
- Service ducts were installed plumb.
- Service ducts were secured using clips.

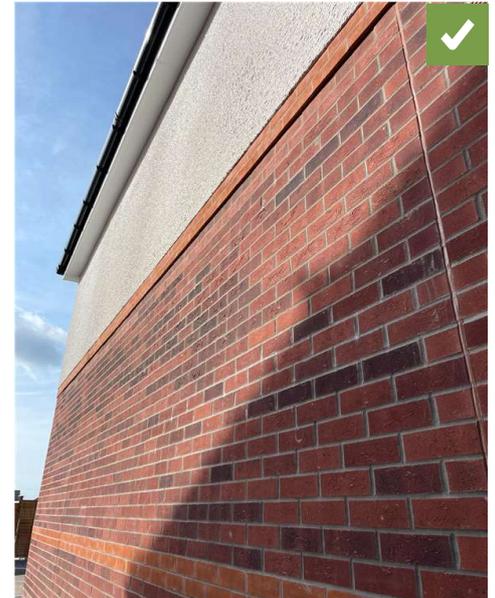
Photography:



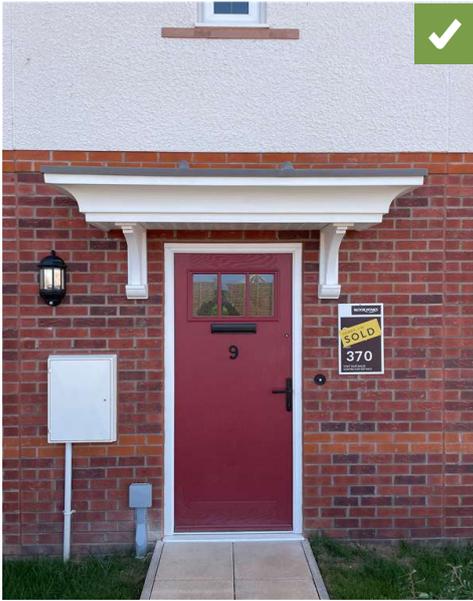
1) Plot No(s): 369-368, 367-366, 365 & 364



2) Plot No(s): 370



3) Plot No(s): 370



4) Plot No(s): 370



5) Plot No(s): 370



6) Plot No(s): 370



7) Plot No(s): 370



8) Plot No(s): 370

Root Causes:

- Good - Output from trades / Familiar with what's required
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.

8.2 Hard and soft landscaping

Rating

6

Comments:

Build Overview:

- Multiple plots were available with 7 viewed at this build stage, plots 364, 365, 366-367, 368-369 & 370.
- Component/product/material details: Part M / Paving slabs / Driveways / Turfed areas.
- Contractor details: Westpoint (Groundwork contractors).
- Contractor details: Eric Grabham (Landscaping contractor).
- Quality was outstanding and consistent across the plot seen.

Strengths:

- Landscaping was completed to a good standard.
- Good guidance was provided in the arrangement of the planting areas.
- Part M approach was installed in compliance with NHBC guidance and Approved Document M.
- Drainage slot of 10-18mm was provided to the door threshold.
- Paving slabs were installed to a good line and level.
- Fencing was neatly formed adjacent to the garage wall.
- Tarmac was installed to a consistent and level finish.
- Adequate drainage was provided to the driveway.
- The completed driveways had been protected from unauthorized use.
- Kerb edgings were installed around rainwater pipe entry into drains.
- The kerb edgings were neatly formed at points where there were changes in height.

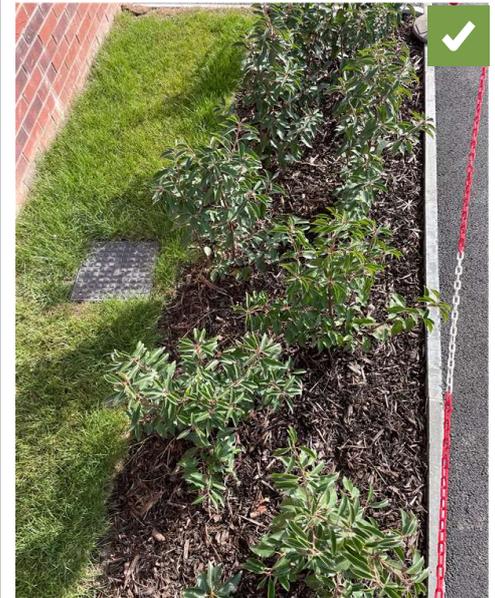
Photography:



1) Plot No(s): 369-368, 367-366, 365 & 364

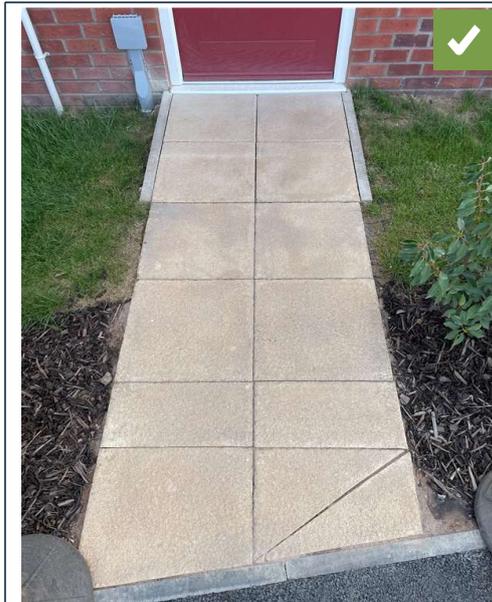


2) Plot No(s): 370



3) Plot No(s): 370

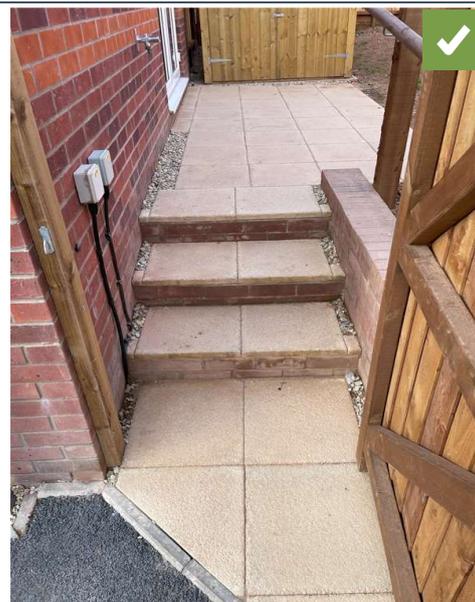
8.EXTERNAL WORKS



4) Plot No(s): 370



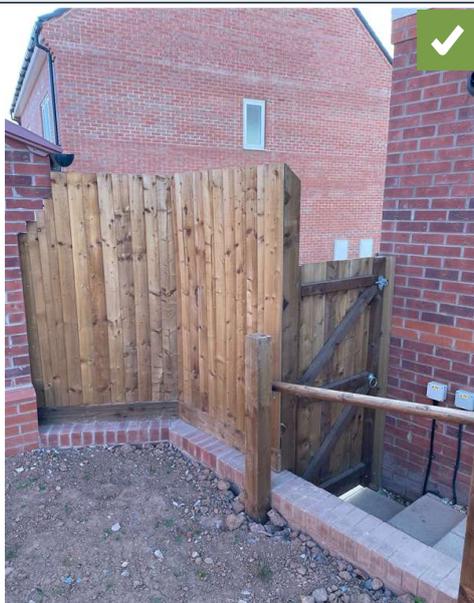
5) Plot No(s): 370



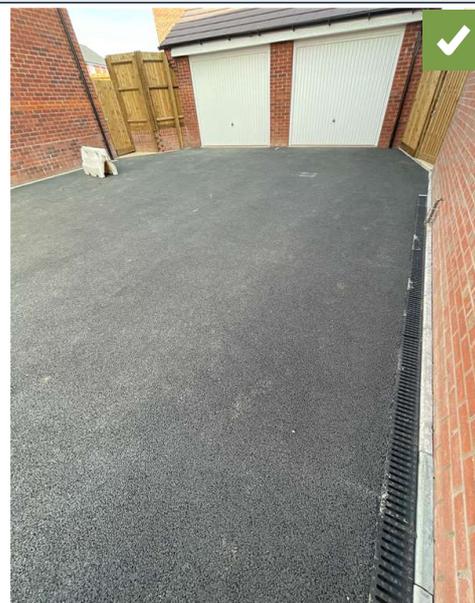
6) Plot No(s): 370



7) Plot No(s): 370



8) Plot No(s): 370



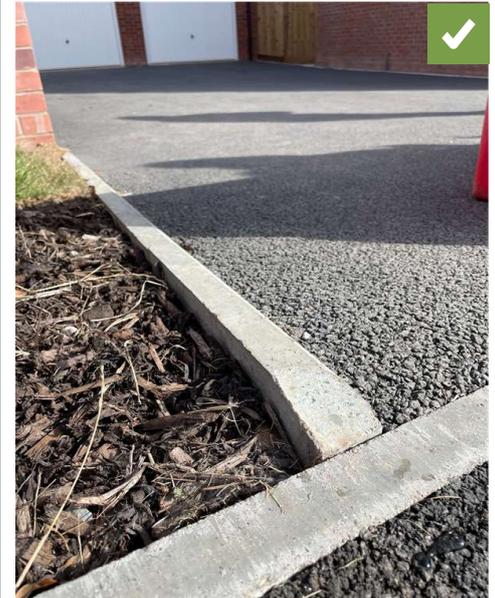
9) Plot No(s): 370



10) Plot No(s): 370



11) Plot No(s): 370



12) Plot No(s): 370

Root Causes:

- Good - Output from trades / Takes pride in work
- Good - Site Management / Competent Site Manager / Experienced

See root causation above.