



# SITE QUALITY REVIEW

**Garraby Mews, Victoria Way,  
Carlisle, CA2 5NP**

## SITE DETAILS

<b>Site Reference:</b>	PL-LABC-1959759
<b>Builder:</b>	Smith's Builders plc
<b>Developer:</b>	Rutland Homes Ltd
<b>Site Manager:</b>	John Smith

## AUTHOR DETAILS

<b>Auditor:</b>	Mr Antal Poor
<b>Date of Inspection:</b>	02/03/2023
<b>Auditor Email:</b>	antal.poor@mdwis.co.uk
<b>Contact:</b>	07855548362

## SITE SQR RESULTS

<b>CONSTRUCTION SCORE</b>	3.05 out of 5		Industry Standard
<b>WEIGHTED SCORE</b>	3.40 out of 5		Industry Standard

Scores are awarded in two parts:

- The 'Construction Score' relates to construction elements only
- The 'Weighted Score' relates to construction elements as well as the site management areas listed. This score is weighted in line with our Extranet.

### Percentage Ranges



## EXECUTIVE SUMMARY

The site audit was carried out on the 2nd March 2023. Attending was myself Antal Poor, IQC William Foot, Site Manager Jason Summerville, Contracts Manager Grant Richardson and the Assistant Site Manager.

On entry to site a well presented entrance has been created with an extensive advertising board.

The site cabins/compound can be clearly seen from the site entrance located within secure fencing with ample carparking.

Plenty of health and safety signage/site rules are on display dotted around the compound with the F10 notice both inside the office and within the rest room.

The site office was generally organised, with easily accessible construction information, a first aid station and defibrillator along with a small meeting room.

Secure storage cabins are located within the site compound and are generally organised and a separate silo area for ease of access for the forklift.

The site management team seemed very competent in their duties managing all aspects methodically and proactively.

Staffing is as follows:-

Direct labour : Contracts Manager, Site and Assistant site Manager, Forklift driver and labourer.

Contractors:-

Brick Baron - Labour only different gangs  
Ground Works - Utretch and Oxenford/RD Honeyman  
Plastering - Daily Drywall  
Decorators - R&R Kirkaldy  
Joinery - Labour only  
Plumbing - M&T Plumbing  
Electrical - Ryan Jewel Ltd  
Fencing - Grant Hodgkinson  
Roofers - Freize Roofing  
Tiling - Hank Roosting  
Landscaping - Eastwood  
Scaffold - JJ&J Scaffolding  
Mastic - Corsa Seal  
Timber Frame erectors - None traditional build.

Good practices:-

Generally the site management team is managing all aspects on site in a most proficient way.

Areas for improvement:-






The electrician is to fit rubber grommits to all metal socket backboxes.

Maintain clear cavities to party walls to prevent sound transference and adhere to the Robust detail requirement.

SAMPLE REPORT



## SCORING CRITERIA EXPLAINED

	<b>Very Poor</b>	Many significant non-compliances
	<b>Poor</b>	Minor non-compliances and/or some significant non-compliance
	<b>Industry Standard</b>	Meets standards and regulations
	<b>Good</b>	Good practice evidenced in some areas above industry standard
	<b>Very Good</b>	Excellent practice evidenced across multiple areas of site and construction stages

## INSPECTION SECTION AND AREAS







Below is a headline summary of each of the sections scored as part of this audit. The full details of the information gathered for each section, along with any supporting comments and photographs, can be found later on in this report.

**If no score is shown, this section was not inspected / available on the day.**








### FOUNDATIONS

GROUND PREPARATION	
EXCAVATION (LINE, LEVEL ETC)	
REINFORCEMENT / RING BEAM PLACEMENT	
CONCRETE PLACEMENT	

### SUBSTRUCTURE AND SUBFLOOR SERVICES

DPC, TANKING AND VENTILATION	
WALLS (INTERNAL AND EXTERNAL)	
DRAINAGE & INCOMING WATER SERVICE	
ELECTRIC SERVICES	
GAS SERVICES	
GROUND FLOOR, DPM'S AND BARRIERS	

### SUPERSTRUCTURE

EXTERNAL ENVELOPE	
LOAD BEARING WALLS, SEPARATING WALLS	
CAVITIES	
DPC'S AND INSULATION	
INTERMEDIATE FLOORS	
LINTELS, BEAMS AND OTHER STRUCTURAL ELEMENTS	
FIRESTOPPING	





## ROOFS

TRUSSES AND CUT ROOF	
VENTILATION AND INSULATION	
CHIMNEYS AND FLUES	
FIRE STOPPING	
UNDERFELT AND COVERING	
FLASHING AND GUTTERS	
FLAT ROOFS AND OUTLETS	

## 1ST FIX

WINDOWS AND DOORS	
FLOOR DECKING AND STAIRS	
NON LOAD BEARING WALLS	
ELECTRICS	
PLUMBING	
DRY LINING TO WALLS AND CEILINGS	
FIRE STOPPING (INCL. SERVICE PENETRATIONS)	


## 2ND FIX

ELECTRICS (INCLUSIVE OF EQUIPMENT)	
PLUMBING (INCLUSIVE OF EQUIPMENT)	
JOINERY	
TOLERANCES (DRY LINING TO WALLS & CEILINGS, INCL FIXINGS)	

## INTERNAL FINISHES

PLASTERING & DRY LINING	
PAINTWORK	
FLOOR FINISHES	
MASTIC	
TILING (FLOOR & WALL)	







## EXTERNAL WORKS

RETAINING WALLS	
FREE STANDING WALLS	
FOOTPATHS	
DRIVEWAYS	
HARD STANDINGS	
SOFT / HARD LANDSCAPING	
MASTICS	
DRAINAGE	
POSITION OF MANHOLES	
DOWNPIPES	

## WELFARE FACILITIES

TOILET BLOCK	
DRYING ROOM	
REST ROOM	
MEETING ROOMS	
OFFICE AND COMPOUND	



## SITE COMPLIANCE

ACCESS AND EGRESS	
SLIPS TRIPS AND FALLS	
SCAFFOLD INCLUDING APPROVAL LABELLING	
SEGREGATED AREAS OF WORK	
SEPARATING PLANT AND PEOPLE	
DAILY HAZARD BOARD	
ADHERENCE TO PPE RULES	

## MATERIALS AND STORAGE

CORRECT USE OF MATERIALS	
IDENTIFICATION OF MATERIALS	
STORAGE OF MATERIALS	
PROTECTION OF GOODS AND MATERIALS	
WASTE SERVICES INCL. SEGREGATION & RECYCLING	

## SITE COOPERATION

ACCESS TO DRAWINGS AND DOCUMENTS	
GENERAL SITE AND SITE MANAGER CO-OPERATION	

SAMPLE REPORT

## FOUNDATIONS

### CONCRETE PLACEMENT



### OVERVIEW

General overview

### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
The strip foundations have been excavated and concreted prior to my inspection. The concrete was generally laid to straight lines and level <b>Images: 1, 2, 3, 4</b>	Industry Standard	Plot 243



1) Plot 243 -



2) Plot 243 -



3) Plot 243 -



4) Plot 243 -

SAMPLE REPORT



## SUBSTRUCTURE AND SUBFLOOR SERVICES

### GROUND FLOOR, DPM'S AND BARRIERS



#### OVERVIEW

General overview

#### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
The garage floor has been concreted with a slight fall to the outside of the property <b>Images: 1</b>	Good Standard	Plot 236
The concrete screed has been freshly poured in a neat and tidy manner <b>Images: 2, 3</b>	Industry Standard	Plot 235
Insulated upstands are visible to the underside of the DPM to prevent cold bridging and the frogs have all been concreted <b>Images: 4, 5</b>	Industry Standard	Plot 236



1) Plot 236 -

2) Plot 235 -

3) Plot 235 -



4) Plot 236 -

5) Plot 236 -

SAMPLE REPORT

## SUPERSTRUCTURE

### EXTERNAL ENVELOPE

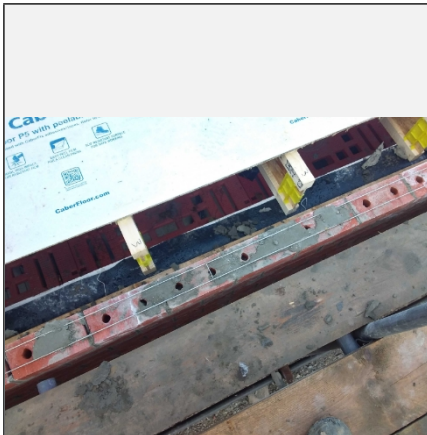


### OVERVIEW

General overview

### MERITS

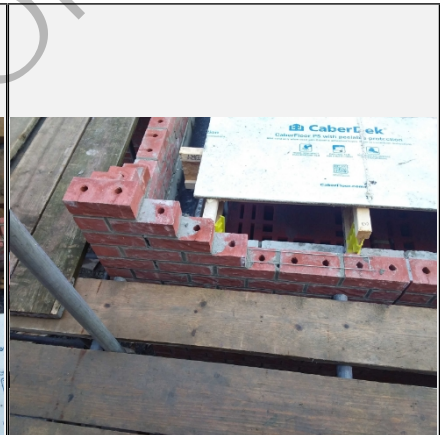
DESCRIPTION	SEVERITY	PLOTS AFFECTED
Reinforcement is being installed to the brickwork as per design <b>Images: 1, 2, 3, 4</b>	Industry Standard	Plot 258 - Plot 259
The external leaf walling has been constructed using Persimmon Gen3 concrete bricks. The perpendicular and longitudinal joints are generally uniform and have good alignment and shape corners <b>Images: 5, 6, 7</b>	Industry Standard	Plot 258



1) Plot 259 -



2) Plot 259 -



3) Plot 259 -



4) Plot 258 -



5) Plot 258 -



6) Plot 258 -



7) Plot 258 -

SAMPLE REPORT

## SUPERSTRUCTURE

### CAVITIES

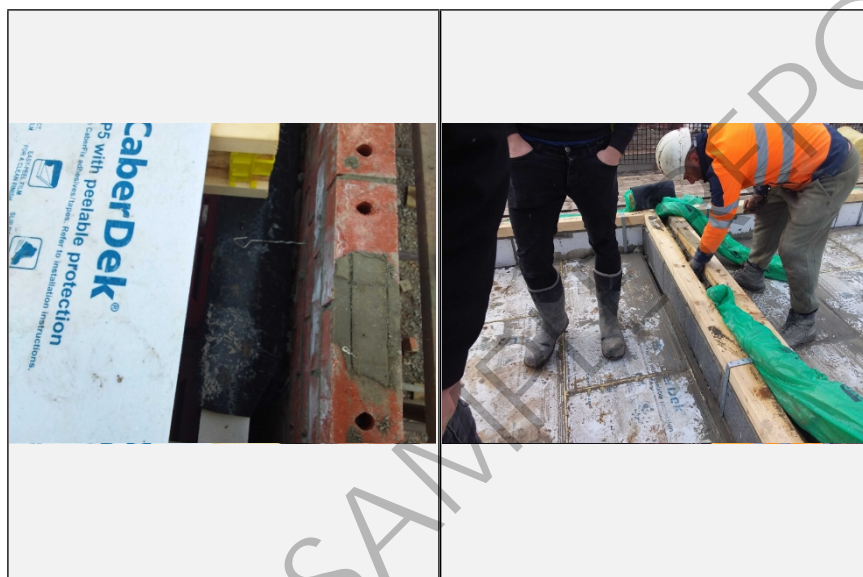


### OVERVIEW

General overview

### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Cavity trays have been installed correctly, turned up at the ends with weepholes in place <b>Images: 1</b>	Industry Standard	Plot 259
Under the instruction of the Site Manager the bricklaying contractor returned to the plot to clean the party wall cavity <b>Images: 2</b>	Industry Standard	Plot 256



1) Plot 259 -

2) Plot 256 -



## DEMERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
<p>Cavity to party wall had mortar present upon the accoustic insulation. The site manager instructed the brickwork contractor to clean immediately</p> <p><b>Images: 1</b></p>	Poor - Risk of Claim	Plot 256



1) Plot 256 -

SAMPLE REPORT

## SUPERSTRUCTURE

### INTERMEDIATE FLOORS



#### OVERVIEW

General overview

#### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Caberdek floorboards have been installed with all joints and mechanically fixing points glued using Caberfix D4 glue <b>Images: 1, 2</b>	Industry Standard	Plot 259



1) Plot 259 -

2) Plot 259 -



## SUPERSTRUCTURE

### LINTELS, BEAMS AND OTHER STRUCTURAL ELEMENTS

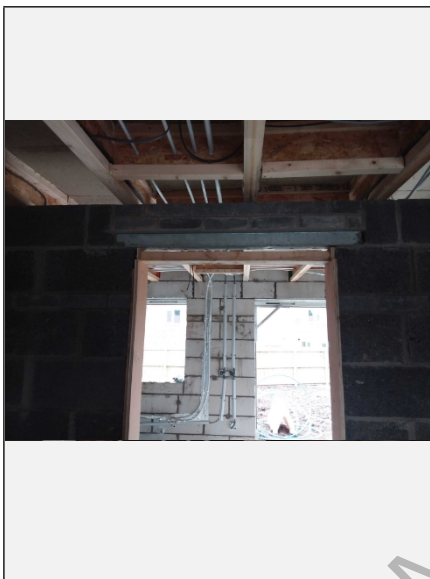


#### OVERVIEW

General overview

#### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Internal lintels have been installed upon full blocks with 150mm bearing <b>Images: 1</b>	Industry Standard	Plot 261



1) Plot 261 -

## SUPERSTRUCTURE

### FIRESTOPPING

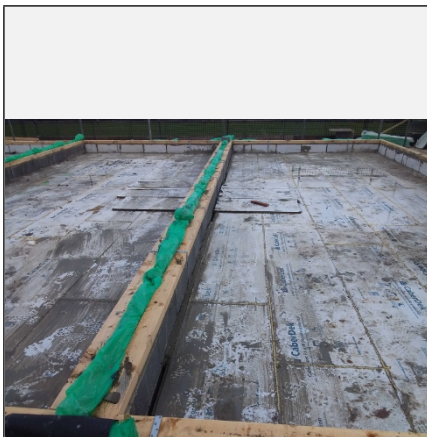


### OVERVIEW

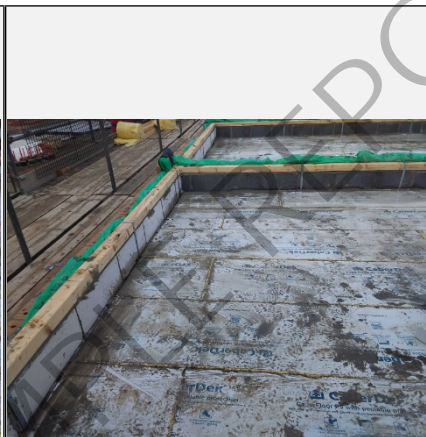
General overview

### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Fire stopping is in place closing all cavities awaiting the spandrel installation <b>Images: 1, 2, 3</b>	Industry Standard	Plot 256
The partywalls have been filled using accoustic insulation with 300mm fire socks in place to the party wall junctions <b>Images: 4, 5</b>	Industry Standard	Plot 259



1) Plot 256 -



2) Plot 256 -



3) Plot 256 -



4) Plot 259 -

5) Plot 259 -

SAMPLE REPORT

## ROOFS

### VENTILATION AND INSULATION

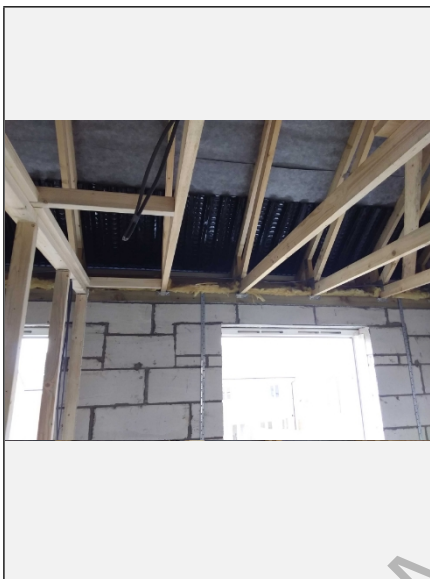


#### OVERVIEW

General overview

#### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Eaves ventilation has been installed to the roof space <b>Images: 1</b>	Industry Standard	Plot 261



1) Plot 261 -

## 1ST FIX

### WINDOWS AND DOORS



### OVERVIEW

General overview

### MERITS

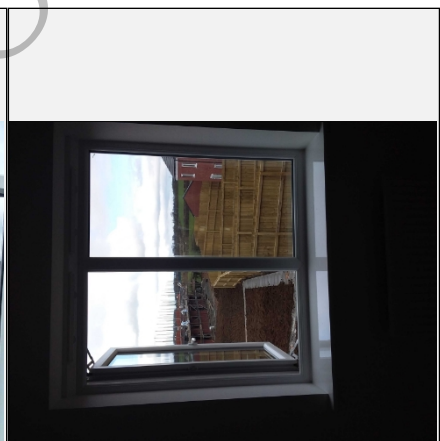
DESCRIPTION	SEVERITY	PLOTS AFFECTED
The UPVC window formers have been installed with ties to securely connect to the brickwork with added insulation to the reveals to prevent any chance of cold bridging. <b>Images: 1, 2</b>	Industry Standard	Plot 258
Means of escape windows have been installed to every first floor habitable rooms, within this 2 storey detached plot <b>Images: 3</b>	Industry Standard	Plot 265



1) Plot 258 -



2) Plot 258 -



3) Plot 265 -

## 1ST FIX

### FLOOR DECKING AND STAIRS



#### OVERVIEW

General overview

#### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Propping to the underside of the manufactured timber staircase has been installed upon DPC <b>Images: 1</b>	Industry Standard	Plot 261
The manufactured timber staircase has been affixed to the wall at approx 30mm c/c through a timber bearer <b>Images: 2</b>	Industry Standard	Plot 261



1) Plot 261 -

2) Plot 261 -

## 1ST FIX

### NON LOAD BEARING WALLS

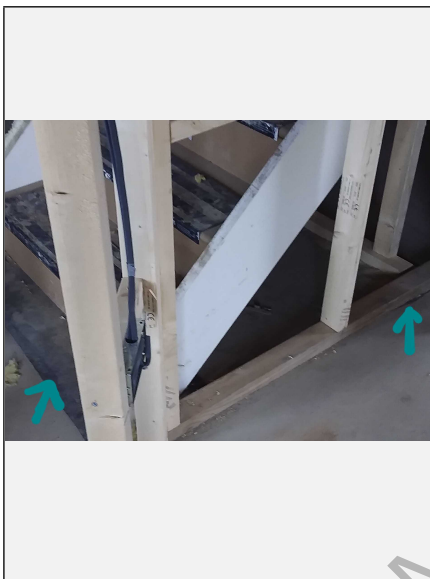


### OVERVIEW

General overview

### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
All timber studwork to the ground floor has been installed upon DPC <b>Images: 1</b>	Industry Standard	Plot 261



1) Plot 261 -



## 1ST FIX

### ELECTRICS

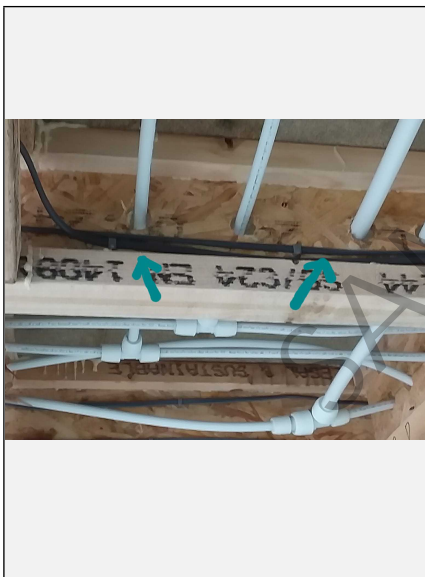


### OVERVIEW

General overview

### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Wiring has been neatly clipped to the engineered I-joists and the drill holes for wiring to pass through have been carried out to the manufacturer's requirements <b>Images: 1, 2</b>	Industry Standard	Plot 261
Wiring has been installed 50mm above the underside of the trusses to prevent any chance of damage when plasterboarding <b>Images: 3</b>	Industry Standard	Plot 261
Wiring is running within the correct zones as stated within Approved Document P and have metal protective trunking where they run down solid walls <b>Images: 4</b>	Industry Standard	Plot 261
Grommets are in place to the majority of metal socket backboxes <b>Images: 5, 6</b>	Industry Standard	Plot 261



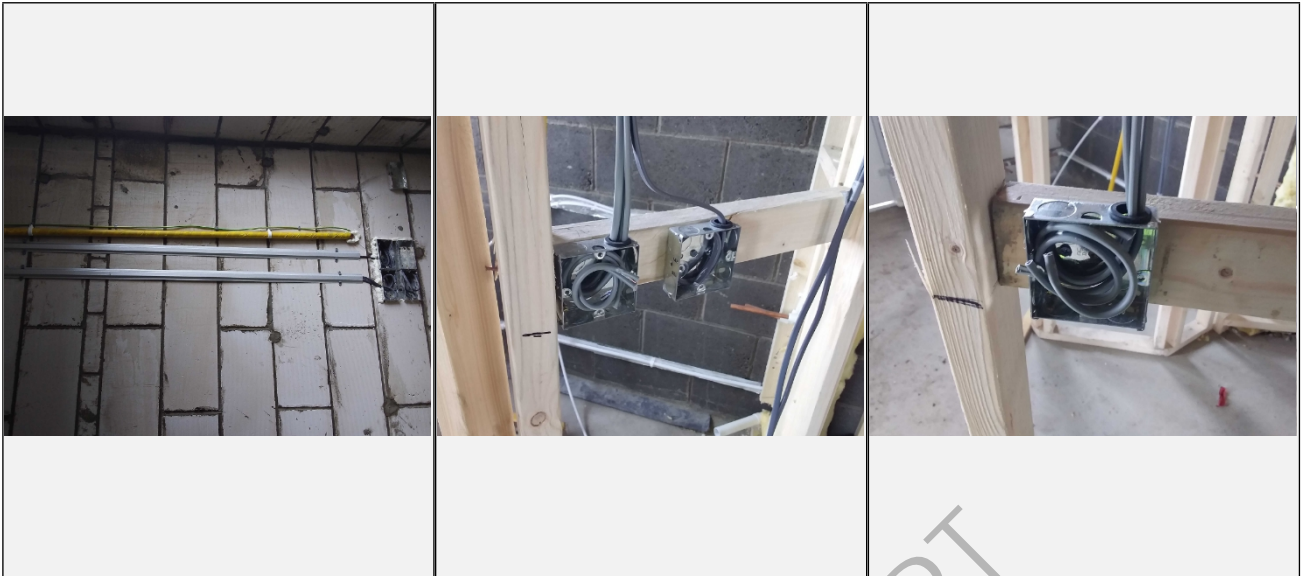
1) Plot 261 -



2) Plot 261 -



3) Plot 261 -



4) Plot 261 -

5) Plot 261 -

6) Plot 261 -

## DEMERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Missing grommits to a small number of the metal socket backboxes where wiring transfers through <b>Images: 1, 2</b>	Major Non Compliance	Plot 265



1) Plot 265 -

2) Plot 265 -

## 1ST FIX

### PLUMBING



### OVERVIEW

General overview

### MERITS

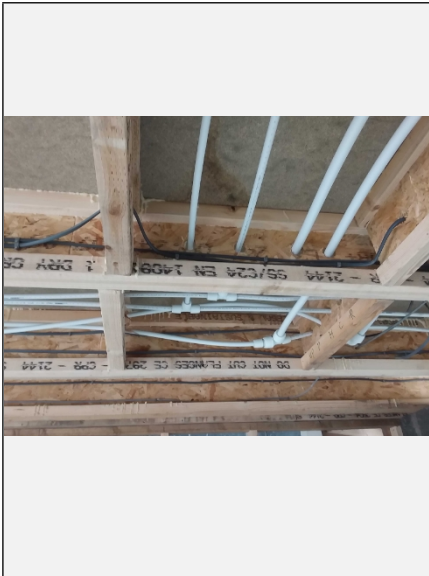
DESCRIPTION	SEVERITY	PLOTS AFFECTED
Pipe runs located upon solid walls have been installed upon foil backing tape for detection purposes <b>Images: 1</b>	Industry Standard	Plot 261
The internal soil stack has been wrapped fully around using insulation for accoustic purposes. To improve please consider using tie wraps or similar to secure in place <b>Images: 2</b>	Industry Standard	Plot 261
The drill holes for pipework to pass through have been carried out to the manufacturer's requirements. Off cuts of joists have been used as noggins to support the pipework between joists <b>Images: 3, 4</b>	Industry Standard	Plot 261



1) Plot 261 -

2) Plot 261 -

3) Plot 261 -



4) Plot 261 -

SAMPLE REPORT

## 2ND FIX

### ELECTRICS (INCLUSIVE OF EQUIPMENT)

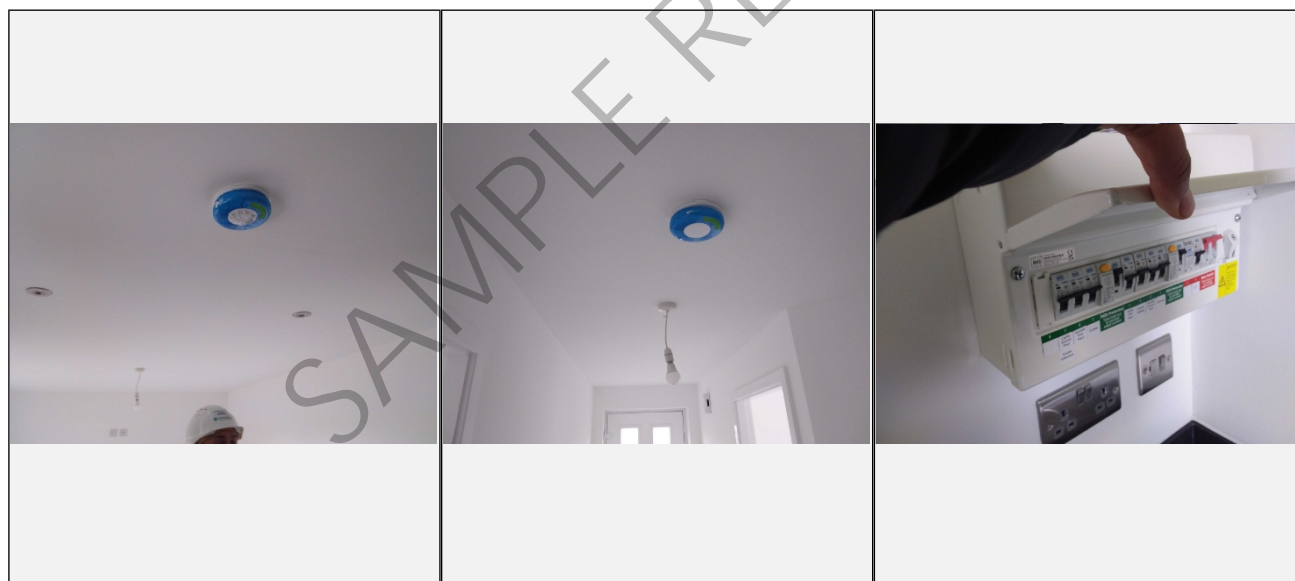


#### OVERVIEW

General overview

#### MERITS

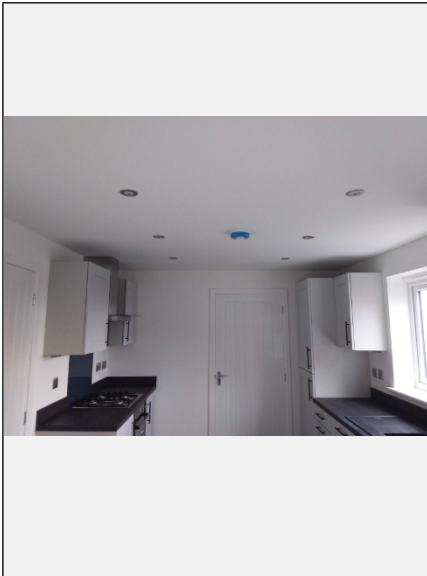
DESCRIPTION	SEVERITY	PLOTS AFFECTED
Mains wired interlinked smoke detection has been positioned correctly within each room and landing areas along with a heat detector to the kitchen, above and beyond the current regulations <b>Images: 1, 2</b>	Good Standard	Plot 265
The consumer unit was fully labelled and marked up with no blank plates missing and set to the correct height as stated within Approved Document P <b>Images: 3</b>	Industry Standard	Plot 265
Good alignment of spotlights to the kitchen ceiling <b>Images: 4</b>	Industry Standard	Plot 265
Good alignment of adjacent sockets for aesthetical purposes <b>Images: 5, 6, 7</b>	Industry Standard	Plot 265



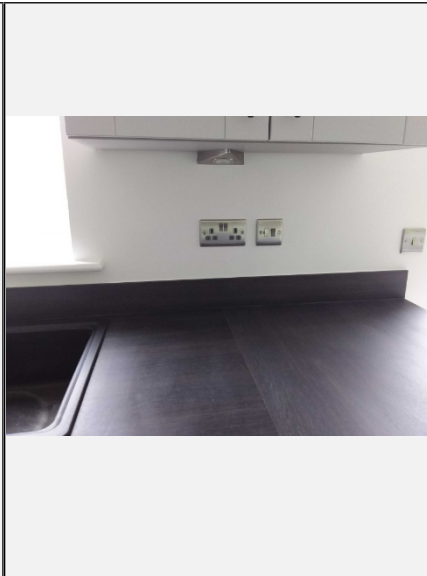
1) Plot 265 -

2) Plot 265 -

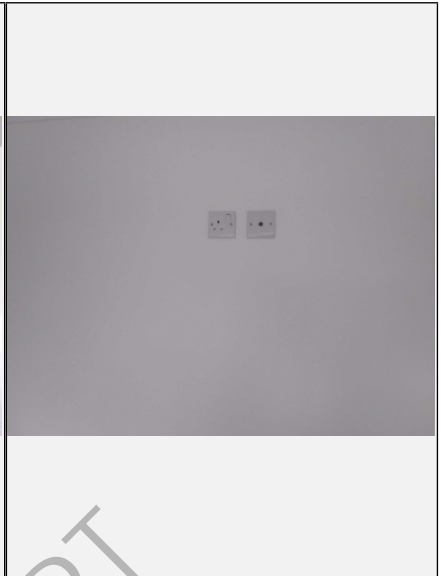
3) Plot 265 -



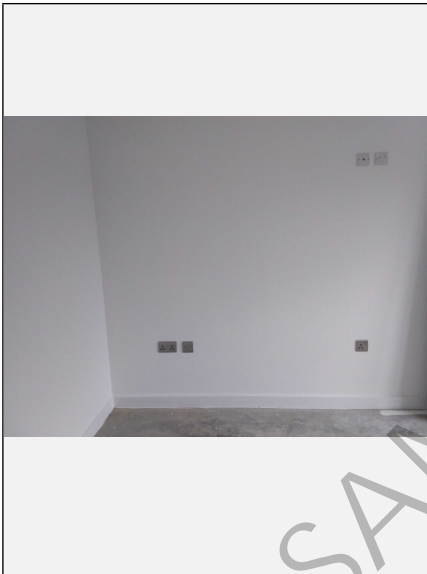
4) Plot 265 -



5) Plot 265 -



6) Plot 265 -



7) Plot 265 -



## 2ND FIX

### PLUMBING (INCLUSIVE OF EQUIPMENT)



#### OVERVIEW

General overview

#### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Radiators have generally been installed plumb and level and centred beneath the windows where possible <b>Images: 1, 2</b>	Industry Standard	Plot 265
WC pans and cisterns have been secured in place using the correct fixings and washers. The pipework behind the washbasins have been neatly concealed behind the pedestals <b>Images: 3, 4, 5</b>	Industry Standard	Plot 265
The pipework under the kitchen sink was neatly installed and the stop-cock was accessible <b>Images: 6</b>	Industry Standard	Plot 265

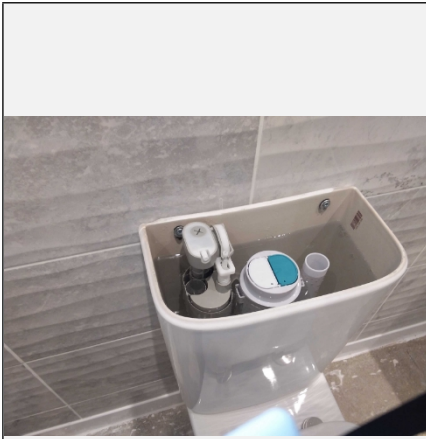


1) Plot 265 -

2) Plot 265 -

3) Plot 265 -





4) Plot 265 -



5) Plot 265 -



6) Plot 265 -

SAMPLE REPORT

## 2ND FIX

### JOINERY

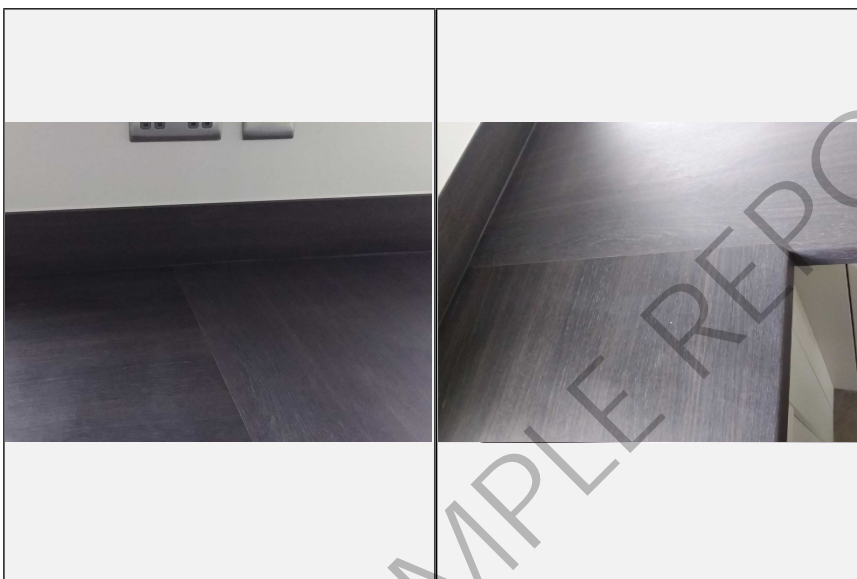


### OVERVIEW

General overview

### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Worktops and splashbacks were fitted level with tight and smooth joints <b>Images: 1, 2</b>	Industry Standard	Plot 265



1) Plot 265 -

2) Plot 265 -

## INTERNAL FINISHES

### PAINTWORK



### OVERVIEW

General overview

### MERITS

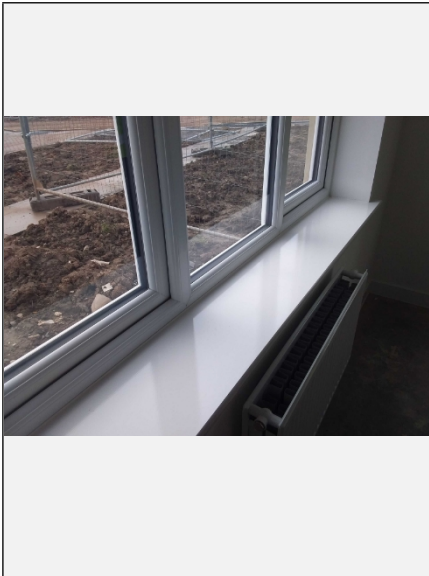
DESCRIPTION	SEVERITY	PLOTS AFFECTED
The emulsion to the walls was to a smooth and consistent finish with good lines to corners at all areas viewed <b>Images: 1, 2</b>	Industry Standard	Plot 265
The gloss work was generally smooth and even <b>Images: 3, 4</b>	Industry Standard	Plot 265



1) Plot 265 -

2) Plot 265 -

3) Plot 265 -



4) Plot 265 -

SAMPLE REPORT

## INTERNAL FINISHES

### TILING (FLOOR & WALL)

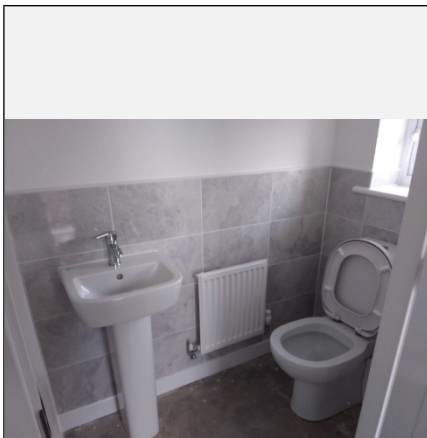


#### OVERVIEW

General overview

#### MERITS

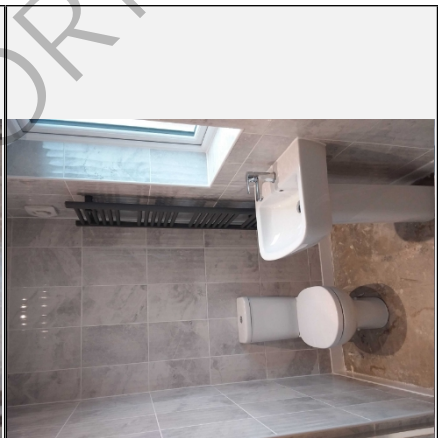
DESCRIPTION	SEVERITY	PLOTS AFFECTED
The ceramic wall tiling was set out for even cuts and smooth and free of lipping. The edge trims were neatly cut and formed at all corners and edges and smoothly grouted. <b>Images: 1, 2, 3</b>	Industry Standard	Plot 265



1) Plot 265 -



2) Plot 265 -



3) Plot 265 -

## EXTERNAL WORKS

### FREE STANDING WALLS



### OVERVIEW

General overview

### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
The perimeter fencing was fitted to line and level <b>Images: 1</b>	Industry Standard	Plot 261



1) Plot 261 -

## EXTERNAL WORKS

### FOOTPATHS



### OVERVIEW

General overview

### MERITS

DESCRIPTION	SEVERITY	PLOTS AFFECTED
Access paths have been freshly laid to straight lines and were in the main flat with no trip hazards. Preventative measures have been taken to prevent footfall <b>Images: 1, 2, 3</b>	Industry Standard	Plot 260, Plot 263
Level access has been provided to the principle entrance with a 10mm gap <b>Images: 4</b>	Industry Standard	Plot 265



1) Plot 263 -

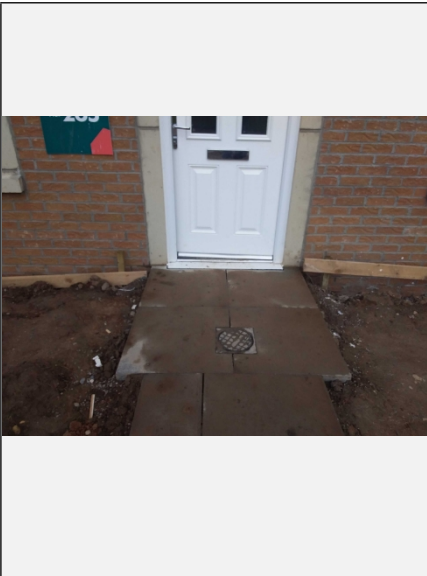


2) Plot 260 -



3) Plot 260 -





4) Plot 265 -

SAMPLE REPORT

## EXTERNAL WORKS

### DOWNPIPES



### OVERVIEW

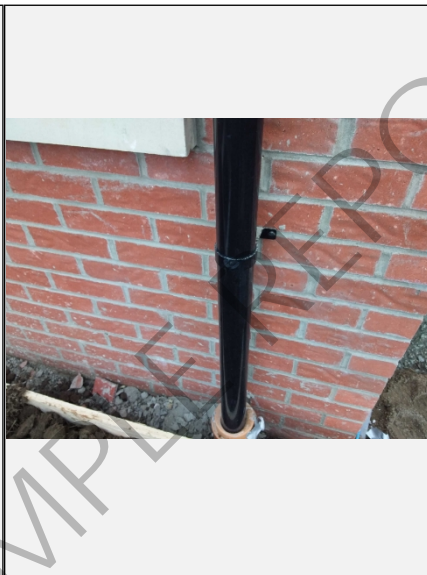
General overview

### MERITS

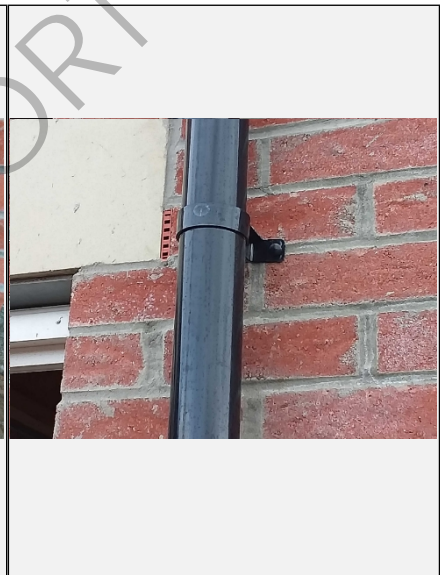
DESCRIPTION	SEVERITY	PLOTS AFFECTED
The rainwater pipes were fitted with the correct number of brackets, plumb and have screw caps <b>Images: 1, 2, 3</b>	Industry Standard	Plot 261



1) Plot 261 -



2) Plot 261 -



3) Plot 261 -

WELFARE FACILITIES

TOILET BLOCK	
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OVERVIEW

General overview

MERITS

DESCRIPTION
A toilet block has been provided with a seperate lockable female facility <b>Images: 1, 2</b>



1)

2)

## WELFARE FACILITIES

### DRYING ROOM



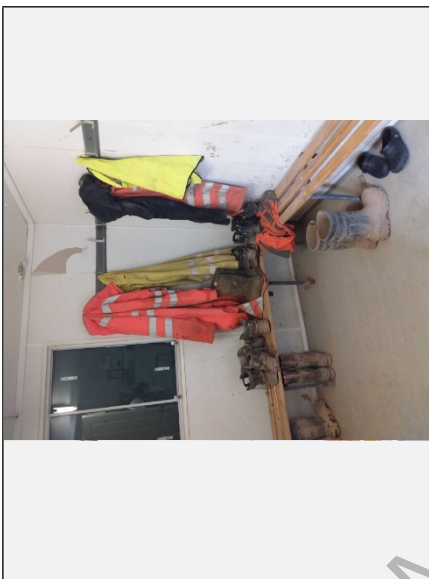
#### OVERVIEW

General overview

#### MERITS

##### DESCRIPTION

A drying room has been provided and was generally organised with sufficient heating and adequate lighting  
**Images: 1**



1)

SAMPLE REPORT

## WELFARE FACILITIES

### REST ROOM



#### OVERVIEW

General overview

#### MERITS

##### DESCRIPTION

The rest room has the means to make a warm drink and heat food Long with a small refrigerator. A notice board displaying health and safety notifications and F10 notice is clearly visible within.

**Images: 1, 2**



1)

2)

## WELFARE FACILITIES

### OFFICE AND COMPOUND



#### OVERVIEW

General overview

#### MERITS

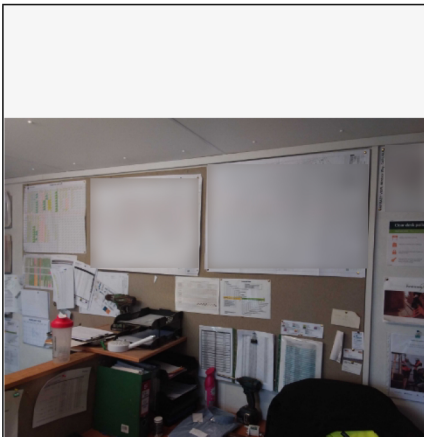
##### DESCRIPTION

The site office is generally organised with all information relating to site easily accessible. The first aid station is located within along with a defibrillator

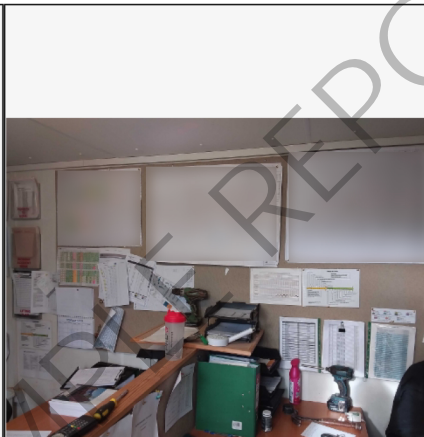
**Images: 1, 2, 3**

The site compound is generally organised

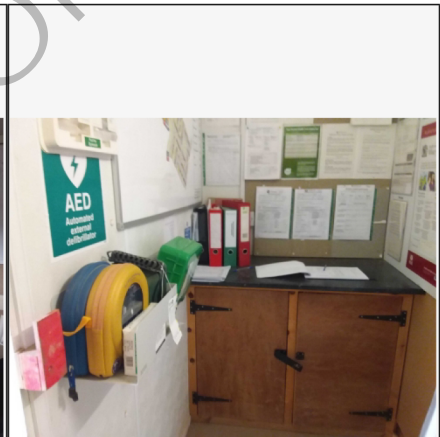
**Images: 4**



1)



2)



3)



4)

SAMPLE REPORT



## SITE COMPLIANCE

### ACCESS AND EGRESS



### OVERVIEW

General overview

### MERITS

#### DESCRIPTION

Footpaths have been provided for pedestrian access around the site

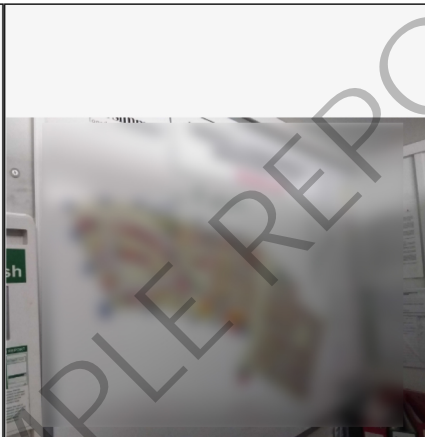
**Images: 1**

A traffic management plan is in place and being adhered to

**Images: 2**



1)



2)

SITE COMPLIANCE

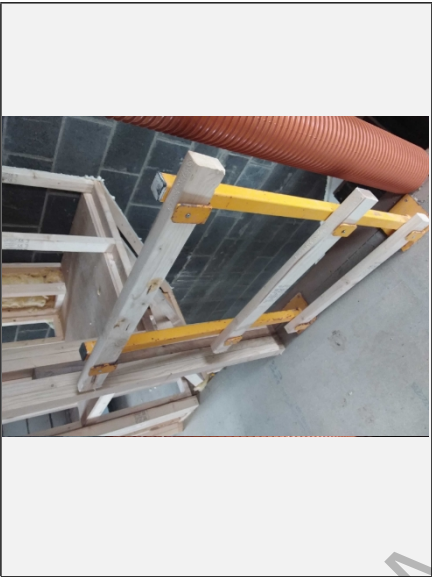
SLIPS TRIPS AND FALLS	
-----------------------	---

OVERVIEW

General overview

MERITS

DESCRIPTION
Temporary guarding in place to prevent from falling <b>Images: 1</b>



1)

## SITE COMPLIANCE

### SCAFFOLD INCLUDING APPROVAL LABELLING



#### OVERVIEW

General overview

#### MERITS

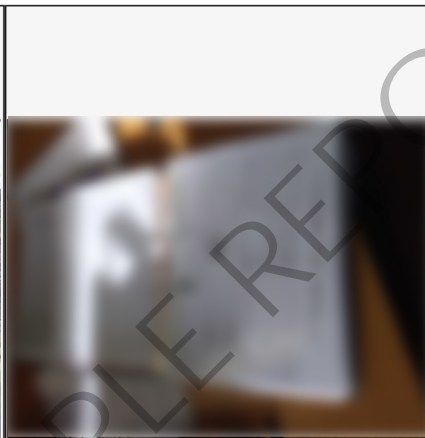
##### DESCRIPTION

Scaffold check sheets have been completed. All ladders have been securely affixed to the scaffold and extend above the platforms 5 rungs/1m, kick boards, netting and loading bays with cages have been installed

**Images: 1, 2, 3**



1)



2)



3)

## SITE COMPLIANCE

### DAILY HAZARD BOARD



#### OVERVIEW

General overview

#### MERITS

##### DESCRIPTION

A daily hazard board is visible upon entry to the site compound and has been updated stating the risk areas

**Images: 1**



1)

## MATERIALS AND STORAGE

### STORAGE OF MATERIALS



#### OVERVIEW

General overview

#### MERITS

##### DESCRIPTION

A separate area next to the site compound has been provided for ease of access to the silos

**Images: 1**



1)

## MATERIALS AND STORAGE

### PROTECTION OF GOODS AND MATERIALS



#### OVERVIEW

General overview

#### MERITS

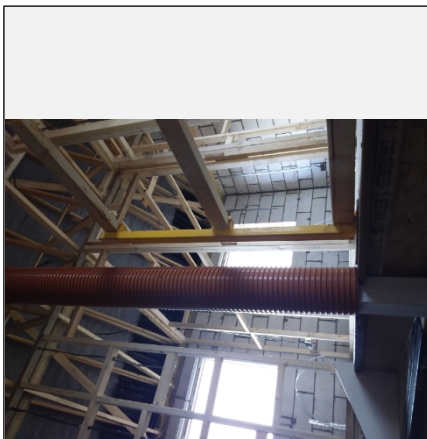
##### DESCRIPTION

Good protection of staircase treads and newel post

**Images: 1, 2**

Shower tray has been protected from following trades

**Images: 3**



1)



2)



3)

## SITE COOPERATION

### ACCESS TO DRAWINGS AND DOCUMENTS



### OVERVIEW

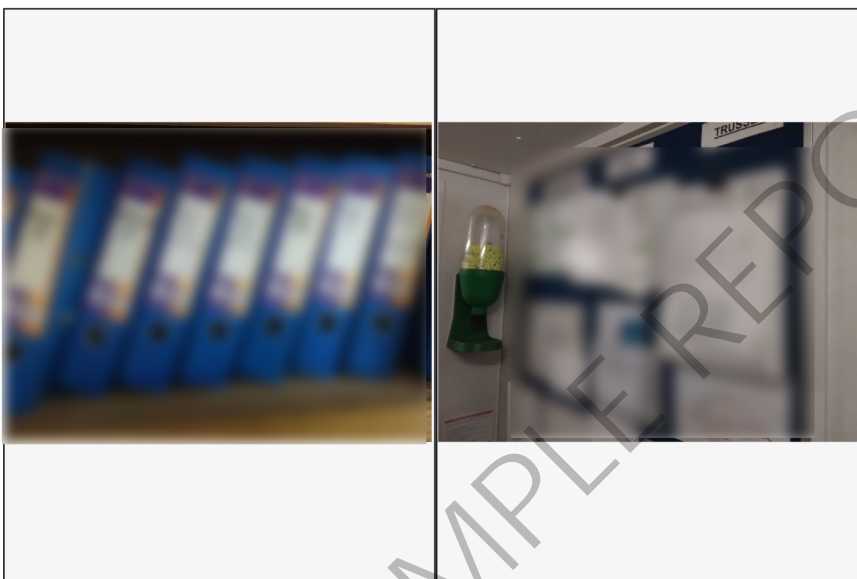
General overview

### MERITS

#### DESCRIPTION

Drawings and designs are readily available within the site office along with laminated copies

**Images: 1, 2**



1)

2)



## SITE COOPERATION

### GENERAL SITE AND SITE MANAGER CO-OPERATION



#### OVERVIEW

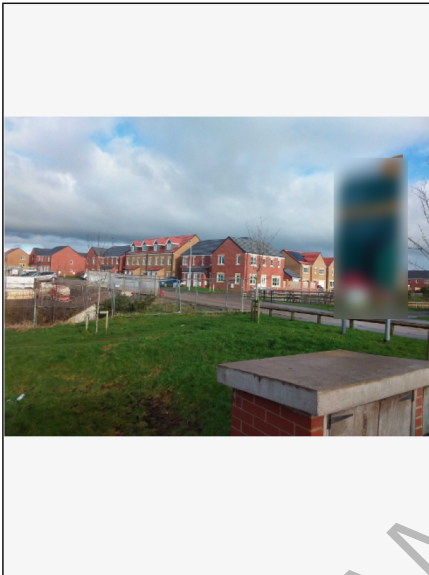
General overview

#### MERITS

##### DESCRIPTION

The Site Manager was very cooperative answering all questions posed and discussed the construction phase plan

**Images: 1**



1)

SAMPLE REPORT