

SITE SURVEY REPORT

Pre-Drywall Inspection

Prepared for	Mr and Mrs D. Farrant
Date	22 Oct 2026
Site	Rear extension, 9 Orchard Close, Harrogate
Prepared by	J. Whitlock

FORM

Pre-Drywall Inspection

1. Inspection details

Project	Rear extension, 9 Orchard Close, Harrogate: pre-plaster inspection (completed example)
Site address	9 Orchard Close, Harrogate HG2
Client or owner	Mr and Mrs D. Farrant
Location (GPS)	53.9824, -1.5297
Plot, unit or building	Single-storey rear extension
Inspection date	22 Oct 2026
Inspected by	J. Whitlock
Inspecting as	Contractor quality check
Contractor doing the work	Nidd Valley Builders Ltd
Building control regime	England: Building Regulations 2010
Permit or building control reference	Building control ref 26/0911/BN
Type of inspection	Before the building control inspection
Drawings and revisions inspected against	Extension plans 1450-03 rev B, wall build-up detail 1450-10

This is a site inspection record for the stage before drywall or plaster goes on. It is not building control approval, an engineer's sign-off or a test certificate. Sizes, spacings, fixings and test values come from the drawings, the specification and the code your building department enforces.

2. Before boarding

Rough-in inspections passed?	Yes
Frame inspection passed?	Yes
Does building control need to see the insulation before it is covered?	Yes

England. Building control can require you to tell them when set stages are reached and can set a period during which the work must not be covered up (Building Regulations 2010, regulation 16(3)). Check the stages in your notice before covering anything.

3. Room by room

Rooms 1: Kitchen, rear wall

Room or area	Kitchen, rear wall
Board to be fitted	Standard board
Insulation fitted to the specified type and thickness, no gaps, voids or compression	Action needed
What needs doing, or why not checked	Gap of about 20 mm between the insulation board and the stud at the window side. Cut a strip to fill it and tape over.
Vapour control or airtightness layer continuous, laps taped, penetrations sealed	Acceptable
Fire stopping and cavity barriers in place where required	Not applicable
Backing, noggins or blocking for fixtures (cabinets, rails, TVs, grab bars)	Acceptable
Services protected where boards will be fixed (plates, sleeves)	Acceptable
Boxes and outlets set to finish line	Acceptable
Studs and joists straight and true for boarding	Acceptable
No signs of leaks, damp or mould	Acceptable
Acoustic insulation or resilient bars where specified	Not applicable
Insulation thickness measured (mm)	100
Specified thickness (mm)	100

Photos of every wall and ceiling before boarding



Rooms 2: Kitchen, side wall

Room or area	Kitchen, side wall
Board to be fitted	Standard board
Insulation fitted to the specified type and thickness, no gaps, voids or compression	Acceptable
Vapour control or airtightness layer continuous, laps taped, penetrations sealed	Acceptable
Fire stopping and cavity barriers in place where required	Not applicable
Backing, noggins or blocking for fixtures (cabinets, rails, TVs, grab bars)	Action needed
What needs doing, or why not checked	No noggins for the wall cupboards shown on the kitchen layout. Add them at 1450 mm before boarding.
Services protected where boards will be fixed (plates, sleeves)	Acceptable
Boxes and outlets set to finish line	Acceptable
Studs and joists straight and true for boarding	Acceptable
No signs of leaks, damp or mould	Acceptable
Acoustic insulation or resilient bars where specified	Not applicable
Insulation thickness measured (mm)	100
Specified thickness (mm)	100

Photos of every wall and ceiling before boarding



Rooms 3: Utility

Room or area	Utility
Board to be fitted	Moisture-resistant board
Insulation fitted to the specified type and thickness, no gaps, voids or compression	Acceptable
Vapour control or airtightness layer continuous, laps taped, penetrations sealed	Acceptable
Fire stopping and cavity barriers in place where required	Not applicable
Backing, noggins or blocking for fixtures (cabinets, rails, TVs, grab bars)	Acceptable
Services protected where boards will be fixed (plates, sleeves)	Acceptable
Boxes and outlets set to finish line	Acceptable
Studs and joists straight and true for boarding	Acceptable
No signs of leaks, damp or mould	Acceptable
Acoustic insulation or resilient bars where specified	Not applicable
Insulation thickness measured (mm)	100
Specified thickness (mm)	100
Items needing action	2

Not checked	0
Rooms with something to fix	2

4. Result, actions and sign-off

Items needing action	2
Result	Action needed before boarding

Do not cover up or move on to the next stage until the actions marked "Urgent" or "Before cover-up" are done and re-inspected.

Actions 1: Fill the insulation gap at the kitchen window and tape the joint.

Action	Fill the insulation gap at the kitchen window and tape the joint.
Priority	Before cover-up
Who will do it	Nidd Valley Builders
Due by	23 Oct 2026
Status	Open

Actions 2: Fit noggins for the wall cupboards on the kitchen side wall.

Action	Fit noggins for the wall cupboards on the kitchen side wall.
Priority	Before cover-up
Who will do it	Nidd Valley Builders
Due by	23 Oct 2026
Status	Open
Actions still open	2
Decision	Proceed once the listed actions are done
Building control or code inspection booked?	Yes
Date booked for	24 Oct 2026
Summary for the client	Insulation is the specified 100 mm throughout. Two items before boarding: a gap at the kitchen window and missing noggins for the wall cupboards. Building control to see the insulation on Friday.
Inspector name	J. Whitlock

Inspector signature

J. Whitlock

Contractor representative

G. Farrow

Contractor signature

G. Farrow

Signing records what was seen on the day. It does not certify compliance or replace the building control inspection.