

An aerial photograph of a residential development. In the foreground, a house with a red-tiled roof and a light-colored facade is prominent. It has a small dormer window and a double garage. To its left is another house with a similar red-tiled roof. In the background, several other houses with grey roofs are visible, along with a green field and a road.

Developer, Development, House Type, Plot Number

POSTAL ADDRESS

Saturday, 01 April 2023

Client Name

102 Identified

Ground Floor Plan



18:24 16/10/2023

First Floor Plan



18:24 16/10/2023



Aerial

Location: Roof

Boiler Serial number: 2124100100351712 131010151010351712
 Commissioned by (printed name): Robert Kelly
 Commissioning number: 522 8065
 Company name: Andrew Jones P & H Ltd
 Telephone number: 07770 858 299
 Company address: 207 Church Street, Tranmere, CH46 3JF
 Commissioning date: 16/10/23

Heating and hot water system complies with the appropriate Building Regulations?
 Optional Building Regulations notification number (if applicable):
 Time, temperature control and boiler interlocks provided for central heating and hot water: Yes

Boiler Plus requirements (tick the appropriate box(es))
 Boiler Plus option chosen for combination boiler in (ENGLAND)
 Weather compensation: ☒ Local compensation: ☒ Smart thermostat with automation and optimisation: ☒ Flue Gas Heat Recovery: ☒ Combination boiler: ☒

Time and temperature control to hot water: Cylinder thermostat and programmer/therm: ☒ Combination boiler: ☒

Zone valves: pre-existing: ☒ Filled: ☒ Not required: ☒
 Thermostatic radiator valves: pre-existing: ☒ Filled: ☒ Not required: ☒
 Automatic bypass to system: pre-existing: ☒ Filled: ☒ Not required: ☒
 Circulation 'bypass': pre-existing: ☒ Filled: ☒ Not required: ☒

Water safety:
 The system has been flushed, cleaned and a suitable inhibitor applied upon final fill in accordance with BS7593 and boiler manufacturers' instructions: Yes
 What system cleaner was used? Brand: FILL Product: MC1
 What inhibitor was used? Brand: FILL Product: MC1
 Primary water system filter: pre-existing: ☒ Filled: ☒ Not required: ☒

CENTRAL HEATING MODE measure and record (as appropriate)
 Gas rate (for combination boilers complete CHW mode gas rate): 24.9 m³/hr or 86 Btu/hr
 Central heating output at set heating output? Yes ☒ No ☒
 If no, what is the maximum central heating output selected? kW
 Dynamic gas inlet pressure: 27.5 mbar
 Central heating flow temperature: 60 °C
 Central heating return temperature: 40 °C
 System correctly balanced/retuned? Yes ☒

COMBINATION BOILERS ONLY
 Is the installation in a hard water area (above 200ppm)? pre-existing: ☒ Yes ☒ No ☒
 Water scale reduction/softener has been fitted? Brand: ☒ Filled: ☒ Product: ☒
 Water meter fitted? Yes ☒ No ☒
 If pre-CHW expansion vessel: pre-existing: ☒ Filled: ☒ Not required: ☒
 Pressure reducing valve: pre-existing: ☒ Filled: ☒ Not required: ☒

CONNECTED HOT WATER MODE measure and record
 Gas rate: m³/hr or Btu/hr
 Dynamic gas inlet pressure at maximum rate: mbar
 Cold water inlet temperature: °C
 Hot water inlet temperature (at all outlets): Yes ☒ Temperatures: °C

CONDENSATE DISPOSAL
 The condensate drain has been installed in accordance with the manufacturer's instructions and/or BS5546:2018: Yes ☒
 Point of termination: Internal ☒ External (only where internal termination impractical): ☒
 Method of disposal: Gravity ☒ Pumped ☒

ALL INSTALLATIONS
 Record the following:
 At max rate: CO 4.7 ppm CO₂ 8.7 % COCO 0.0005 Ratio
 At min rate (where possible): CO 1.7 ppm CO₂ 8.8 % COCO 0.0005 Ratio

Where possible, has a flue integrity check been undertaken in accordance with manufacturer's instructions, and readings are noted? Yes ☒
 The operation of the boiler and system controls have been demonstrated to and understood by the customer: Yes ☒
 The manufacturer's literature, including Benchmark Checklist and Service Record, has been explained and left with the customer: Yes ☒
 Commissioning Engineer's signature: R. Jones Yes ☒
 Customer's signature: Yes ☒
 (To confirm satisfactory demonstration and receipt of manufacturer's literature)

*All installations in England and Wales must be notified to Local Authority Building Control (LABC) either directly or through a Competent Persons Scheme. A Building Regulations Compliance Certificate will then be issued to the customer.
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benchmark
 www.benchmarkheating.co.uk

BENCHMARK LOG BOOK
 SERIAL NUMBER VU 118/6-3 (H-GB)

Boiler Commissioning

18:24 16/10/2023



Damage

Location: Bed 1

External guardrail various areas of damage to paintwork

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Damage

Location: Bed 1

Damage to external rendered reveal



Damage

Location: Bed 3

External PVC sill excessive scratches



Damage

Location: Master Bathroom

Damage to bulkhead sill lip



Damage

Location: Master Bathroom

Damage to door slab, bathroom face



Damage

Location: Front Door

Damage to leading edge of slab



Damage

Location: French Doors

Tarnished threshold



Damage

Location: French Doors

Damage to bottom of centre mullion cap



Damage

Location: Garage

Garage skirting water damaged.
Skirtings touching floorslab



Damage

Location: Garage Door

Damages to face



Electrical

Location: Loft Space, Solar Inverter

Incorrect use of materials.
Mounting material to be non heat conductive



Electrical

Location: Loft Space

Loft space spanning 5m or greater requirement for hard wired interlinked for smoke detection

Loft space spans 9.592m



Electrical

Location: Throughout Property

Smoke and heat alarms must either be interlinked by cable or by wireless radio-frequency interlink. Carbon monoxide alarms do not have to interlink with the smoke and heat alarms.

Smoke and heat alarms not sounding throughout property simultaneously, alarms not operating interlinked



Electrical

Location: Upper Hall

Double socket backing onto ensuite 1 off level



Electrical

Location: Vestibule

Suspected live cable. On inspection of consumer unit, no breakers were found to be isolated. Therefore, the assumption is that cables are live



Groundworks

Location: Foul Disconnection Chamber

Drainage line chocked



Groundworks

Location: Storm Disconnection Chamber

Drainage line choked with cement



Groundworks

Location: Aco Channel

Drainage line chocked with debris



Groundworks

Location: Driveway

Damage to mono block



Groundworks

Location: Driveway

Cement stained aco gratings



Groundworks

Location: Garage Floor Slab

Insufficient step to floorslab.
Minimal tolerance of 25mm water
check to avoid water ingress

Aco Channel set higher than
garage floorslab, resulting in
water ingress



Heat Loss

Location: Master Bathroom

No insulation visible in the mid floor level at bath waste opening

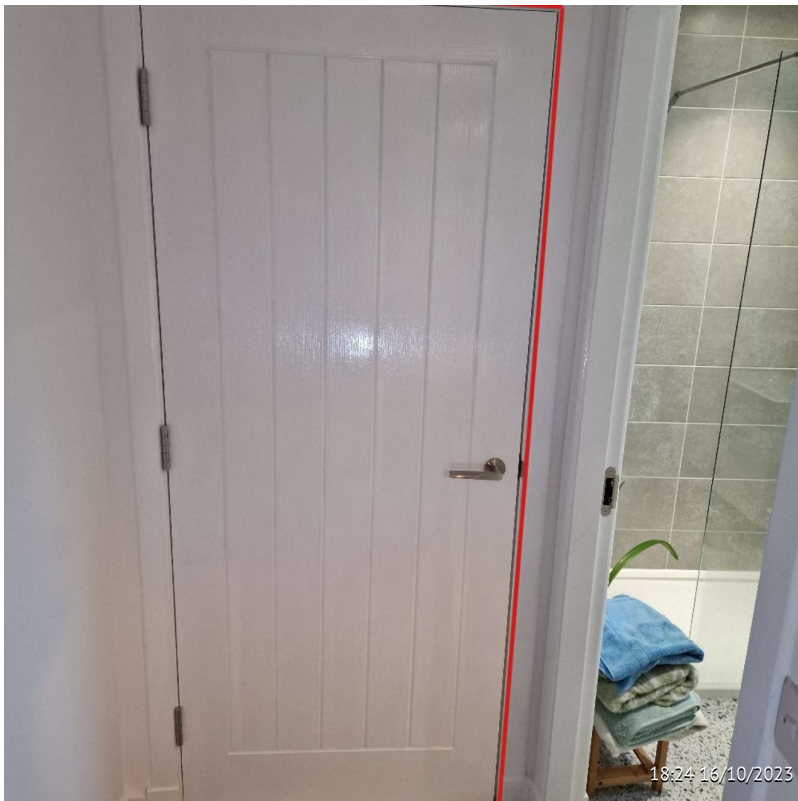


Joinery

Location: Bed 1

Partition backing onto ensuite
gable out of alignment +19mm
within 500mm

Tolerance of maximum +10mm
within 500mm



Joinery

Location: Bed 1

Inconsistent door margins
exceeding 4mm tolerance gap

Door margins 8mm to 0mm

Door rubbing at head



Joinery

Location: Ensuite 1

Inconsistent door margins
exceeding 4mm tolerance gap

Door margins 5.5mm to 2mm



Joinery

Location: Bed 2

Inconsistent alignment of
wardrobe margins



Joinery

Location: Ensuite 2

Inconsistent margins exceeding 4mm tolerance gap

Door margins 6.5mm to 4.5mm



Joinery

Location: Upper Hall

Upper Hall newel caps off level



Joinery

Location: Front Door

Loose locking keeper



Joinery

Location: Lounge

Inconsistent door margins
exceeding 4mm tolerance gap

Door margin gap 6mm to 2mm



Joinery

Location: WC

Inconsistent door margins
exceeding 4mm tolerance gap

Door margin gap 7mm to 3.5mm



Joinery

Location: French Doors

French door stays removed, no
restriction to avoid doors
connecting with external reveals



Joinery

Location: Kitchen/Utility

Inconsistent door margins
exceeding 4mm tolerance gap

Door margin gap 7m to 4mm



Plumbing

Location: Bed 1

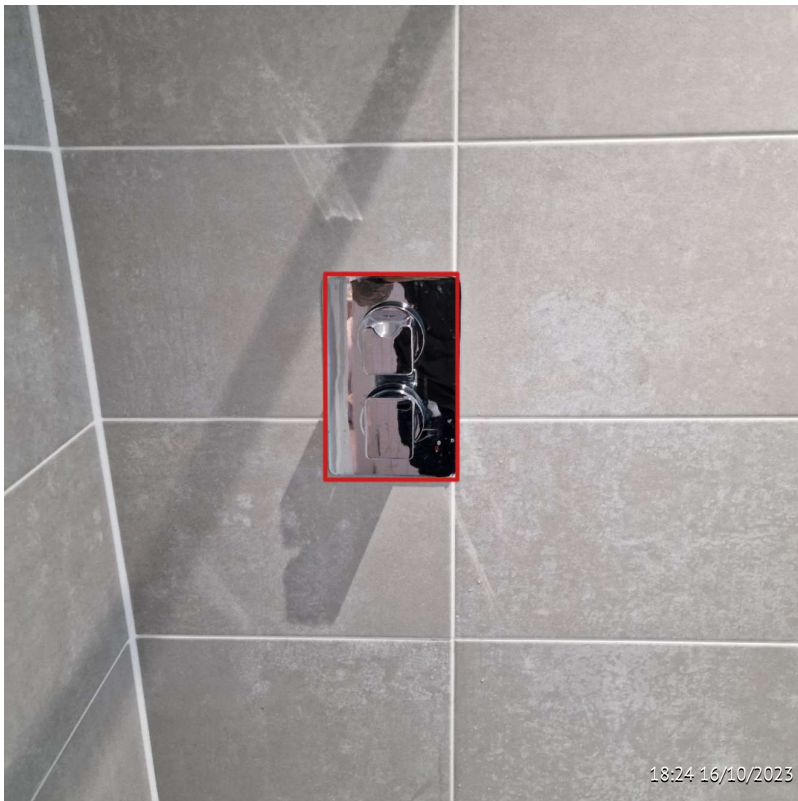
Radiator not heating fully



Plumbing

Location: Ensuite 1

Towel rail not heating fully



Plumbing

Location: Ensuite 1

Loose shower face plate



Plumbing

Location: Ensuite 2

Radiator not heating fully

Cover cap missing at right hand side



Plumbing

Location: Bed 4

Radiator not heating fully



Plumbing

Location: Master Bathroom

Towel rail not heating

No fixings securing to brackets at head



Plumbing

Location: Master Bathroom

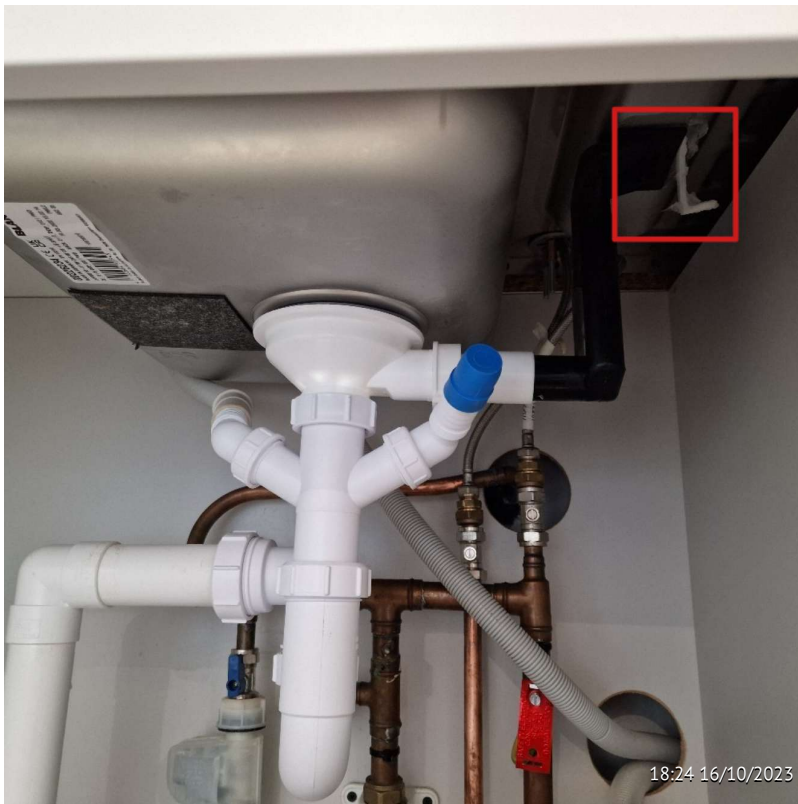
Adjustment required to align bath controls



Plumbing

Location: WC

Radiator not heating fully



Plumbing

Location: Kitchen

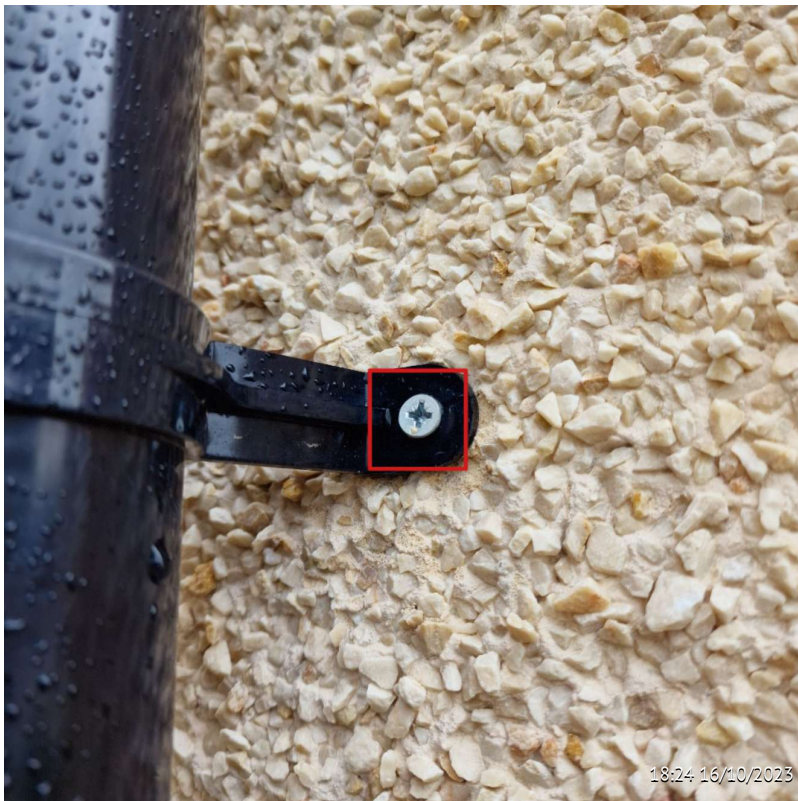
Kitchen overflow leaking



Plumbing

Location: Kitchen Base Unit

Leak visible at water pipe fitting



Plumbing

Location: Down Pipes

Incorrect fixings in use at
downpipe brackets.



Plumbing

Location: Down Pipes

Labeling visible



Sealants

Location: Bed 1

Missing sealant to rear of external door hinges



Sealants

Location: Ensuite 1

Unsatisfactory finish to shower screen

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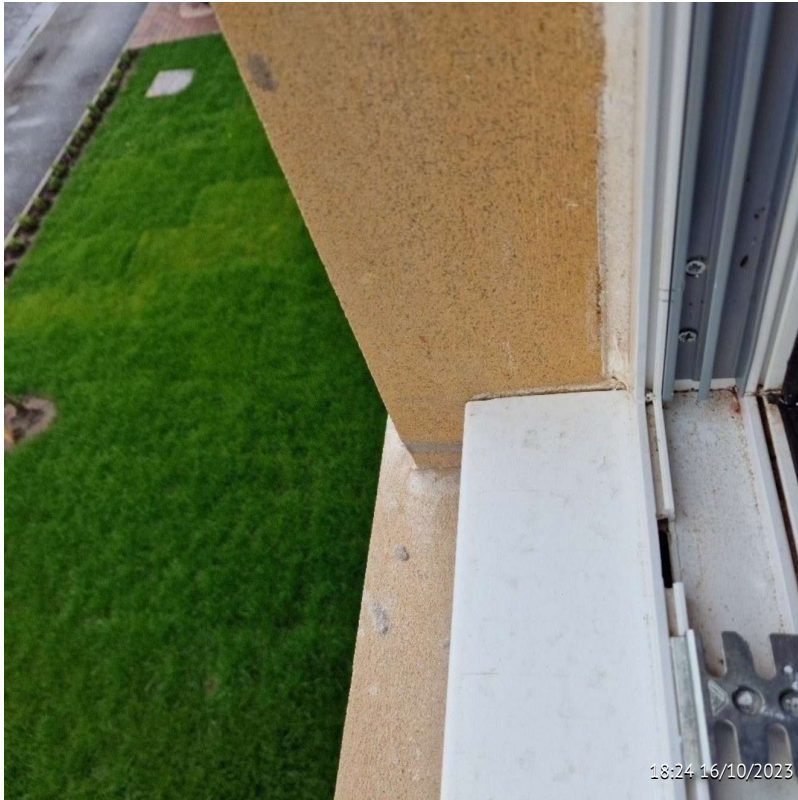


Sealants

Location: Bed 2

Unsatisfactory finish to window reveals

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Sealants

Location: Bed 3

Unsealed external sill ends



Sealants

Location: Bed 3

Unsatisfactory finish to window reveals



Sealants

Location: Master Bathroom

Unsatisfactory finish to sealants
at bulkhead



Superstructure

Location: Bed 1

Cracking to rendered reveals



Superstructure

Location: Bed 3

Weep holes should be provided at a maximum of 450mm intervals. Each opening should have at least two weep holes.

Requirement for weep vents at each end of external sill and supporting lintles



Superstructure

Location: Extent Of Pointing

Insufficient pointing at stoneworks



Superstructure

Location: Extent Of Pointing

Insufficient pointing at stoneworks



Superstructure

Location: Extent Of Pointing

Insufficient pointing at stoneworks



Superstructure

Location: Front Elevation, Garage

Horizontal DPC unsatisfactory
finish to extent of superstructure



Superstructure

Location: Front Elevation, Front
Door

Horizontal DPC unsatisfactory
finish to extent of superstructure



Superstructure

Location: Front Elevation, Lounge

Horizontal DPC unsatisfactory finish to extent of superstructure



Superstructure

Location: 1st Floor Hall

Weep holes should be provided at a maximum of 450mm intervals. Each opening should have at least two weep holes.

Requirement for weep vents at each end of external sill and supporting lintles



Superstructure

Location: Front Elevation, Right Of Front Door

Ground level not in accordance with ground level requirements to be a minimum of 150mm below floorslab level.

Damp visible on inspection



Unsatisfactory

Location: Loft Space

Discarded materials



Unsatisfactory

Location: Bed 1

Unsatisfactory standard of finish
to external door hinges

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Unsatisfactory

Location: Bed 2

Labeling left on underside of
external lintel

Unpainted lintel inconsistent with
others

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Unsatisfactory

Location: Bed 2

Mortar staining to external sill



Unsatisfactory

Location: Bed 2

Opening in plasterboard to rear of radiator



Unsatisfactory

Location: Ensuite 2

Sealants on radiator face



Unsatisfactory

Location: Ensuite 2

Paint work on downlighters



Unsatisfactory

Location: Bed 3

Excessive mortar staining to external sill



Unsatisfactory

Location: Bed 3

Mortar staining to external lintle



Unsatisfactory

Location: Bed 3

Unsatisfactory pointing to
decoration lintle



Unsatisfactory

Location: Master Bathroom

Unsatisfactory finish to window
reveals



Unsatisfactory

Location: Master Bathroom

Paintwork on wall tiles



Unsatisfactory

Location: WC

Excessive mortar staining to
external sill



Unsatisfactory

Location: External

Horizontal DPC unsatisfactory
finish to extent of superstructure



Unsatisfactory

Location: Fascias And Soffits

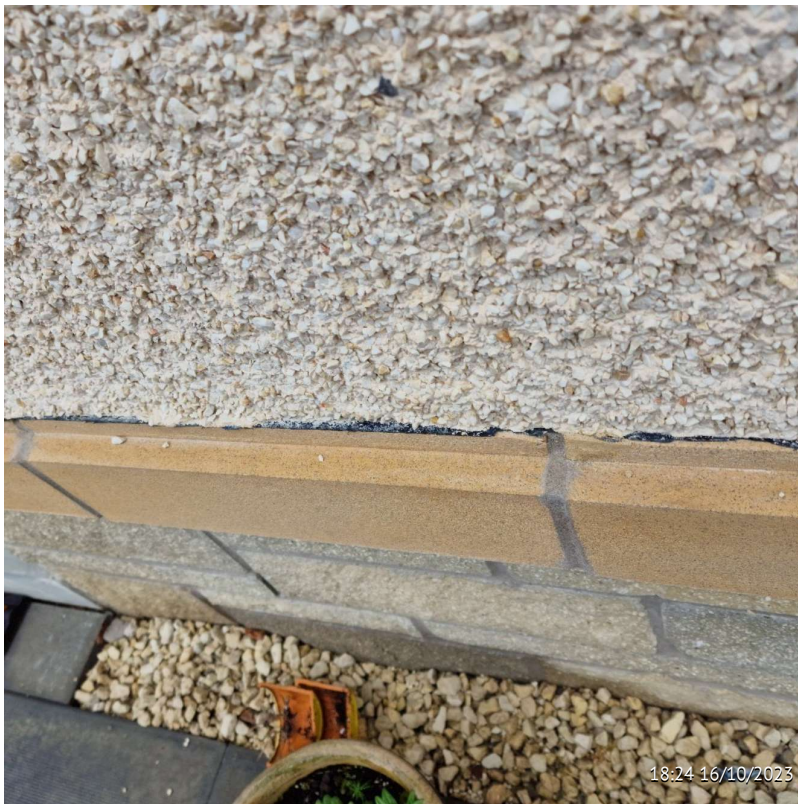
Excessive mortar and render
staining



Unsatisfactory

Location: Fascias And Soffits

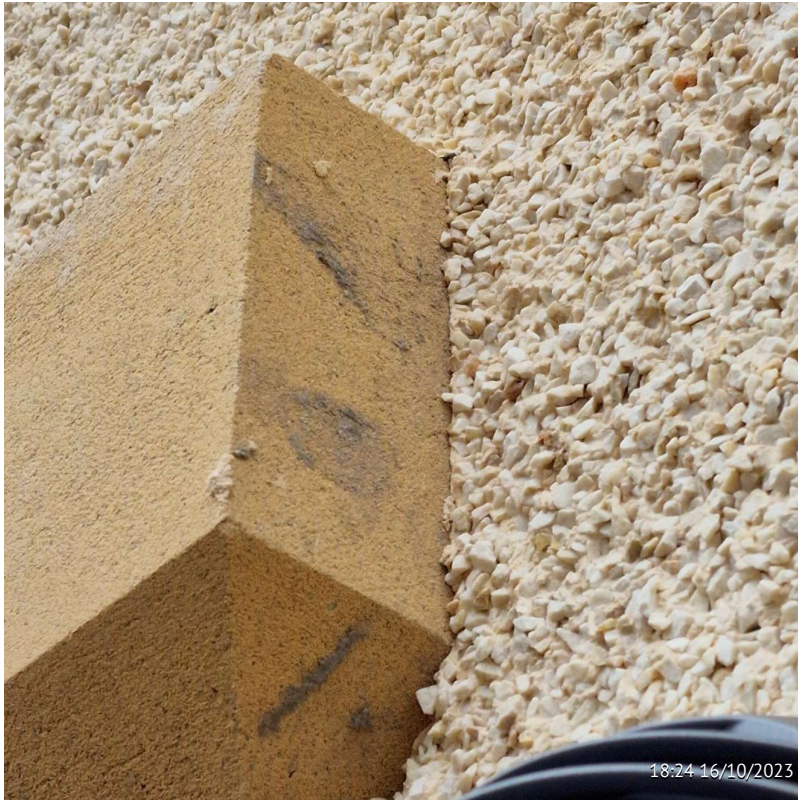
Excessive mortar and render staining



Unsatisfactory

Location: Superstructure

Horizontal DPC unsatisfactory finish to extent of superstructure



Unsatisfactory

Location: Stoneworks

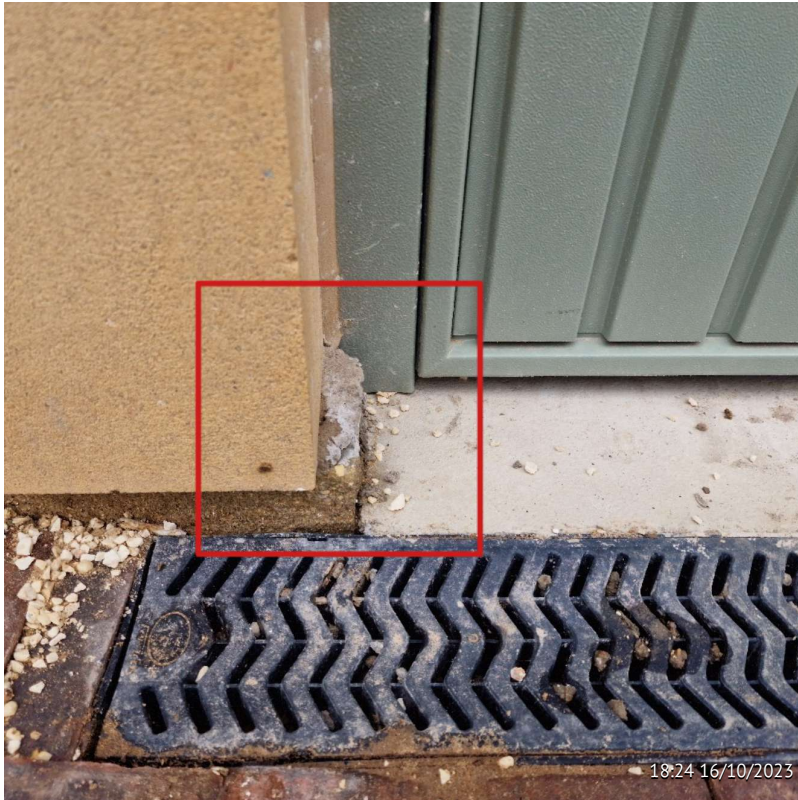
Excessive mortar and render staining



Unsatisfactory

Location: Stoneworks

Excessive mortar and render staining



Unsatisfactory

Location: Front Elevation

Stepped block to left of garage door opening



Unsatisfactory

Location: Front Elevation, Garage Door

Excessive gap below garage door leaf and frame



Unsatisfactory

Location: Rear Garden Fence Line
Protruding fixing in top rail



Unsatisfactory

Location: Front Elevation, Garage
Lintel
Excessive mortar and render
staining



Unsatisfactory

Location: Rear Guttering

Debris found in rear gutter line



Windows & External Doors

Location: Bed 1

Missing external end sill caps