

## Build Timeline for Self Build

Local Authority Building Control – Standard Inspection Framework	LABC New Home Warranty Surveyors*	LABC NHW Customer Service Unit	Services
(Most local authorities will produce a bespoke inspection plan)	Surveyors instructed on receipt of payment	Proposal form assessed within 5 working days of completion. Full payment amount received	SAP assessment
Commencement			
Foundations or ground beams	Key stage inspection	Site audit inspection begins	
		Overall Initial Certificate and policy document issued to policyholder	
Oversite	Key stage inspection		
Drainage			
Damp proof course			
Structure	Key stage inspection		
Pre-plaster	First fix (or pre-plaster) Key stage inspection		
Drains test			
Completion	Key stage inspection Issue Certificate of Approval	Final inspection carried out by site audit surveyor and LABC inspector	Acoustic/Air pressure tests (pre-completion)
		Certificate of Insurance issued	Energy performance certificate (EPC)

Code for Sustainable Homes assessment

Home Information Packs required when the property is marketed regardless of build stage

PEA's provided as part of the SAP Calculations if required for Home Information Packs

\*Assessment of detailed design proposals and review of inspection required to manage risk carried out through the whole process

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