SITE survey. APP

SITE SURVEY REPORT

Bathroom Remodel Checklist

Prepared for	J. and K. Hollis
Date	1 Oct 2026
Site	31 Thornbury Grove, Stockport
Prepared by	D. Farrant

FORM

Bathroom Remodel Checklist

1. Job details

Project	31 Thornbury Grove, Stockport: bathroom refit (completed example)
Site address	31 Thornbury Grove, Heaton Chapel, Stockport SK4
Client or owner	J. and K. Hollis
Location (GPS)	53.4262, -2.1791
Walk-round date	1 Oct 2026
Contractor representative	D. Farrant
Contractor	Ashdown Bathrooms Ltd
Quote, contract or job reference	Quote Q-2609-114, accepted 28 September
Where is the job?	England
When was the home built?	Before 1978
Planned start	12 Oct 2026
Planned finish	23 Oct 2026
Client contact on site (name and phone)	K. Hollis (works from home most days)

This is the contractor's job record for a bathroom remodel (renovation or refit): the scope agreed with the client, checks at each stage and the handover. It is not building control or code approval, an electrical or gas certificate, or a guarantee. Falls, fixings, cure times and test values come from the fixture and system makers' instructions, the design and the local code.

Great Britain, built before 2000. HSE says asbestos may be in any building built or refurbished before 2000, for example in pipe lagging, toilet cisterns and boards that look like plasterboard. An employer must not start work that could expose workers to asbestos until it has assessed whether asbestos is there, or assumes it is (Control of Asbestos Regulations 2012, regulation 5).

2. Scope and selections agreed with the client

Rooms in this job 1: Main bathroom (first floor rear)

Room	Main bathroom (first floor rear)

Work agreed in this room	Strip out the existing suite, New shower or walk-in shower, Basin and vanity unit, WC, Wall tiling, Floor tiling or other floor finish, Waterproofing (tanking), Move waste or supply positions, New or replacement extractor fan, Lighting, shaver socket or heated towel rail, Ceiling, drywall (plasterboard) or plaster repairs, Decoration
Layout changing (fixtures moving position)?	Yes
What moves, and where to	Bath comes out. Walk-in shower enclosure goes along the right-hand wall, vanity basin moves under the window, WC stays where it is.
Room length (mm or in)	2600
Room width (mm or in)	1900

Fixtures and finishes (selections) 1: Walk-in shower enclosure and low-profile tray

Item	Walk-in shower enclosure and low-profile tray
Quantity	1
Make, model or range	1400 x 800 tray with 8 mm glass panel
Finish, colour or size	Chrome frame, white tray
Supplied by	Contractor
Client has confirmed this choice?	Yes

Fixtures and finishes (selections) 2: Thermostatic bar shower and riser kit

Item	Thermostatic bar shower and riser kit
Quantity	1
Make, model or range	Exposed bar valve with 300 mm head
Finish, colour or size	Chrome
Supplied by	Contractor
Client has confirmed this choice?	Yes

Fixtures and finishes (selections) 3: Vanity unit and basin

Item	Vanity unit and basin
Quantity	1
Make, model or range	600 mm wall-hung, two drawers
Finish, colour or size	Matt sage green

Supplied by	Client
Client has confirmed this choice?	Yes

Fixtures and finishes (selections) 4: Wall and floor tiles

Item	Wall and floor tiles
Make, model or range	Porcelain, chosen from two samples on 9 October
Finish, colour or size	300 x 600 grey, matt
Supplied by	Client
Client has confirmed this choice?	Yes
Selections not yet confirmed	0
Permit or building control	Notified through a registered installer or competent person scheme

> England. GOV.UK lists installing a bathroom that involves plumbing, and changing electrics near a bath or shower, among work that may need building regulations approval; you do not need to get approval yourself if the work is done by someone registered with a competent person scheme. Electrical work must be notified if it is a new circuit, a new consumer unit, or an addition or alteration to circuits in a special location, which includes the space around a bath or shower (Building Regulations 2010, regulation 12).

Access, working hours, parking, water and toilet arrangements while the room is out of use	Keys from the client each morning, 8 am to 5 pm. Water off for no more than half a day at a time. Household uses the downstairs WC and the kitchen sink while the bathroom is out.
Not included in this job	Landing carpet, the hot water cylinder and any work outside the bathroom other than making good the hall ceiling if disturbed.
Client signature: scope and selections agreed	
Date agreed	1 Oct 2026

3. Existing condition and protection

Date checked	12 Oct 2026
Checked by	D. Farrant
Photos taken of the room, and the route through the home, before work starts	Acceptable
Existing damage agreed with the client (walls, ceilings below, floors, doors)	Acceptable

Floors, stairs and route protected; dust sheets or a dust screen at the door	Acceptable
Water isolated and the supplies capped or valved off; no leak after isolation	Acceptable
Circuits for the room isolated and locked off by the electrician before strip-out	Acceptable
Materials that may contain asbestos or lead paint identified before anything is disturbed	Acceptable
Somewhere for waste agreed (skip or dumpster, permit if on the street)	Acceptable
A working toilet and wash facility available to the household during the job	Acceptable
Items needing action	0
Not checked	0
Existing damage noted with the client	Hairline crack in the hall ceiling below the bathroom, and chipped paint on the bathroom door frame. Both photographed and agreed with K. Hollis. Asbestos survey of the bathroom done before the job (ref AS-2609-31): none found in the boxing, ceiling or cistern.

Photos before work starts



4. Strip-out findings and variations

Date checked	13 Oct 2026
Checked by	D. Farrant
Anything found during strip-out?	Yes

Strip-out findings 1: Rot or decay in the floor, joists or framing

What was found	Rot or decay in the floor, joists or framing
Where	Under the WC, joist end at the rear external wall
What was found and what it needs	Floorboards soft round the old WC. The joist end is wet and rotten for about 400 mm where it sits on the wall, from a long-term leak at the old pan connector. Needs a new section bolted alongside before the floor goes back down.

Photos of the finding



Is this extra work (a variation or change order)?	Yes
Variation or change order reference	VO-01
Price and time effect	£480 and one extra day
Client decision	Agreed in writing
Date of decision	13 Oct 2026
Needs a specialist (engineer, asbestos surveyor, electrician) before work continues?	No
Findings	1
Variations waiting for the client	0
Waiting for a specialist	0

5. Rough-in (first fix)

Date checked	15 Oct 2026

Checked by	D. Farrant

> England. Approved Document F says that when building work is done in a bathroom, existing extract fans should be kept or replaced, and any kept should be checked to see they work (paragraph 3.30). Table 1.1 gives 15 litres per second as the minimum rate for an intermittent bathroom extract fan.

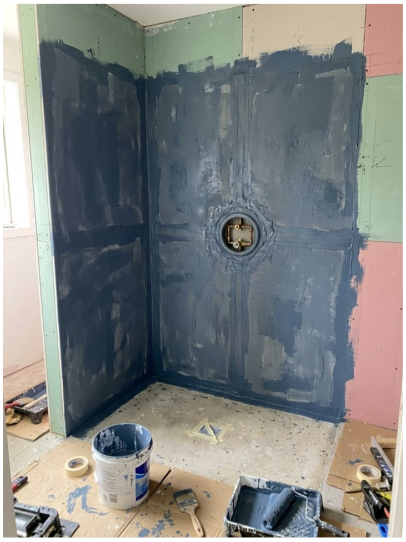
Waste positions and falls to the drawing and the fixture makers' instructions	Acceptable
Traps reachable for cleaning, access panels planned for anything boxed in	Acceptable
Hot and cold supplies in the right positions, with isolation valves where specified	Acceptable
Supply pipework pressure tested before it is covered	Acceptable
Shower valve set to the depth the maker gives for the finished wall	Acceptable
Extractor fan ducted to a vent cap outside, not left discharging into a loft (attic), crawl space or other space inside the building	Acceptable
Electrical work in the bath and shower area done and tested by a qualified electrician; GFCI or RCD protection as local code requires	Acceptable
Floor structure sound and repaired; joists not over-notched for new pipes	Acceptable
Backing (noggins or blocking) in place for the basin, WC frame, grab rails, screens and towel rail	Acceptable
Items needing action	0
Not checked	0
Pressure test: required test and reading	Supplies tested to our plumbing specification section 3, gauge held with no drop
Pressure test result	Pass
Rough-in (first fix) inspection by the building department or building control	Not required

6. Waterproofing (tanking) before tiling

Date checked	17 Oct 2026
Checked by	D. Farrant
Is waterproofing (tanking) part of this job?	Yes

Waterproofing system (maker and product)	Liquid membrane kit from the tile adhesive maker, with tape and pipe collars
Areas waterproofed	Shower walls, Shower floor or tray area
Backer board or substrate is the type the waterproofing maker allows, fixed and sound	Acceptable
Primer applied where the system needs it	Acceptable
Corners, board joints and wall to floor junctions reinforced with the system tape	Acceptable
Pipe and valve penetrations sealed with the system collars or sealant	Acceptable
Number of coats and coverage as the maker says; no pinholes or thin spots	Acceptable
Waterproofing runs onto the shower tray or bath upstand, or to the drain, as the maker details	Acceptable
Wet room floor falls to the drain with no ponding	Not applicable
Left to cure for the time the maker gives before tiling	Acceptable
Items needing action	0
Not checked	0
Water test before tiling	Passed
How it was tested and for how long	Tray filled to the waste as the specification asks, level held and dry in the hall ceiling below

Photos of the waterproofing before tiling



7. Tiling and fixtures

Date checked	21 Oct 2026
Checked by	D. Farrant
Tile layout agreed with the client (start line, cuts, feature tiles) before fixing	Acceptable
Tiles level and plumb, lines and joints even, cuts neat	Acceptable
Grout complete and consistent, no gaps or pinholes	Acceptable
Movement joints and junctions (bath, tray, worktop, corners) sealed as the tile and adhesive makers specify	Acceptable
Bath or tray bedded, level and supported as the maker says	Acceptable
WC, basin and vanity fixed level and secure into backing	Acceptable
Shower screen or enclosure fixed and sealed as the maker says	Acceptable
Access panels fitted for traps, valves or pumps that are boxed in	Not applicable
Brassware fitted the right way round and tight; no damage to finishes	Acceptable
Items needing action	0
Not checked	0

8. Final checks

Date checked	23 Oct 2026
Checked by	D. Farrant
Every tap, shower and outlet run; no leaks at any joint, trap or valve	Acceptable
WC flushes, refills and stops filling; no leak at the pan connector	Acceptable
Bath, basin and shower drain freely	Acceptable
Shower temperature and flow as expected; thermostatic valve working	Acceptable

Extractor fan runs, air comes out at the outside vent, any overrun or humidity control works	Acceptable
Sealant continuous and neat at the bath, tray, basin and worktop	Action needed
What needs doing, or why not checked	Gap in the silicone where the tray meets the enclosure panel at the hinge end. Rake out and reseal.
Grout complete, tiles clean, no cracked or chipped tiles	Acceptable
Door and window open, close and latch; door undercut kept if specified	Acceptable
Lights, shaver socket, heated towel rail and underfloor heating work	Acceptable
Room clean, protection removed, waste taken away	Acceptable
Items needing action	1
Not checked	0
Final inspection by the building department or building control	Not required

Photos of the finished room





9. Handover and care instructions

Handover date	23 Oct 2026

Shown to the client	Where the water isolation valves and stop valve (stopcock) are, How the shower, fan and heating controls work, Not to use the shower or bath until the sealant has cured for the time the maker gives, How to clean the tiles, grout and fittings without damaging them, Keep the fan running during and after a bath or shower
Documents handed over	Electrical certificate, Product guarantees and instructions, Waterproofing system record and photos, Care and cleaning instructions, Contractor workmanship guarantee

Snags agreed at handover (punch list) 1: Bathroom door catches on the new floor tiles

Snag (punch list item)	Bathroom door catches on the new floor tiles
Where	Bathroom door
Status	Open
Snags still open	1
Client comments	Very happy with the shower. Please come back for the door and the sealant on Monday.

10. Result, actions and sign-off

Items needing action	2
Result	Action needed before final sign-off

Actions 1: Bolt a new treated section alongside the rotten joist end under the WC (VO-01) and check the floor is firm before boarding.

Action	Bolt a new treated section alongside the rotten joist end under the WC (VO-01) and check the floor is firm before boarding.
Priority	Before cover-up or tiling
Who will do it	D. Farrant
Due by	14 Oct 2026
Status	Done, checked

Actions 2: Rake out and reseal the tray to panel joint at the hinge end. Client not to use the shower until it has cured.

Action	Rake out and reseal the tray to panel joint at the hinge end. Client not to use the shower until it has cured.
Priority	Agreed snag after handover
Who will do it	D. Farrant

Due by	26 Oct 2026
Status	Open

Actions 3: Take the bathroom door off and plane the bottom to clear the new tiles.

Action	Take the bathroom door off and plane the bottom to clear the new tiles.
Priority	Agreed snag after handover
Who will do it	M. Okoro, joiner
Due by	26 Oct 2026
Status	Open
Actions still open	2
Decision	Handed over with agreed snags to finish
Next check or re-inspection date	26 Oct 2026
Summary for the client	Bathroom refit finished: bath replaced by a walk-in shower, new vanity, WC, tiling, tanking and extractor fan. Rotten joist end under the WC found at strip-out and repaired under variation VO-01, agreed on 13 October. Two snags to finish on 26 October: sealant at the tray and the door catching on the tiles.
Contractor name	D. Farrant
Contractor signature	
Client name	K. Hollis
Client signature	