SITE survey. APP

SITE SURVEY REPORT

Drywall Inspection Checklist

Prepared for	Seafield Living Ltd
Date	19 Oct 2026
Site	22 Clarendon Villas, Brighton
Prepared by	H. Lindqvist

FORM

Drywall Inspection Checklist

1. Inspection details

Project	22 Clarendon Villas, Brighton: drywall inspection (completed example)
Site address	22 Clarendon Villas, Brighton BN3
Client or owner	Seafield Living Ltd
Location (GPS)	50.8301, -0.1689
Inspection date	19 Oct 2026
Inspected by	H. Lindqvist
Drywall or drylining contractor	Coastline Drylining Ltd
Specification and drawings inspected against	Spec section K10 plasterboard dry linings, partition layout A-120 rev B
Stage	Finished, before decoration
Checked with a light held along the surface (raking light)?	Yes
Inspection of fire-rated walls before taping, where required	Not required on this job

> This is a site record of the finished boards before decoration. It does not certify fire resistance, sound insulation or compliance. Screw spacings, finish levels and fire-rated systems come from the specification, the board maker and the drawings, and are entered by the inspector.

2. Room by room

Rooms 1: Flat 1, open-plan living and kitchen

Room or area	Flat 1, open-plan living and kitchen
Level or unit	Ground floor
Boards specified in this room	Standard, Fire-rated, Moisture-resistant
Fire-rated system or wall type	Wall type W2 to the stair (two layers of fire-rated board, drawing A-120)
Finish specified	Taped and jointed, ready for mist coat
Finish found	Taped and finished joints (tape and fill)
Specified maximum screw spacing	230

Largest spacing found	220
Spacing against the specification	Within the specified spacing
Board types as specified for this room	Acceptable
Fixings as specified: screw type and edge distance, heads set just below the face without breaking the paper	Acceptable
Finished to the specified level throughout (apart from the defects listed below)	Acceptable
Beads, stop ends, trims and shadow gaps fitted where specified	Acceptable
Moisture-resistant or tile backer board in wet areas, edges and cut-outs treated as specified	Acceptable
Fire-rated walls and ceilings: board layers, joints and fixings as the tested system	Acceptable
Penetrations through fire-rated walls and ceilings sealed with a tested system	Not applicable
Fire-rated walls identified (marked or labelled) where the drawings or local rules require	Not applicable
Access panels where drawn, fire-rated where in a rated wall or ceiling, open and close	Not applicable
Cut-outs for boxes, pipes and fittings neat, gaps filled or sealed	Acceptable

Photos of the room



Defects recorded	0

Defects needing action	0
This room: items needing action	0
Not checked	0
Ready for decoration?	Yes

Rooms 2: Flat 2, bedroom 1

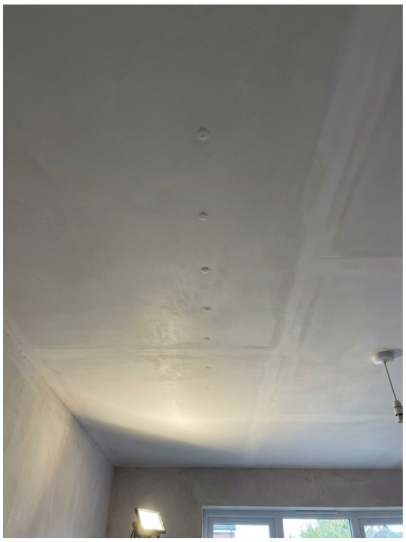
Room or area	Flat 2, bedroom 1
Level or unit	First floor
Boards specified in this room	Standard, Acoustic
Finish specified	Taped and jointed, ready for mist coat
Finish found	Taped and finished joints (tape and fill)
Specified maximum screw spacing	230
Largest spacing found	300
Spacing against the specification	Wider than specified
Board types as specified for this room	Acceptable
Fixings as specified: screw type and edge distance, heads set just below the face without breaking the paper	Acceptable
Finished to the specified level throughout (apart from the defects listed below)	Acceptable
Beads, stop ends, trims and shadow gaps fitted where specified	Acceptable
Moisture-resistant or tile backer board in wet areas, edges and cut-outs treated as specified	Not applicable
Fire-rated walls and ceilings: board layers, joints and fixings as the tested system	Not applicable
Penetrations through fire-rated walls and ceilings sealed with a tested system	Not applicable
Fire-rated walls identified (marked or labelled) where the drawings or local rules require	Not applicable
Access panels where drawn, fire-rated where in a rated wall or ceiling, open and close	Not applicable

Cut-outs for boxes, pipes and fittings neat, gaps filled or sealed	Acceptable

Defects in this room 1: D1

Reference	D1
Defect	Screw or nail pop
On	Ceiling
Location	Ceiling along the joist line 900 mm from the window wall, where the screws are 300 mm apart
How many	6
Length	2400

Photos

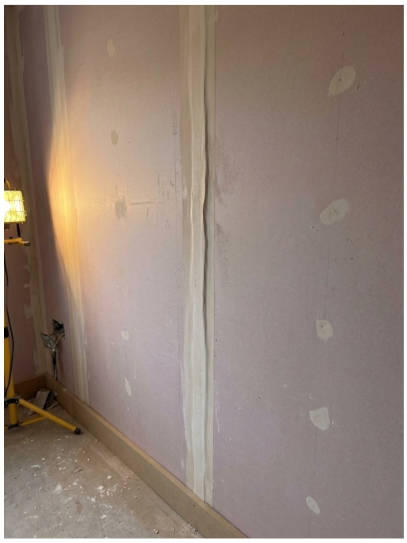


Action	Make good before decoration
Who will fix it	Coastline Drylining

Defects in this room 2: D2

Reference	D2
Defect	Ridging or visible joint
On	Wall
Location	East wall, vertical joint 1.2 m from the door, full height
Length	2400

Photos



Action	Make good before decoration
Who will fix it	Coastline Drylining
Defects recorded	2
Defects needing action	2
This room: items needing action	3
Not checked	0
Ready for decoration?	No

Rooms 3: Flat 4, kitchen

Room or area	Flat 4, kitchen
Level or unit	Second floor
Boards specified in this room	Fire-rated, Moisture-resistant
Fire-rated system or wall type	Wall type W2 to the stair (two layers of fire-rated board, drawing A-120)
Finish specified	Taped and jointed, ready for mist coat
Finish found	Taped and finished joints (tape and fill)
Specified maximum screw spacing	230
Largest spacing found	225
Spacing against the specification	Within the specified spacing
Board types as specified for this room	Acceptable

Fixings as specified: screw type and edge distance, heads set just below the face without breaking the paper	Acceptable
Finished to the specified level throughout (apart from the defects listed below)	Acceptable
Beads, stop ends, trims and shadow gaps fitted where specified	Acceptable
Moisture-resistant or tile backer board in wet areas, edges and cut-outs treated as specified	Acceptable
Fire-rated walls and ceilings: board layers, joints and fixings as the tested system	Acceptable
Penetrations through fire-rated walls and ceilings sealed with a tested system	Action needed
What needs doing, or why not checked	Sink waste through the W2 wall to the stair has a 15 mm gap all round, not sealed. Fire-stopping contractor to seal with a tested system and record it.
Fire-rated walls identified (marked or labelled) where the drawings or local rules require	Not applicable
Access panels where drawn, fire-rated where in a rated wall or ceiling, open and close	Acceptable
Cut-outs for boxes, pipes and fittings neat, gaps filled or sealed	Acceptable

Photos of the room



Defects in this room 1: D3

Reference	D3

Defect	Damaged or exposed corner bead or trim
On	Around an opening
Location	Window reveal, left-hand external corner, 1.0 to 1.3 m up
Length	300

Photos



Action	Make good before decoration
Who will fix it	Coastline Drylining
Defects recorded	1
Defects needing action	1
This room: items needing action	2
Not checked	0
Ready for decoration?	No

Rooms 4: Flat 4, hall

Room or area	Flat 4, hall
Level or unit	Second floor
Boards specified in this room	Fire-rated
Fire-rated system or wall type	Wall type W2 to the stair (drawing A-120)
Finish specified	Taped and jointed, ready for mist coat
Finish found	Taped and finished joints (tape and fill)

Specified maximum screw spacing	230
Largest spacing found	230
Spacing against the specification	Within the specified spacing
Board types as specified for this room	Acceptable
Fixings as specified: screw type and edge distance, heads set just below the face without breaking the paper	Acceptable
Finished to the specified level throughout (apart from the defects listed below)	Acceptable
Beads, stop ends, trims and shadow gaps fitted where specified	Acceptable
Moisture-resistant or tile backer board in wet areas, edges and cut-outs treated as specified	Not applicable
Fire-rated walls and ceilings: board layers, joints and fixings as the tested system	Acceptable
Penetrations through fire-rated walls and ceilings sealed with a tested system	Not applicable
Fire-rated walls identified (marked or labelled) where the drawings or local rules require	Not applicable
Access panels where drawn, fire-rated where in a rated wall or ceiling, open and close	Acceptable
Cut-outs for boxes, pipes and fittings neat, gaps filled or sealed	Acceptable
Defects recorded	0
Defects needing action	0
This room: items needing action	0
Not checked	0
Ready for decoration?	Yes
Rooms inspected	4
Ready for decoration	2
Defects recorded	3
Screw or nail pops counted	6
Room items needing action	5

Not checked	0

3. Result, actions and sign-off

Items needing action	5
Result	Action needed before decoration

Actions 1: Add screws to the bedroom 1 ceiling joist line at the specified 230 mm, refix and fill the six pops (D1).

Action	Add screws to the bedroom 1 ceiling joist line at the specified 230 mm, refix and fill the six pops (D1).
Priority	Before decoration
Who will do it	Coastline Drylining
Due by	22 Oct 2026
Status	In progress

Actions 2: Feather out the ridged joint on the bedroom 1 east wall and re-check under a work light (D2).

Action	Feather out the ridged joint on the bedroom 1 east wall and re-check under a work light (D2).
Priority	Before decoration
Who will do it	Coastline Drylining
Due by	22 Oct 2026
Status	Open

Actions 3: Seal the sink waste through the W2 wall in Flat 4 with a tested system and add it to the fire stopping record.

Action	Seal the sink waste through the W2 wall in Flat 4 with a tested system and add it to the fire stopping record.
Priority	Urgent: fire safety
Who will do it	Firewise Passive Ltd
Due by	21 Oct 2026
Status	Open

Actions 4: Replace the damaged corner bead at the Flat 4 kitchen window reveal and refinish (D3).

Action	Replace the damaged corner bead at the Flat 4 kitchen window reveal and refinish (D3).
Priority	Before decoration
Who will do it	Coastline Drylining
Due by	22 Oct 2026
Status	Open
Actions still open	4
Decision	Ready once the listed actions are done
Next check or re-inspection date	23 Oct 2026
Summary for the client	Four rooms checked under a work light. Flat 1 and the Flat 4 hall are ready for the mist coat. Flat 2 bedroom 1 has screw pops on a ceiling line fixed at 300 mm and one ridged joint. Flat 4 kitchen has an unsealed waste pipe through the fire-rated wall and a damaged bead. Re-check on 23 October.
Inspector name	H. Lindqvist
Inspector signature	
Drywall contractor name	J. Mbatha
Drywall contractor signature	