SITE survey. APP

SITE SURVEY REPORT

# Basement and Cellar Inspection

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| Prepared for | R. Hughes |
| Date | 2 Oct 2026 |
| Site | 22 Albion Terrace, Bath |
| Prepared by | K. Douglas |

FORM

# Basement and Cellar Inspection

## 1. Property

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| **Project** | 22 Albion Terrace, Bath: cellar condition inspection (completed example) |
| **Client** | R. Hughes |
| **Site** | 22 Albion Terrace |
| **Site address** | 22 Albion Terrace, Bath |
| **Inspection date** | 2 Oct 2026 |
| **Surveyor** | K. Douglas MRICS |
| **Recent rainfall or flooding nearby** | Heavy rain for most of the last three weeks; owner says water first appeared four days ago |
| **Property** | House |
| **How the basement is used** | Storage only |
| **Waterproofing system** | None known |

BS 8102:2022 (Protection of below ground structures against water ingress) sets three types of waterproofing protection: Type A, barrier (tanked) protection that relies on a membrane; Type B, a water-resistant structure, usually reinforced concrete; and Type C, drained protection, a cavity that leads water to a drain or sump. The Property Care Association says waterproofing failures are largely due to poor workmanship, the wrong materials or bad design.

## 2. Condition

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| **Stairs, headroom and lighting safe to enter** | OK |

### Areas 1: Front vault

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| **Room, vault or area** | Front vault |
| **Length (m)** | 4.2 |
| **Width (m)** | 3.1 |
| **Floor area (m²)** | 13 |
| **Walls** | Tide mark or salt deposits |
| **Highest damp or tide mark above the floor (mm)** | 440 |

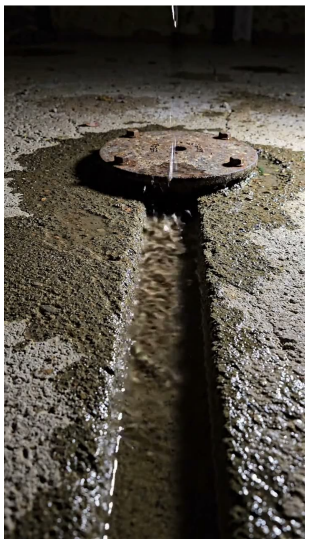
**Highest damp or tide mark above the floor (mm): measuring photo**




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| **Floor** | Standing water |
| **Depth of standing water (mm)** | 20 |
| **Where water appears to get in** | Up through the floor, Wall and floor junction |
| **Ventilation** | Poor or none |
| **Mould growth?** | No |
| **Timber (joists, stairs, shelving)** | No timber |
| **Moisture readings (meter, units and where taken)** | Not taken: walls wet to the touch below the tide mark |

**Photos (with the floor in frame for tide marks)**



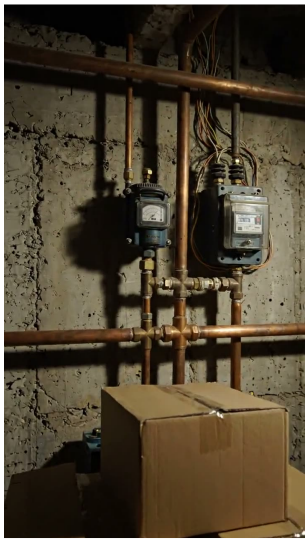


## Areas 2: Rear cellar (meters)

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| **Room, vault or area** | Rear cellar (meters) |

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| **Length (m)** | 3.6 |
| **Width (m)** | 2.8 |
| **Floor area (m²)** | 10.1 |
| **Walls** | Damp patches |
| **Highest damp or tide mark above the floor (mm)** | 200 |
| **Floor** | Damp or stained |
| **Where water appears to get in** | Wall and floor junction |
| **Ventilation** | Ventilated |
| **Mould growth?** | Yes |
| **Timber (joists, stairs, shelving)** | Sound |
| **Moisture readings (meter, units and where taken)** | Stair stringer timber 16% on a pin meter at the bottom tread |

**Photos (with the floor in frame for tide marks)**



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| **Areas inspected** | 2 |
| **With standing water** | 1 |
| **With mould** | 1 |
| **With damp or decayed timber** | 0 |
| **Highest tide mark (mm)** | 440 |
| **Floor area (m²)** | 23.1 |
| **Floor area damp or wet (m²)** | 23.1 |

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| **Is there a sump or drainage channel?** | Yes |
| **Sump, channel and pump** | Silted or blocked |
| **High-water alarm fitted?** | No |
| **Meters, pipes and electrics clear of water and damage** | OK |
| **Is anything stored where water could damage it?** | Yes |

## 3. Actions and sign-off

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| **Likely cause** | Groundwater (rising water table) |

> GOV.UK (Environment Agency): groundwater flooding is when water under the ground rises to the surface, and cellars and basements are particularly at risk. Signs are water coming up through the ground or the floor rather than through doors, usually days, weeks or months after lots of rain, and it may last for weeks or months.

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| **Recommendation** | Specialist waterproofing survey |
| **Summary of findings** | Water is coming up through the front vault floor and at the wall and floor junction after weeks of heavy rain, with no sign of a leaking pipe, which fits groundwater. The drainage channel and sump are silted. Boxes stored on the floor are at risk. |
| **Are further actions needed?** | Yes |

### Further actions 1: Move stored boxes off the floor onto shelving above the tide mark

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| **What needs doing?** | Move stored boxes off the floor onto shelving above the tide mark |
| **Who will do it?** | R. Hughes |
| **Due date** | 4 Oct 2026 |
| **Status** | Completed |

### Further actions 2: Clear the silt from the drainage channel and sump

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| **What needs doing?** | Clear the silt from the drainage channel and sump |
| **Who will do it?** | R. Hughes |
| **Due date** | 9 Oct 2026 |
| **Status** | Open |

## Further actions 3: Get a survey from a structural waterproofing specialist before any cellar conversion

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|---|---|
| **What needs doing?** | Get a survey from a structural waterproofing specialist before any cellar conversion |
| **Who will do it?** | R. Hughes |
| **Due date** | 6 Nov 2026 |
| **Status** | Open |
| **Inspector name** | K. Douglas MRICS |
| **Position or company** | Building surveyor, Douglas Surveying |
| **Inspector signature** |  |