SITE survey. APP

SITE SURVEY REPORT

# Basement Waterproofing Inspection

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| Prepared for | Bellenden Living Ltd |
| Date | 14 Oct 2026 |
| Site | Rye Lane Works, Peckham |
| Prepared by | S. Adeyemi |

FORM

# Basement Waterproofing Inspection

## 1. Inspection details

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|---|---|
| **Project** | Rye Lane Works, Peckham: basement waterproofing inspection (completed example) |
| **Site address** | Rye Lane Works, 140 Rye Walk, Peckham, London SE15 |
| **Client or owner** | Bellenden Living Ltd |
| **Location (GPS)** | 51.4741, -0.0689 |
| **Inspection date** | 14 Oct 2026 |
| **Inspected by** | S. Adeyemi |
| **Where is the building?** | England |
| **Type of work** | New construction |
| **Stage of this visit** | Before cover-up or backfill |
| **Inspector role and company** | Site manager, Quayside Build Ltd |
| **Waterproofing contractor** | Southbank Basement Systems Ltd |
| **Waterproofing designer** | Harrow Lane Waterproofing Design (specialist designer) |

> This form records what was seen, measured and tested at the basement on the day. It does not design, certify or guarantee the waterproofing. Lap widths, grades, details and test methods come from the design and the system instructions.

## 2. System and design

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|---|---|
| **Waterproofing in the design** | Structurally integral: water-resisting concrete, Drained cavity: cavity drain membrane, Internal perimeter drain or channel, Sump and pump |
| **BS 8102 protection types in the design** | Type B (structurally integral), Type C (drained) |
| **Grade of protection the design asks for** | As drawing WP-RL-02 note 4 (plant room and corridor) |

> BS 8102. BS 8102 is the BSI code of practice for protecting below ground structures against water ingress (current edition BS 8102:2022). It covers three ways of keeping water out: waterproofing barrier materials applied to the structure (Type A, barrier protection), structurally integral watertight construction (Type B) and drained cavity construction (Type C). In England, Approved Document C refers to BS 8102 for floors subject to water pressure and for walls subject to groundwater pressure, including basement walls. Check with building control whether your basement work needs approval.

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| **Design drawings and revision** | WP-RL-01 rev D and WP-RL-02 rev B, details 1 to 14 |

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| **System manufacturer and products** | Studded cavity drain membrane, perimeter channel, sealed plugs and pipe collars, twin-pump sump SP1 with high-level alarm |
| **Installer approval or training reference** | Installer training record SBS-TR-EXAMPLE-07 |
| **Minimum lap from the system instructions (mm)** | 100 |
| **Water the design expects** | Groundwater and perched water after heavy rain (site investigation report, section 5) |

## 3. Basement areas

### Basement areas 1: Basement corridor, north retaining wall

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|---|---|
| **Area** | Basement corridor, north retaining wall |
| **Element** | Walls |
| **Length (m)** | 32 |
| **Height or width (m)** | 3.1 |
| **Area (m²)** | 99.2 |
| **System in this area** | Drained cavity: cavity drain membrane |
| **Drawing details for this area** | Details 1, 2 and 5 |
| **Substrate prepared as the system instructions require** | Acceptable |
| **Barrier, coating or membrane continuous and undamaged** | Acceptable |
| **Laps and joints formed and sealed to the system instructions** | Acceptable |
| **Terminations and upstands finished and sealed to the details** | Acceptable |
| **Corners, wall to floor junction and construction joints detailed as drawn** | Acceptable |
| **Penetrations sealed with the system detail** | Not applicable |
| **Protection or drainage board in place before backfill or follow-on trades** | Not applicable |
| **Drained cavity: fixings and plugs sealed, channel clear and falling to the sump** | Acceptable |
| **Narrowest lap measured (mm)** | 120 |
| **Lap against the instructions** | At or above the minimum entered |

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| Penetrations in this area | 0 |
| Checks needing action here | 0 |
| Leaks or damp needing action here | 0 |

Area photos



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| Notes for this area | Membrane complete along the full wall, fixings plugged, channel running clear at the corridor end. |

## Basement areas 2: Plant room walls and floor

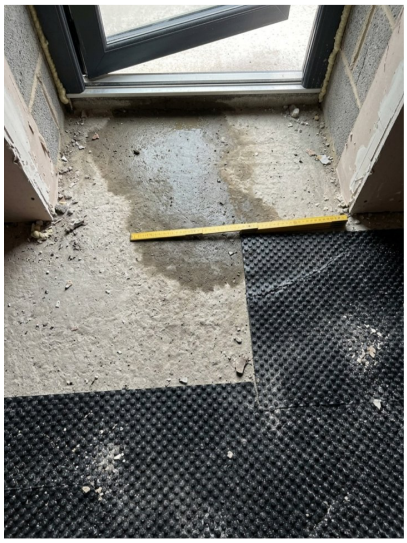
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|---|---|
| Area | Plant room walls and floor |
| Element | Walls and floor |
| Length (m) | 9.4 |
| Height or width (m) | 6.2 |
| Area (m²) | 58.3 |
| System in this area | Drained cavity: cavity drain membrane |
| Drawing details for this area | Details 6, 9 and 12 |
| Substrate prepared as the system instructions require | Acceptable |
| Barrier, coating or membrane continuous and undamaged | Acceptable |
| Laps and joints formed and sealed to the system instructions | Acceptable |
| Terminations and upstands finished and sealed to the details | Action needed |

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| **What needs doing, or why not checked** | Floor membrane stops about 150 mm short of the corridor door threshold, so the floor termination at detail 12 is not formed. Installer to extend and seal it before the screed. |
| **Corners, wall to floor junction and construction joints detailed as drawn** | Acceptable |
| **Penetrations sealed with the system detail** | Acceptable |
| **Protection or drainage board in place before backfill or follow-on trades** | Not applicable |
| **Drained cavity: fixings and plugs sealed, channel clear and falling to the sump** | Acceptable |
| **Narrowest lap measured (mm)** | 105 |
| **Lap against the instructions** | At or above the minimum entered |
| **Penetrations in this area** | 3 |

## Leaks, damp and readings in this area 1: L1

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|---|---|
| **Reference** | L1 |
| **What was seen** | Damp patch |
| **Position** | Plant room floor at the corridor door threshold, where the floor membrane stops short |
| **Position (GPS), optional** | 51.4741, -0.0689 |
| **Extent along the wall or floor (m)** | 0.6 |
| **Moisture reading** | 31 at the threshold, 9 on dry slab 2 m away |
| **Meter and scale** | Pinless moisture meter, relative reference scale |
| **Status** | New since the work |
| **Needs action?** | No |

**Photos (with a rule or the floor in view)**



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| **Checks needing action here** | 1 |
| **Leaks or damp needing action here** | 0 |

**Area photos**



| | |
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| **Notes for this area** | Three pipe penetrations, all with the system collar and sealed. Damp patch L1 lines up with the missing floor termination, so it is counted once, under that check, and rechecked after the fix. |

## Basement areas 3: Cycle store, east and south walls

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| **Area** | Cycle store, east and south walls |
| **Element** | Walls |
| **Length (m)** | 8.5 |
| **Height or width (m)** | 2.9 |

| | |
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| **Area (m²)** | 24.6 |
| **System in this area** | Drained cavity: cavity drain membrane |
| **Drawing details for this area** | Details 1 and 3 |
| **Substrate prepared as the system instructions require** | Acceptable |
| **Barrier, coating or membrane continuous and undamaged** | Acceptable |
| **Laps and joints formed and sealed to the system instructions** | Not checked |
| **What needs doing, or why not checked** | East wall laps hidden behind stacked plasterboard. Check once the boards are moved. |
| **Terminations and upstands finished and sealed to the details** | Acceptable |
| **Corners, wall to floor junction and construction joints detailed as drawn** | Acceptable |
| **Penetrations sealed with the system detail** | Not applicable |
| **Protection or drainage board in place before backfill or follow-on trades** | Not applicable |
| **Drained cavity: fixings and plugs sealed, channel clear and falling to the sump** | Acceptable |
| **Penetrations in this area** | 0 |
| **Checks needing action here** | 0 |
| **Leaks or damp needing action here** | 0 |
| **Notes for this area** | South wall seen in full. East wall partly hidden by stored materials. |
| **Areas inspected** | 3 |
| **Area inspected (m²)** | 182.1 |
| **Area checks needing action** | 1 |
| **Leaks or damp needing action** | 0 |
| **Area checks not done** | 1 |

## 4. Drainage, sump and pumps

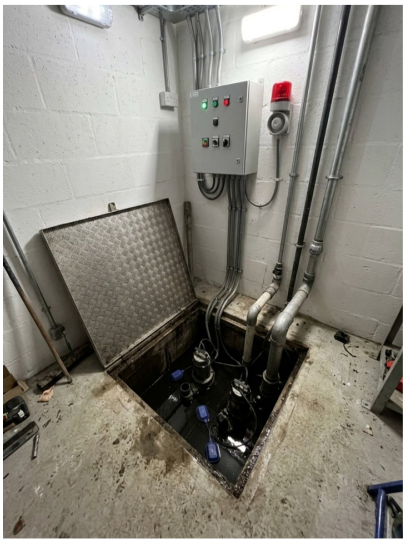
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| **External or footing drain laid where designed, before backfill** | Not applicable |
| **Drain discharges to the outfall shown on the design** | Acceptable |

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| **Inspection, rodding or flushing points fitted, accessible and marked on the drawings** | Acceptable |
| **Internal channels flushed and clear on the day** | Acceptable |
| **Light wells, gullies and ground next to the basement drain freely** | Acceptable |
| **Drainage checks needing action** | 0 |
| **Is there a sump or pump chamber?** | Yes |

## Sumps and pumps 1: SP1

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| **Sump reference** | SP1 |
| **Where** | Plant room, north-east corner |
| **Position (GPS), optional** | 51.4741, -0.0689 |
| **Pumps** | Two pumps (duty and standby) |
| **Chamber clean and free of silt and debris** | Acceptable |
| **Float switches or level sensors move freely** | Acceptable |
| **Discharge pipe and non-return valve free of leaks** | Acceptable |
| **Access cover fitted and secure** | Acceptable |
| **Pump test: water added to the chamber** | Started and discharged |
| **Standby pump test** | Started and discharged |
| **High-level alarm test** | Did not sound |
| **Where the alarm sounds or reports** | Sounder on the pump panel and a repeater at the concierge desk |
| **Test detail** | Float lifted to the high level: no sound at the pump panel or the concierge repeater. Installer found the alarm cable not yet terminated in the panel. Client's project manager told on site. |
| **Items needing action at this sump** | 1 |

**Sump, pumps and alarm photos**



| | |
|---|---|
| **Sump items needing action** | 1 |
| **Alarms that did not sound** | 1 |

## 5. Water test or observation

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|---|---|
| **What was done to check for water** | Observation after rain |
| **Date of the rain** | 12 Oct 2026 |
| **Rain before the visit** | Heavy rain most of 12 October and overnight |
| **What was found** | Walked all three areas the morning after. Channels running clear to SP1 and both pumps cycling. Damp patch L1 at the plant room threshold. No other wet points seen. |
| **Water found inside the waterproofing?** | Yes |
| **Areas not seen and why** | Cycle store east wall partly hidden by stacked plasterboard. Void under the stair core not entered. |

## 6. Guarantee and handover

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| **Guarantee or warranty given by** | Southbank Basement Systems Ltd, insurance-backed |
| **Guarantee reference** | GTY-EXAMPLE-01 |
| **Guarantee period** | 10 years from practical completion |
| **Conditions on the guarantee** | Pumps serviced and channels flushed by an approved contractor, no fixings through the membrane |
| **Pump and channel servicing from the manufacturer** | Pump service every 12 months, from the pump manual |

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| **Operation and maintenance information handed over?** | No |
| **As-built drawings showing inspection points handed over?** | No |
| **Client shown the pump, alarm and inspection points?** | Yes |

## 7. Result, actions and sign-off

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|---|---|
| **Items needing action** | 2 |
| **Result** | Action needed before cover-up or handover |

**Actions 1: Terminate and test the SP1 high-level alarm at the pump panel and the concierge repeater. Retest with the inspector.**

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|---|---|
| **Action** | Terminate and test the SP1 high-level alarm at the pump panel and the concierge repeater. Retest with the inspector. |
| **Priority** | Before handover |
| **Who will do it** | Southbank Basement Systems Ltd |
| **Due by** | 19 Oct 2026 |
| **Status** | In progress |

**Actions 2: Extend the plant room floor membrane to the threshold and form detail 12, then recheck L1 before the screed.**

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|---|---|
| **Action** | Extend the plant room floor membrane to the threshold and form detail 12, then recheck L1 before the screed. |
| **Priority** | Before cover-up |
| **Who will do it** | Southbank Basement Systems Ltd |
| **Due by** | 16 Oct 2026 |
| **Status** | Open |

**Actions 3: Move the plasterboard in the cycle store and check the east wall laps before dry lining.**

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|---|---|
| **Action** | Move the plasterboard in the cycle store and check the east wall laps before dry lining. |
| **Priority** | Before cover-up |
| **Who will do it** | S. Adeyemi |
| **Due by** | 16 Oct 2026 |

| | |
|---|---|
| **Status** | Open |
| **Actions still open** | 3 |
| **Decision** | Proceed once the listed actions are done |
| **Next check or re-inspection date** | 19 Oct 2026 |
| **Summary for the client** | Corridor and cycle store south wall ready for dry lining. Plant room floor termination at the threshold to be completed before the screed, and the sump alarm is not yet connected. Both pumps work. Cycle store east wall to be checked when cleared. |
| **Inspector name** | S. Adeyemi |
| **Inspector signature** |  |
| **Waterproofing contractor name** | T. Mensah |
| **Waterproofing contractor signature** |  |