SITE survey. APP

SITE SURVEY REPORT

Building Envelope Inspection

Prepared for	Larkspur Student Living Ltd
Date	19 Oct 2026
Site	Larkspur Yard, Lincoln
Prepared by	R. Thorsby

FORM

Building Envelope Inspection

1. Inspection details

Project	Larkspur Yard, Lincoln: building envelope inspection (completed example)
Site address	Larkspur Yard student residences, Lincoln LN1
Client or owner	Larkspur Student Living Ltd
Location (GPS)	53.2308, -0.5410
Inspection date	19 Oct 2026
Inspected by	R. Thorsby
Main contractor	Brayfield Construction Ltd
Envelope or cladding contractor	Witham Brick and Window Ltd
Specification and drawings inspected against	Specification F10 and L10, air barrier drawing A-210 rev B, cavity barrier layout A-215, details A-501 to A-512
Where is the building?	England
Stage	Cladding in progress
Mock-up or first-run approval	Approved with comments
Mock-up reference and who approved it	Brick and window mock-up panel MP-1, approved by the architect 2 Oct with a note on head tape laps

> This is a site record of the envelope as seen before it is covered. It does not certify airtightness, weathertightness or fire safety. Gaps, laps, fixing centres, test methods and air leakage targets come from the specification, the energy calculation and the local code, and are entered by the inspector.

2. Elevations

Elevations 1: North elevation, Kesteven wing

Elevation	North elevation, Kesteven wing
Levels or grid lines inspected	Levels 0 and 1, grid 1 to 8
Wall system	Masonry cavity wall, Concrete or steel frame with infill walls
Cladding	Brick or brick slip

Membrane and tapes specified	Clear cavity, cavity trays and stop ends, air-sealing tape to window perimeters as specification F10 and L10. Insulated lining inside, checked before plastering.
Cavity or ventilation gap specified (mm or inches)	50
Smallest gap found (same units)	50
Gap against the specification	As specified or more
Breather membrane or weather-resistive barrier as specified, laps shed water (upper over lower) and taped where specified	Not applicable
Membrane undamaged; tears and holes repaired before cladding	Not applicable
Air barrier: sheathing joints or membrane seams taped where they form the air barrier	Not applicable
Window and door openings: sill pans or trays, perimeter membrane and tapes lapped as detailed	Action needed
What needs doing, or why not checked	Head tape missing at window W1.04, frame not sealed to the inner leaf. See T1.
Flashings, cavity trays, stop ends and weep holes as drawn	Acceptable
Cladding brackets, rails and fixings of the specified type, at the specified centres	Acceptable
Cavity barriers and fire stopping in the cavity at floors, compartment walls and openings, as drawn	Acceptable
Insulation fitted tight, no gaps, held as the maker requires	Not applicable
Sealants of the specified type, joints sized and tooled, backer rod where specified	Acceptable
Fixings and services have not damaged the membrane or air barrier	Acceptable

Air barrier transitions and penetrations 1: T1

Reference	T1
Transition	Window perimeter
Where	Level 1, window W1.04 head (study bedroom 1.04)
Position (GPS)	53.2309, -0.5411

Air barrier continuity	Gap or defect: fix
What is wrong and what needs doing	No air-sealing tape across the frame head; open joint between the frame and the block inner leaf, daylight visible from inside.
Gap length (mm or inches)	900
Who will fix it	Witham Brick and Window Ltd

Photos



Already marked Action needed in a check above?	Yes

Air barrier transitions and penetrations 2: T2

Reference	T2
Transition	Service or duct penetration
Where	Level 0, kitchen 0.01 extract duct through the inner leaf
Position (GPS)	53.2308, -0.5413
Air barrier continuity	Continuous and sealed

Photos



Transitions checked	2
Gaps needing action (not already in a check)	0

Photos of the elevation





This elevation: items needing action	1
Not checked	0
Ready to close up (clad over)?	No

Elevations 2: East elevation, Kesteven wing

Elevation	East elevation, Kesteven wing
Levels or grid lines inspected	Levels 0 to 2, grid A to D
Wall system	Masonry cavity wall, Concrete or steel frame with infill walls

Cladding	Brick or brick slip, Render
Membrane and tapes specified	As north elevation
Cavity or ventilation gap specified (mm or inches)	50
Smallest gap found (same units)	55
Gap against the specification	As specified or more
Breather membrane or weather-resistive barrier as specified, laps shed water (upper over lower) and taped where specified	Not applicable
Membrane undamaged; tears and holes repaired before cladding	Not applicable
Air barrier: sheathing joints or membrane seams taped where they form the air barrier	Not applicable
Window and door openings: sill pans or trays, perimeter membrane and tapes lapped as detailed	Acceptable
Flashings, cavity trays, stop ends and weep holes as drawn	Acceptable
Cladding brackets, rails and fixings of the specified type, at the specified centres	Acceptable
Cavity barriers and fire stopping in the cavity at floors, compartment walls and openings, as drawn	Acceptable
Insulation fitted tight, no gaps, held as the maker requires	Not applicable
Sealants of the specified type, joints sized and tooled, backer rod where specified	Acceptable
Fixings and services have not damaged the membrane or air barrier	Acceptable

Air barrier transitions and penetrations 1: T3

Reference	T3
Transition	Wall to foundation or ground floor
Where	Grid A to D at ground floor slab edge
Position (GPS)	53.2307, -0.5409
Air barrier continuity	Continuous and sealed

Transitions checked	1
Gaps needing action (not already in a check)	0

Photos of the elevation



This elevation: items needing action	0
Not checked	0
Ready to close up (clad over)?	Yes

Elevations 3: West elevation, stair core

Elevation	West elevation, stair core
Levels or grid lines inspected	Levels 0 to 3
Wall system	Masonry cavity wall, Concrete or steel frame with infill walls
Cladding	Brick or brick slip
Membrane and tapes specified	As north elevation
Cavity or ventilation gap specified (mm or inches)	50
Smallest gap found (same units)	50
Gap against the specification	As specified or more
Breather membrane or weather-resistive barrier as specified, laps shed water (upper over lower) and taped where specified	Not applicable
Membrane undamaged; tears and holes repaired before cladding	Not applicable

Air barrier: sheathing joints or membrane seams taped where they form the air barrier	Not applicable
Window and door openings: sill pans or trays, perimeter membrane and tapes lapped as detailed	Acceptable
Flashings, cavity trays, stop ends and weep holes as drawn	Acceptable
Cladding brackets, rails and fixings of the specified type, at the specified centres	Acceptable
Cavity barriers and fire stopping in the cavity at floors, compartment walls and openings, as drawn	Acceptable
Insulation fitted tight, no gaps, held as the maker requires	Not applicable
Sealants of the specified type, joints sized and tooled, backer rod where specified	Acceptable
Fixings and services have not damaged the membrane or air barrier	Acceptable
Transitions checked	0
Gaps needing action (not already in a check)	0
This elevation: items needing action	0
Not checked	0
Ready to close up (clad over)?	Yes
Elevations inspected	3
Ready to close up	2
Transitions checked	3
Elevation items needing action	1
Not checked	0

3. Water and air leakage tests

Water tests 1: Window W0.02, north elevation

Where tested	Window W0.02, north elevation
Method as specified	Hose test to specification L10 clause 3.6
Result	Pass: no water inside

Tested by	J. Mallory

Photos



Water tests failed	0
Air leakage (pressure or blower door) test	Done
Test	Interim (air barrier test before finishes)
Tester and company	P. Lund, Fenland Air Testing (fictional)
Date tested or booked	14 Oct 2026
Report or certificate reference	Interim test FAT-EXAMPLE-07, sample flat 0.03
Units	m3/(h.m2) at 50 Pa
Target (from the specification, energy calculation or code)	4
Measured result	3.6
Result against the target	At or below the target
Leaks found during the test	Small leaks with smoke at two socket boxes on the party wall; boxes to be sealed before plastering.

4. Result, actions and sign-off

Items needing action	1
Result	Action needed before close-up

Actions 1: Tape the head of window W1.04 to the inner leaf with the specified air-sealing tape (T1) and photograph it before the outer leaf closes it in.

Action	Tape the head of window W1.04 to the inner leaf with the specified air-sealing tape (T1) and photograph it before the outer leaf closes it in.
Priority	Before cladding or close-up
Who will do it	J. Mallory, Witham Brick and Window
Due by	21 Oct 2026
Status	Open

Actions 2: Check every level 1 window head on the north elevation for the same missing tape and report back.

Action	Check every level 1 window head on the north elevation for the same missing tape and report back.
Priority	Before cladding or close-up
Who will do it	J. Mallory, Witham Brick and Window
Due by	21 Oct 2026
Status	Open
Actions still open	2
Decision	Ready once the listed actions are done
Next check or re-inspection date	22 Oct 2026
Summary for the client	East and west elevations ready to close up. North elevation on hold at level 1: window W1.04 head not taped to the inner leaf. Interim air test on flat 0.03 met the design target. Window hose test passed.
Inspector name	R. Thorsby
Inspector signature	
Envelope contractor name	J. Mallory

Envelope contractor signature

