

SITE SURVEY REPORT

Basement and Cellar Inspection

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

FORM

Basement and Cellar Inspection**1. Property**

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
Time	11:00
Surveyor	K. Douglas MRICS
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.

Weather capture

Example data	Fictional weather values for this demo, not a historical observation or a weather service response.
Weather at 09:15 BST	Overcast (illustrative example), 12°C, wind SW 8 mph, humidity 76%
Weather source	Illustrative data only. Live weather capture uses MET Norway forecast estimates; this example was not fetched from MET Norway.
Recent rainfall or flooding nearby	Heavy rain for most of the last three weeks; owner says water first appeared four days ago

2. Condition

Stairs, headroom and lighting safe to enter OK

Areas 1: Front vault

Room, vault or area	Front vault
Length (m)	4.2
Width (m)	3.1
Floor area (m ²)	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



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)



Illustrative stamp: 2 Oct 2026
09:15 BST · sample GPS 51.5074,
-0.1278. Original photo capture
date/location unverified.

Areas 2: Rear cellar (meters)

Room, vault or area	Rear cellar (meters)
Length (m)	3.6
Width (m)	2.8
Floor area (m ²)	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)



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

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.

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

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

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

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

Position or company

Building surveyor, Douglas Surveying

Inspector signature



Signing records what was found on the day. It does not make unsafe equipment safe or replace a thorough examination, design check or service by a competent person.