THE SPECIALIST APPROACH TO PROTECTING YOUR PROPERTY

DAMP & CONDENSATION SURVEY

REPORT

MEMBER

The Damp Specialist Company Ltd
Jury Farm Ripley Lane, West Horsley, Leatherhead,
England, KT24 6JT
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Damp & Condensation Survey Report

Report Information

Report Reference number	
Client Name	
Report Date	
Property Address	
Property Image	
	
Survey Date and Time	
Occupied/ Unoccupied	Occupied
Surveyor Name	Bianca Hedesiu BSc(Hons) CSTDB WRT ASD

Introduction

Scope of Survey	Specific Areas Of Concern
Instructions Received Specific Area	We have received instructions from the client to complete a Damp Survey aimed at documenting the presence of damp within specific areas of the property.
Specific Areas Surveyed:	Front Bedroom
How?	In Written Form

Property Description

The property survey is a	Detached
Assumed to have been constructed in the	Interwar Period (1918–1939)
Assumed floor construction comprising of	Timber suspended floors
Assumed wall construction comprising of	Early cavity walls

Background Information

Weather during the survey	sunny
Point of reference	All left, right, front and rear references are taken from standing outside the property facing the main front elevation. Walls are classified as ‘outside of external walls’, ‘inside of external walls’, or ‘interior walls.
Non-Invasive Survey Note	The survey is non-invasive observational one, and we will not inspect roof voids of sub-floor voids which are not readily accessible to us without invasive action.

Limitations and Restrictions

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Survey Limitations and Restrictions	Our inspection excludes outbuildings such as sheds, garages, stores and conservatories unless specifically requested for inclusion under your instructions. We may comment on other aspects of the building which may have a direct influence on damp and/or decay, and are within the capabilities of our surveyor. These will only be mentioned in brief without disruptive investigation. Unless specifically agreed, no invasive action will the taken during the survey i.e., lifting of floor coverings, removal of plaster, render, or joinery etc. Loft Timbers & Subfloor Timbers will only be checked where safely and readily accessible, and only in a Full Property Survey. During the course of our surveys, even when previously agreed, roofing timbers in the loft areas may not be inspected where access is restricted due to the absence of suitable boarding. Accessing unboarded loft spaces poses safety risks and limits the ability to thoroughly examine structural timbers for issues such as dampness, fungal decay, or wood-boring infestation.
Further Useful Mentions	•Recommendations for further investigation should be followed where specified. •Further specialist surveys may be recommended (e.g., CCTV drainage surveys, leak detection surveys, further invasive checks). •It is the client's responsibility to instruct repairs in accordance with recommendations.

External Examination Notes

External Observations	The External Observations section of a damp report provides an overview of the property's external elements, identifying defects or conditions that could contribute to damp issues. This section focuses on the property's external envelope and adjacent features that may influence moisture ingress or water retention, as observed during the time and conditions present during our survey.
External Defects Identified:	Rainwater Goods

External Examination

Defects Identified Relating To Other Types of Damp	Rainwater Goods
Other Defects	Front Elevation Downpipe & Guttering defects noted:
In more detail:	Upon inspecting the guttering and down pipe more closely, we have observed that the outlet of the guttering is blocked by debris and vegetation. This is almost certainly allowing for water to overflow the gutter during heavy rain due to the obstructions in the downpipe. This in turn is likely allowing for moisture to get into the cavity wall and cause excess humidity to build up inside the cavity wall, contributing to the condensation and mould growth noted in the front bedroom. Water was visible around the same downpipe, at its base, which is going directly into the ground with no visible connection to the draining system. This could also mean, that water could be discharging improperly and causing saturation at low levels of the wall. A small internal area, at low levels of the was noted to show elevated damp readings and localised mould growth, on the other side of the downpipe entering the ground, which could be related.

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Annotated Pictured		
		
		

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Damp Related Observations

Internal Observations	The Internal Observations section of a report provides a detailed description of the internal condition of the property, focusing on evidence of moisture-related issues within the building's interior. This section documents visible signs of dampness, their severity, and potential causes. This is essential to diagnosing damp problems and recommending appropriate remedial measures.
1.Moisture Meter Readings Note:	Protimeter moisture meter readings were taken using an MMS machine reading with records moisture using 2 settings: (a) Relative Scale (RS) of 60-999 RS where any reading over 200 RS is considered damp. Readings were taken via radio frequency at a nominal depth of 19 mm. (b)Wood Moisture Content (%WMC) represents a qualitative wood moisture equivalent measurement scale for affected building materials using penetrating moisture meters which u se electrical conductivity. Dry readings are normally classified as <=20% WMC, and damp readings 21-99 %WMC.
2.Wood Rot Conditions Note:	Microbial growth multiplies rapidly in conditions above 60% RH at ambient temperature 21 degrees C. Timber with moisture content above 16% WMC is at risk of surface microbial growth and will decay above 20%WMC.
3. Timber in Contact With Wet Masonry Note:	Any timbers in direct contact with damp masonry are at risk of fungal decay, especially dry rot. Fungal decay, including dry rot and wet rot, thrives in damp conditions, and timbers in contact with damp masonry provide the necessary moisture for fungal growth.

Affected Rooms:

Room Affected

Number	1
Room(s)/ Area Affected	Front Bedroom
Signs Of Water Damage Observed	Mould Growth
Specifically:	2 ceiling-wall corners suffering from mould growth & the external front corner localised to low levels of the walls suffering from mould growth and elevated damp readings
Moisture Meter Readings	External front corner(low levels): 200RS-250RS; Ceiling-wall areas showing dry readings
Corresponding External Defects	-Suspected downpipe overflow issues due to blockages in the gutter outlet causing the ceiling wall junctions to suffer from condensation and mould growth. -Downpipe going directly into the ground and showing water around the base, likely causing the localised area showing elevated damp readings and mould, just above skirting boards at low levels of the wall, in the front bedroom corner.

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Corresponding Internal Defects: Condensation	Mould Growth Note: Mould is classified as a Category 1 health hazard under the Housing Health and Safety Rating System (HHSRS) and must be promptly addressed. This can severely impact people with an impaired immune system, particularly young children and adults with a predisposition to respiratory conditions. No In-depth Dry Readings Recorded Raising Concerns Relating To Condensation Acceptable dry readings obtained on areas where mould was noted, indicating the issues is condensation related rather than damp related. Signs of Condensation Definition: Condensation occurs when warm, moist air meets a cold surface, leading to water droplets forming. Inadequate ventilation exacerbates condensation, contributing to mould growth and deterioration of internal finishes. We believe the property to be suffering from condensation related issues and those condensation related issues are likely to be caused by a number of contributory factors including: - Inadequate Heating Strategy All doors to the bedrooms are fire doors and they all stay shut as a result. We understand that this specific bedroom is only used sporadically and that the heating would only come on when someone stays within the room. Therefore this room could have periods where no heating is on which will make it predisposed to condensation and mould forming, particularly on the inside of external elevations which get a lot colder but also at corners of the floor wall joint or wall ceiling joint where there is a lack of airflow to the area areas. This is particularly problematic during the colder months where temperatures in the room would get really cold. Recommended temperatures which should keep the risk of condensation and mould growth at bay should normally be no less than 18 to 20°C at any time. -Lack of trickle vents on the windows which stop any passive air flow during periods when no one is in the property or the room. -Inadequate mechanical extraction, particularly in the nearby bathroom. Please see Additional Observations section below describing the rate of extraction for the extractor fans in hoods in the property.
Hygrometer Readings	Hygrometer readings were also obtained from the property to establish the risk of condensation forming during the conditions during the survey. Based on the relative humidity conditions and walls/ ceiling surface temperatures during our visit, the risk was found to be low. However, our survey was completed in the summer months during a hot weather spell and with the window in the room having been open. This risk would be increased during the winter months when the temperatures outside will be lower and the windows would be shut.

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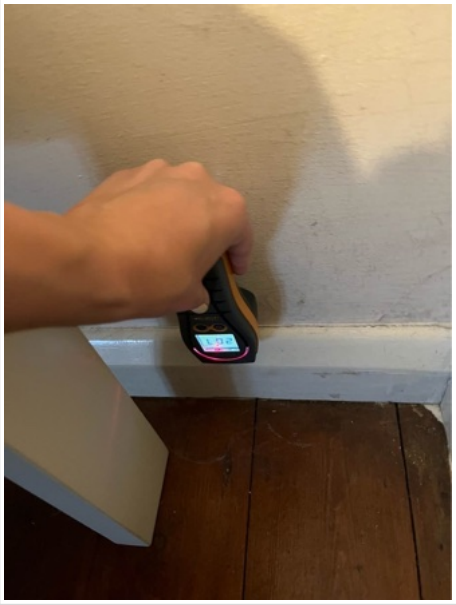
Annotated Pictures		
		

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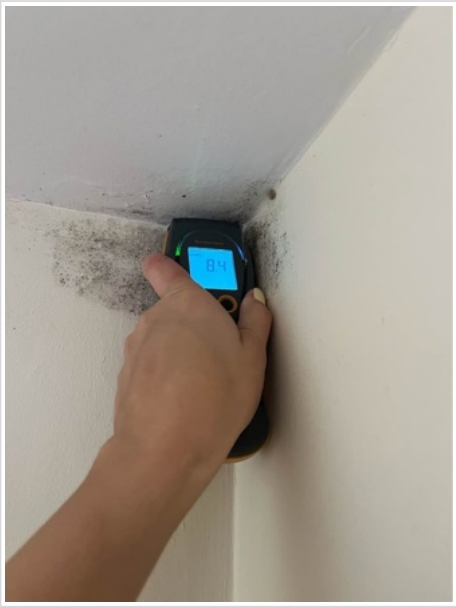

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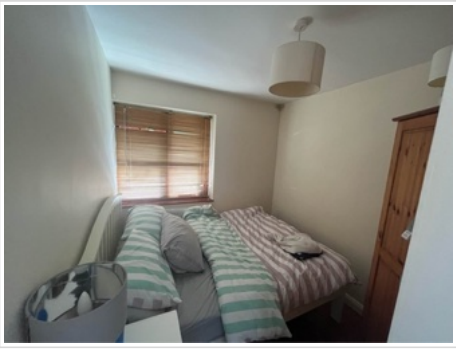

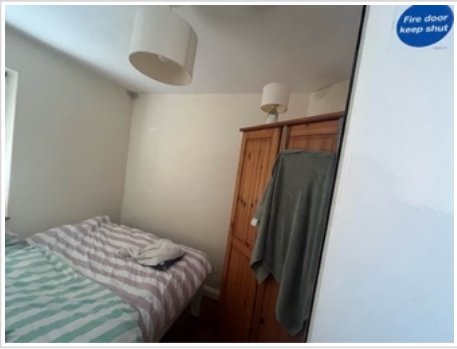

Room Affected

Number	2
Room(s)/ Area Affected	Bathroom
Specifically:	Around the WC, on the laminate floor
Moisture Meter Readings	20% WME-25.5% WME
Corresponding External Defects	N/A
Corresponding Internal Defects	The is a possibility of a hidden plumbing leak on the WC and this would need to be investigated during a leak detection.
Additional Notes	Readings obtained on the laminate flooring from the grooves between the boards showed elevated Wood Moisture Equivalent readings (WME) of above 20%, which could indicate a small leak originating from the WC. The floor has also bowed in this area.

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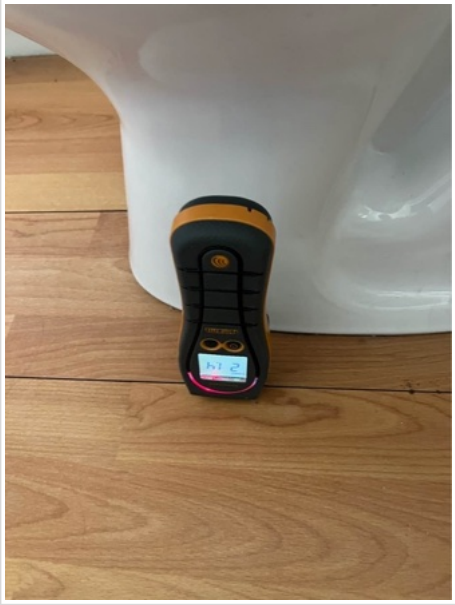
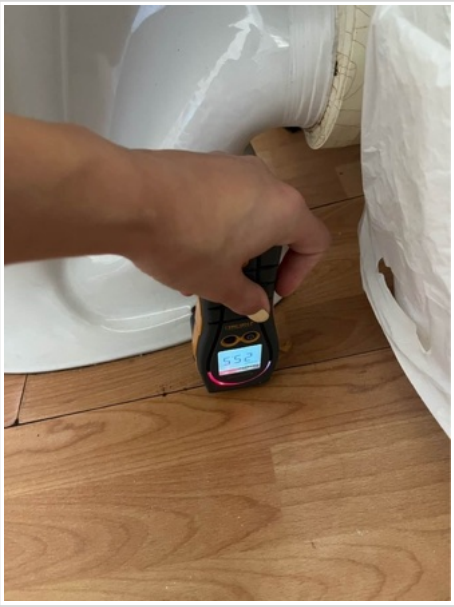
Annotated Pictures		
		
Suspected Plumbing Leak	Yes	
Further Leak Detection Recommended	Plumbing leaks beneath floors from heating systems, hot and cold-water services, or drainage runs can cause hidden underfloor dampness, timber decay, and contribute to elevated damp levels.	
Additional Observations:		

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Other Notes:	Inadequate Mechanical Extraction Mechanical extraction is essential in ensuring the humidity created in the property by showering, cooking, washing clothes etc. is being removed from the property effectively. The rate of extraction of the extractor fans and extractor hood has been tested using an anemometer and cross referenced against the recommended rise of extraction set out by Ventilation Document F. These were found to be as follows: -Kitchen extractor hood: Found to be working at 20 L per second, comparedto the recommended 30 L per second. The recommendations here would involve cleaning out the filters which might be enough to restore the recommended rate of extraction. -Bathroom extractor fan found to be not working . -Shower room extractor fan: Found to be working at the recommended rate of extraction of 15 L per second . There is also a tumble dried which is not ducted outside and poses a risk for condensation in its current form. However, this does not appear to be used by the occupants, but rather the clothes appear to be dried in the conservatory by the occupants. And we would advise the tumble drier to only be used if it is ducted to the outside.
Annotated Pictures	 Shower room extractor fan working at the recommended rate of extraction  Kitchen extractor hood working at 2/3 the recommended rate of extraction

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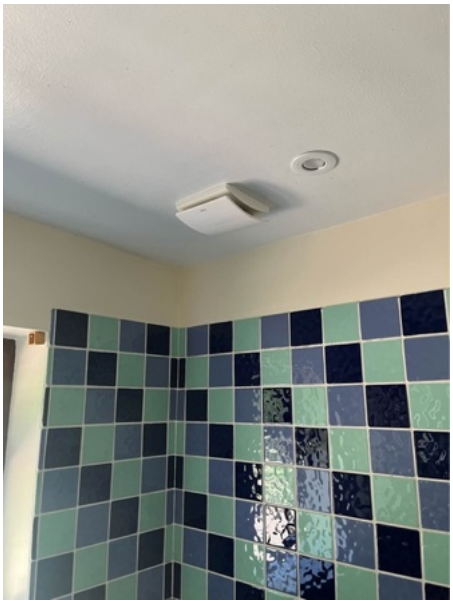

Bathroom fan not working during our visit

Tumble drier

Conclusions

Conclusions	Based on the observations made at the property, it is highly likely the property suffers from the following issues which are causing the internal damp, namely:
Types of Damp Indentified	Penetrating Damp through rainwater goods defects, Condensation, Suspected leaks

Recommendations

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External Recommendations:	External Repairs Downpipe & Guttering -Disconnect the downpipe and clean it thoroughly. This will ensure the guttering will no longer overflow which has likely allowed for moisture to get into the cavity and contribute to the condensation issues in the bedroom by the ceiling wall junctions where mould has also been noted. -Establish the connection to the drainage system. If one is not present, excavate the area and connect this to the stormwater drains or by creating a soak away in the front garden area in order to ensure the rainwater is being discharged away from the property.
Condensation Recommendations:	Condensation Risks & Associated Works -In the short term the mould can be cleaned off with soapy water, however, the following works will be necessary in order to ensure that the condensation mould growth do not return. -Irrespective of whether someone is in the room or not, the room should be heated during the colder months and temperatures should not go much lower than 18 to 20°C to reduce the risk of condensation and mould growth. You can install humidity monitors to ensure that the temperature is maintained at the recommended threshold. -The bathroom extractor should be serviced or replaced with a new humidity controlled extractor fan with a rate of extraction at 7 L per second or if light switch operated the rate of extraction extraction should be 15 L per second. The kitchen filters should be cleaned to get the rate of extraction closer to the recommended 30 L per second floor kitchen extractor hoods. The occupants should be encouraged to use the extraction in the kitchen and bathroom whenever they are using the specific room for cooking or showering etc. -Even in the winter months the room should also be ventilated by opening the door for a couple of minutes every say and opening windows on opposite sides of the property which is going to allow for air to exchange and stop any built up of humid air, therefore reducing the risk of condensation further. -If mould returns in the winter months, a dehumidifier can also be used in the room to keep the humidity at a healthy level.
WC Suspected Leak Recommedations:	WC & Bathroom Floor The bathroom floor should be monitored for any changes and if further deterioration of the floor is noted around the WC, you should instruct a qualified plumber or a leak detection company to check for the presence of any hidden plumbing leak and repair these as necessary.

Surveyor Signature

Signed:	Bianca Hedesiu BSc (Hons) CSTDB WRT ASD
Terms & Conditions:	Please note the above report, including all findings, conclusions, and recommendations, is subject to our Terms and Conditions which are available on our website. A copy of these Terms and Conditions is available on our website, alternatively, please request a copy.