THE SPECIALIST APPROACH TO PROTECTING YOUR PROPERTY

DAMP SURVEY REPORT

PCA Property Care ASSOCIATION

MEMBER

The Damp Specialist Company Ltd
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Report Information

Report Reference number	
Client Name	
Report Date	
Property Address	
Property Image	
Survey Date and Time	01/01/2025
Occupied/ Unoccupied	Occupied
Surveyor Name	Bianca Hedesiu BSc(Hons) CSTDB WRT ASD

Introduction

Scope of Survey	Full Property
Instructions Received Full Property	We have received instructions from the client to complete a Damp Survey aimed at documenting the presence of damp within the property.
How?	Verbally

Property Description

The property survey is a	Detached
Assumed to have been constructed in the	Interwar Period (1918–1939)
Assumed floor construction comprising of	A combination of original timber suspended floors and solid concrete floors
Assumed wall construction comprising of	9-inch solid walls
Construction Type Note	Rear extension added

Background Information

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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

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:	Penetrating Damp

External Examination- Penetrating Damp

Penetrating Damp	Penetrating damp is a type of damp that occurs when water infiltrates a building horizontally from the outside, typically through walls, roofs, or windows. Unlike rising damp, which comes from the ground, penetrating damp is caused by external water sources, such as rain entering the structure through defects or porous materials.
Defects Identified Relating To Penetrating Damp	Rainwater Goods, Chimney Stacks, Render/ Coverings, Parapet Wall
Rainwater Goods Defects Noted	The front downpipe to the right-hand side of the of the front door is discharging at the base of the walls and not toward the nearby gully, which is fully obstructed by debris. This is thought to be allowing for water to pool in the area and saturate the bottom of the wall, allowing for damp at low levels of the wall and mould growth, which is evidenced in the porch wall, on the other side of the downpipe in question. Another gully was noted to be partly blocked by debris.

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Annotated Pictures		
Render/ Coverings Defects Noted	Pebble dash render was cracked in multiple places. Pebble dash renders tend to be cement-based renders, which act as moisture entry points when they become cracked or damaged. Those cementitious type renders are unsuitable for a solid wall construction, as they can trap moisture, preventing natural evaporation and contributing to internal damp via capillary absorption and wind-driven rain. The type of masonry paint usually used to paint those renders also tend to be non-breathable, which is exacerbating the issue. Localised damp spots were noted on the inside of the rear elevation in the top bedroom and bathroom and on the inside of the right-hand side elevation corresponding to the affected area in the front RHS bedroom.	
Annotated Pictures		

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Parapet Wall Defects:	Defects were noted with the front parapet wall, which is showing red soft bricks at the very top of the wall, and water marks on the render below. No coping stones are present at the top to direct the water away from the external wall which is likely causing the penetrating damp in the bedroom below.

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Chimney Stacks **Defects Noted**	Flauching & Brickwork defects, Old Chimney Breast & Hygroscopic Salt Contamination	
Flaunching & Porous Bricks	Red soft bricks are present which are quite porous. Bricks become more porous overtime making them more susceptible to moisture retention. We've been able to observe some moss growing from the top of the flaunting on the front left-hand side stack, which could be concealing further cracking and defects to the flaunching, which is a concrete fillet holding the chimney pots together. Those defects could allow for moisture to get inside the flue and affect the chimney breast below and this is evidenced by the damp found in the front left hand side bedroom on the chimney breast and adjacent walls/ ceiling.	
Annotated Pictures		

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Old Chimney Breast & Hygroscopic Salt Contamination	Note: Hygroscopic Salt Contamination to Chimney Breasts Chimney breasts and flues can absorb moisture from years of burning fossil fuels, which release hygroscopic salts. These salts remain in the masonry and plaster and absorb moisture from the air, leading to damp patches and staining around the chimney breast even when there is no active water penetration. Moisture can linger in the chimney structure due to the presence of these salts, leading to persistent damp issues.	

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

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Number	1
Room(s)/ Area Affected	Front left-hand side bedroom and Living Room below
Signs Of Water Damage Observed	Water Marks, Water Stains
Specifically:	Front LHS bedroom: on the chimney breast at the top and adjacent ceiling and wall areas, to the corners of the bay window sill & Living Room: chimney breast only
Moisture Meter Readings	200RS-999RS
Corresponding External Defects	Front LHS bedroom: Suspected issues with the flaunching and porous bricks and possible historical gutter overflow issues likely affecting the chimney breast and adjacent wall/ ceiling areas. Render defects affected either side of the bay below the window sill.
Corresponding Internal Defects	Both chimney breasts which are one on positioned on top of the other are thought to be suffering from hygroscopic salt contamination due to the old soot. We note that the chimneys are no longer in use. Hygroscopic slat contamination is know to manifest on chimney breasts as persistent wet patches, due to those salts/ contaminants which attract moisture from the ambient. Lack of adequate airflow inside the flue leading condensation. We note that the opening for the vents on both chimney breast is not large enough and is this is likely limiting the airflow inside the flue.
Additional Notes	The chimney stack was also checked in the loft and this was found to be primarily dry. We know that works have been attempted in the past couple of years part of which might've helped the moisture ingress however we've also had good weather which could've allowed for some of the damage to have dried out. Debris was visible around the chimney stack in the loft just above the affected ceiling area below. This debris should be cleared to clear the area of any contaminated debris.
Annotated Pictures	 

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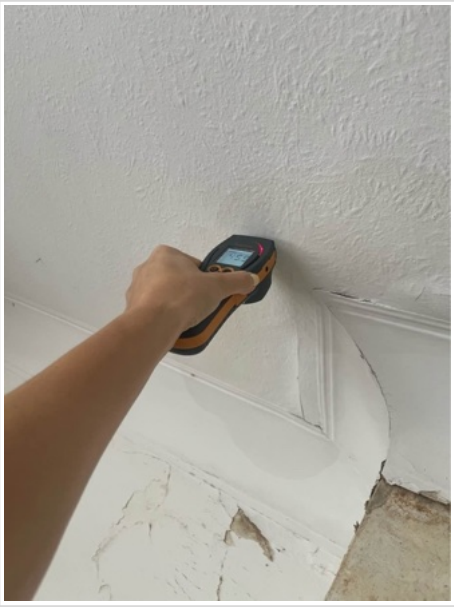

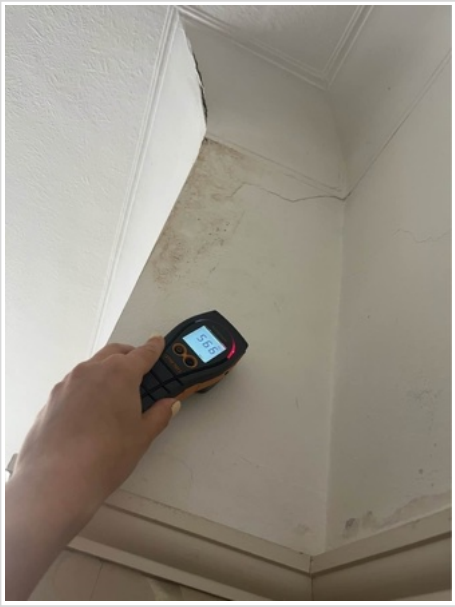

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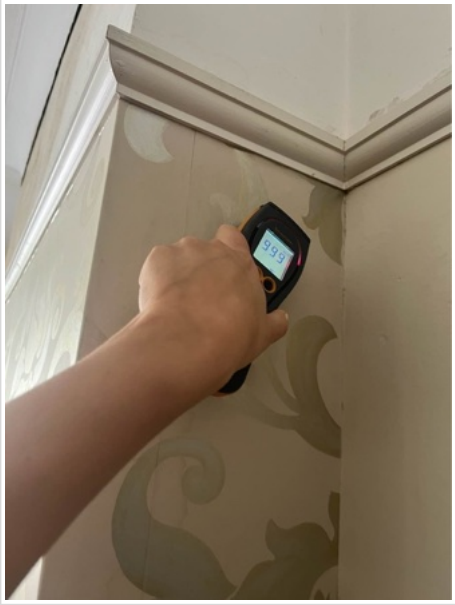

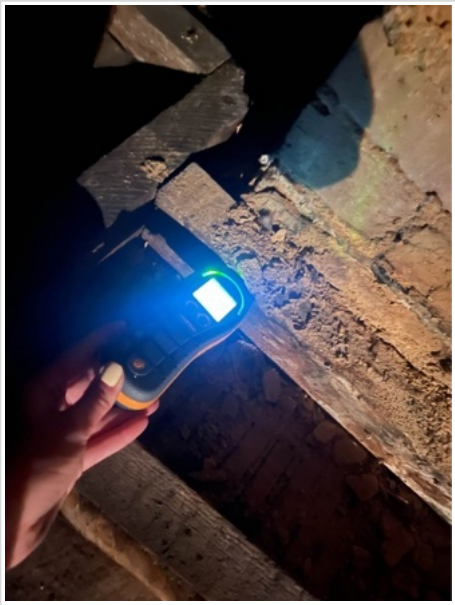

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Room Affected

Number	2
Room(s)/ Area Affected	Rear left-hand side bedroom, Bathroom & Study below
Signs Of Water Damage Observed	Water Stains, Mould Growth, Blown Plaster
Specifically:	On the inside of the rear elevation and diving wall between the rear bedroom and bathroom stretching the shower enclosure only, primarily at low levels of the wall, and wall area below in the study
Moisture Meter Readings	200RS-999RS
Corresponding External Defects	Localised issues with the pebble dash render, however, this is not thought to be the main culprit for the damp, on the inside of the rear elevation on the top floor.

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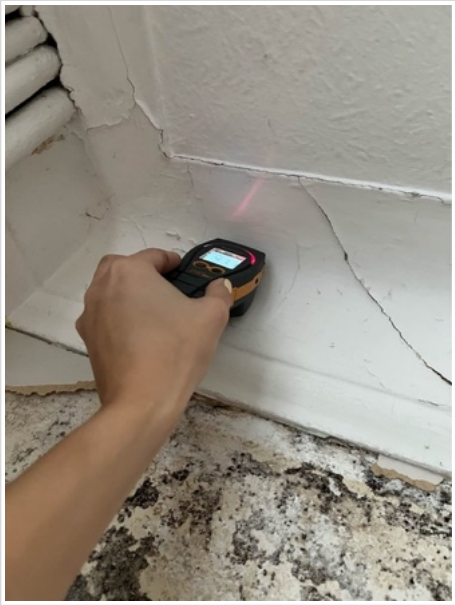
Corresponding Internal Defects	Grouting defects on the wall tiles The grouting between the wall tiles in the shower enclosure has perished in multiple places and is likely allowing for moisture to get behind the tiles during showering and get trapped behind them, in time pushing the moisture into the adjacent bedroom walls and study walls below. Loose shower seals could also be contributing to the damp. Chimney stack above this area was removed, which could mean hygroscopic slat contamination due to the old soot is a possible contributory factor to the damp recorded on parts of the old stack in both the bathroom and bedroom.
Additional Notes	Study below is showing extensive mould growth and damp coming from top down.
Annotated Pictures	   

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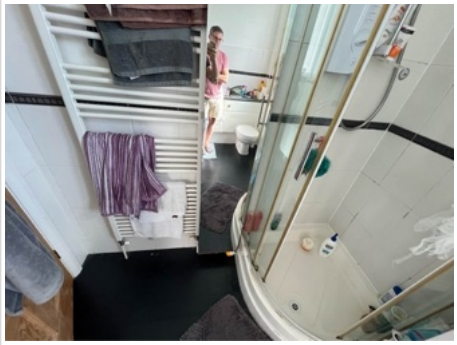

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		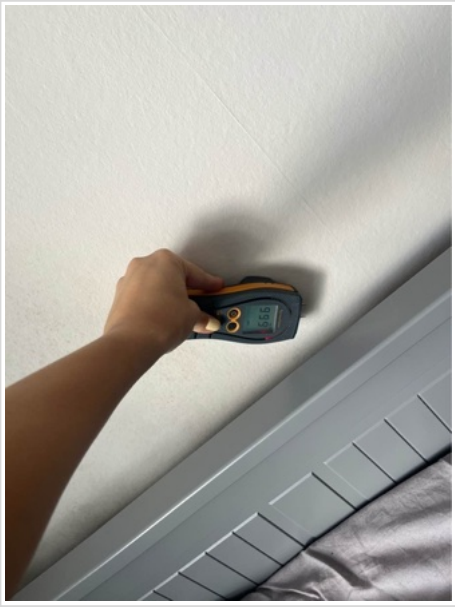

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Room Affected

Number	3
Room(s)/ Area Affected	Front right-hand side bedroom
Signs Of Water Damage Observed	Water Stains, Mould Growth
Specifically:	Front right-hand side corner of the room (coming from top down)
Moisture Meter Readings	200RS-999RS
Corresponding External Defects	Porous bricks and lack of coping stones on parapet wall are allowing for rainwater to run down the parapet wall and affect the front right-hand side corner of the wall. Cracking of the pebble dash render can be noted externally, along with watermarks on the pebble dash render steaming form the top of the parapet wall.
Corresponding Internal Defects	N/A

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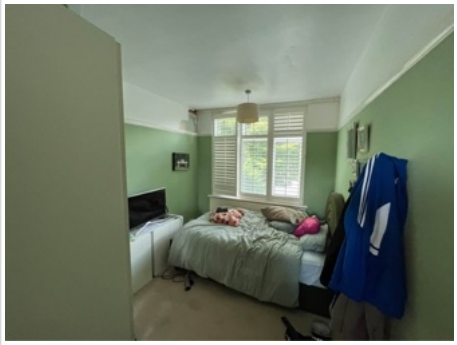
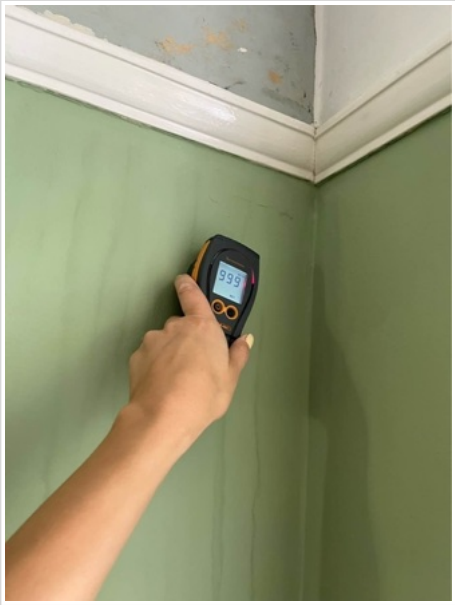
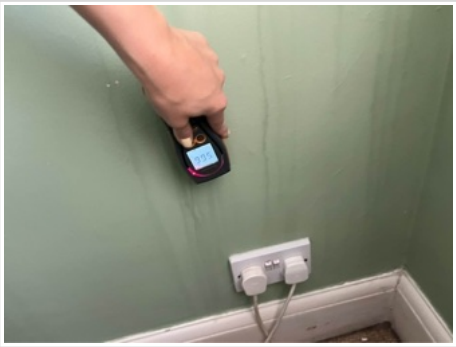
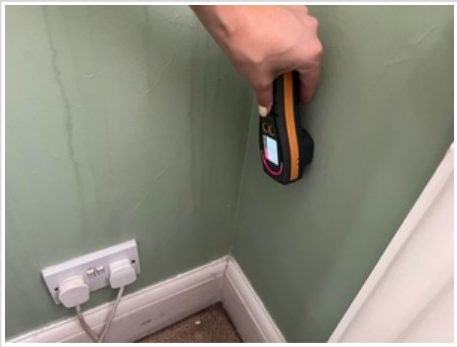
Annotated Pictures		
		
		

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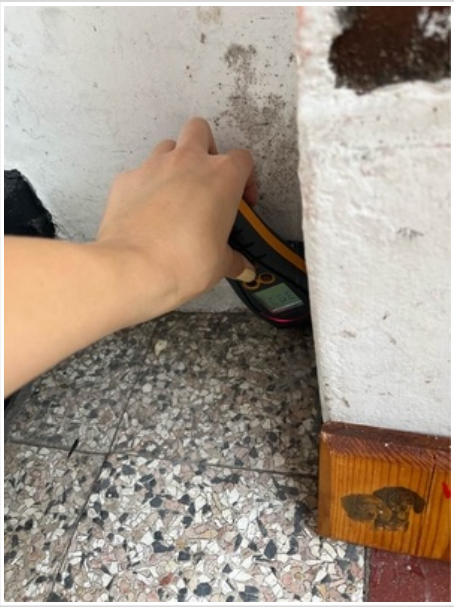
Room Affected

Number	4
Room(s)/ Area Affected	Porch
Signs Of Water Damage Observed	Mould Growth
Specifically:	On the level at low levels, to the right-hand side of the front door in a small localised area
Moisture Meter Readings	200RS-999RS
Corresponding External Defects	Downpipe discharging inadequately at the base of the wall, while the gully nearby is blocked by debris
Corresponding Internal Defects	Colder wall areas in unheated porch which can make the affected wall more susceptible to condensation and subsequently, mould growth.
Annotated Pictures	 

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 due to external defects, Grout defects, salt contamination

Recommendations (Penetrating Damp)

Penetrating Damp	Penetrating Damp was found to be present at the property due to the following external defects. Recommendations in more detail:
Rainwater Goods:	-The downpipe at the front to be extended into the nearby gully. Clear all gullies from debris or obstructions. -Conduct a water test during heavy rainfall or simulated with a hose. Identify and repair all leaking joints, ensuring brackets are sound and joints are watertight. -Clear moss, vegetation, or other debris from the gutters regularly.

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Render Coverings:	In the short term, repairs to the render can be undertaken by opening cracks to a sound substrate and repaired with a weather-resistant filler or mastic. Another option is using cement or mortar. For a long-term solution, consider replacing the render with a more flexible and modern render type, such as: -Silicone-based render: Highly flexible, breathable, and water-resistant. -Monocouche render: A single-coat, breathable option with good flexibility. -Acrylic render: Durable, flexible, and resistant to cracking. These options will provide better protection against wind-driven rain and thermal movement.
Chimney	Flaunching & Brickwork, Old Chimneys & Hygroscopic Salt Contamination
Chimney: Flauching & Brickwork	Front Stack Apply a BBA-approved deep-penetrating water repellent such as Stormdry masonry cream to protect external masonry while allowing breathability. New flaunching to seal the area between the chimney pot. When up close, the roofer on site should look for any further defects which could be contributing to the damp. *Removal of the stack is also another option for future proofing the property, if fireplaces are no longer in use.
Hygroscopic Salt Contamination of the Chimney Stack/ Breast	In the loft space, the debris around the chimney stack, above the affected bedroom ceiling to be cleared, as this could be hygroscopic and causing the ceiling wet patch. Where plaster/ decorations has deteriorated damp proofing specialist providing the necessary guarantees should be instructed to carry out the following works: -Hack off the plaster back to chimney stack brickwork on the affected rear bedroom walls corner to corner around the chimney breast (whole length and height) and take down ceiling plasterboard to allow membrane to be inserted all the way up the wall. -Apply a vertical damp proof membrane as per the manufacturer's guidelines (such as Newton 503) to the affected interior walls. -Fix back plasterboard to the walls with no screws into the new membrane on the wall. The rear elevation where the old stack and breast was removed should also be treated as effloresce was noted in the area, which signifies their presence.
Parapet Wall:	Coping Stones: Front stepped parapet wall to have twice weathered coping stones added and incorporate drip groove to help direct the water away from the parapet wall.
Natural Drying Note	Most of the affected walls, apart from the chimney breasts are likely to dry out naturally, however this will take several months of Spring/Summer weather (Masonry drying time is usually 25mm/month). If any salts or other contaminants appear then these must be neutralised before re-decoration. Any damp stains should be neutralised with a stain block such as Zinsser before redecoration. You can consider speeding up the drying the process of natural drying by the installation of dehumidifiers and air movers.

Recommendations (Grout & Mastic Seals)

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Other Recommendations:	Bathroom & Adjacent Bedroom We understand the client has plans to redo the bathroom upstairs fully at some point in the near future which will solve the underlying issues. Depending on when that is planned for, the grouting in the tiles could be be temporarily repaired along with the seals around the shower tray. Alternatively, at the time of the bathroom works, we would advise a coupe of weeks of drying of the wall structure before retiling. Study & Porch Mould can be washed off with soapy water and wall lining paper in the Study repaired post drying.

Surveyor Signature

Signed:	Bianca Hedesiu BSc (Hons) CSTDB WRT ASD
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