THE SPECIALIST APPROACH TO PROTECTING YOUR PROPERTY

DAMP &TIMBER SURVEY REPORT

PCA Property Care ASSOCIATION

MEMBER

The Damp Specialist Company Ltd
Jury Farm Ripley Lane, West Horsley, Leatherhead,
England, KT24 6JT
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Timber 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 Timber Survey aimed at documenting the presence of timber decay within the subfloor timbers.
Specific Areas Surveyed:	Cloakroom & Dining Room
How?	In Written Form

Property Description

The property survey is a	Semi-detached
Assumed to have been constructed in the	Victorian Period (1837–1901)
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

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:	Suspected Plumbing or Drains Leak

External Examination

Defects Identified Relating To	Suspected Plumbing or Drains Leak

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Further CCTV Survey Recommended	Suspected Faults to The Drainage Systems We suspect issue with the underground drains and gullies should be responsible for the damp in the subfloor undersite which has allowed for the Dry Rot outbreak which we have identified in both the Dining Room but also in the Cloakroom. A gully is located by the rear patio door and party line and on the other side of the boundary wall between the property and party wall neighbouring the neighbouring property's soil stack was noted to be entering the ground. The gully and soil stack could be related to the dry rot outbreak. Further investigation will be needed to assess the presence of any defects to those elements but also more widely with the drainage around the perimeter of the two properties. Being adjoined though a party wall, the dry rot could have spread into the neighbouring property from the surveyed property or the other way around. Defective internal drainage pipes, such as waste pipes or soil stacks, leaking under floors or within walls, can create localised damp issues and allow for moisture to raise into the subfloor void, later leading to fungal decay and even a Dry Rot outbreak. The client has also confirmed previous blockages to the drains, which may have contributed to elevated moisture levels.
Annotated Pictured	 
	

Damp Related Observations

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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	Dining Room
Specifically:	On the floor and party wall section adjoining the rear elevation, at low levels of the walls
Moisture Meter Readings	Walls: 200RS-999RS; Floors: 41% WME (Wood Moisture Equivalent) readings
	Evidence of fungal growth located on the party wall cupboard adjoining the rear elevation had previously been cleaned by the client. Lifting a small section of the carpet adjoining the rear elevation, we were able to observed the signs of fungal decay by dry rot which extended into the subfloor void. Dry rot typical mycelium growth (white, cotton-like growth) was present to the underside of floorboards and associated joists. Decay is consistent with Serpula lacrymans (dry rot fungus). Common Furniture Beetle (Anobium Punctatum) attack is also present alongside the dry rot attack. Floorboards and joists exhibited signs of softness and structural weakening, as well as signs of common furniture beetle attack. Reading were very high, up to 41%WME, well above the 20% WME threshold after which the risk of fungal decay/ infestation sets in.

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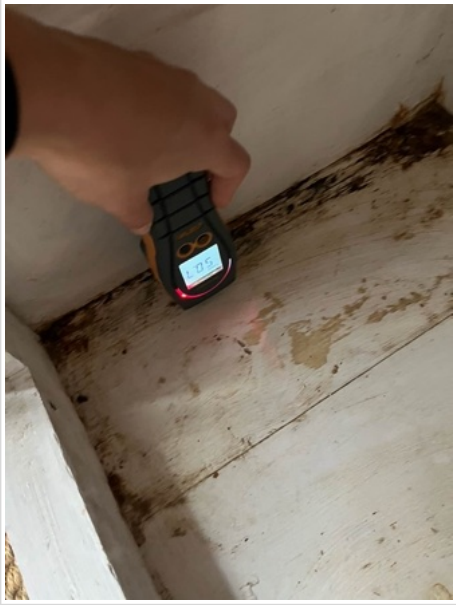
Annotated Pictures		
		

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Room Affected

Number	2
Room(s)/ Area Affected	Cloakroom
	The vinyl floor finish was lifted to reveal dry rot fungus growth. Floorboards in this area exhibited advanced decay and were found to be collapsing under limited tension from above, due to the structural integrity loss. Fine white strands and rusty spore dust were present too, which are all indicative of the same dry rot fungus.

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Annotated Pictures		
		

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Suspected Plumbing Leak	Yes	
Further Leak Detection Recommended	Given the extent of the damage, as a belt and braces approach, checks are recommended for any hidden plumbing leaks beneath floors. Leaks 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:		
Other Notes:	Concrete floor adjacent to the boiler showed elevated damp readings.	

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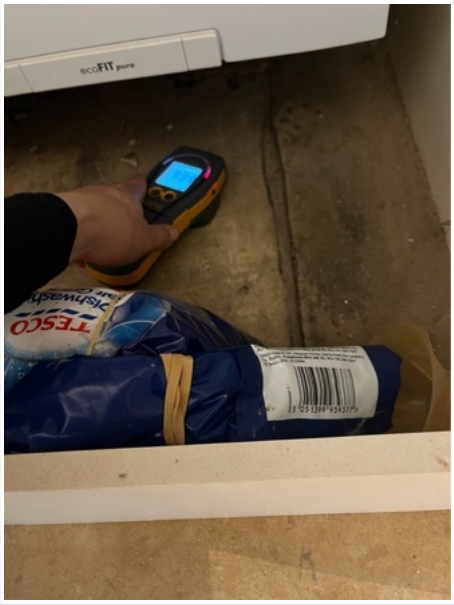
Annotated Pictures	 

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	Suspected Leaks

Recommendations (Suspected Leaks)

CCTV Drainage Survey	Arrange CCTV drainage surveys to assess the condition of internal drainage runs. Repair or replace defective sections, ensuring all new drainage works comply with Building Regulations Part H. A CCTV drainage survey is strongly recommended to investigate the drainage system of the property and the neighbouring property, particularly the gully and soil stack adjacent to the party wall. Given the history of blockages, defective drainage is likely to be a major contributory factor.
Trace and Access/ Leak Detection	Engage a professional leak detection service to identify and rectify any present plumbing leaks in both properties. Initiate an insurance claim under “Trace & Access” and “Escape of Water” coverage on the Buildings Insurance.

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Water damage drying and remediation	Once leak has been fixed, appoint a water damage specialist to carry out strip-out, professional drying and reinstatement works. Dry Rot & Common Furniture Beetle Treatment: Once the source of the leak has been found a full strip-out of the floor finished on the ground floor should be carried out as dry rot cau spread in relatively dry condition and in places where signs of growth inside the ground floor rooms might not be readily visible. The strip-out should also be carried out to the neighbouring party wall property as failure to treat the whole outbreak adequately could lead to recurrence. Remedial works are required to remove affected and structurally compromised timbers up to 300-400mm from the last signs of fungal attack. Thereafter, replace with pre-treated timber. Any new cut ends to be treated with a 2 brush coat application of fungicidal treatment. All new and old timbers should be installed or reinstalled using wall plates into the masonry or protected by polythene membranes wherever they are in direct contact with masonry. All visible fungal growth and mycelium should be carefully removed and affected masonry and plaster on the wet or affected walls to be stripped back to brickwork. The exposed brickwork to be treated using appropriate biocide treatment. Professional drying regime using industrial dehumidifiers following IICRC S500 guidelines. Drying duration estimated at 4–6 weeks, monitored by moisture mapping. Once the readings have reached equilibrium, the reinstalments can begin.

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.