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
01483 000000 info@thedampspecialistcompany.co.uk

Damp & 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	Full Property
Instructions Received Full Property	We have received instructions from the client to complete a Damp & Timber Survey aimed at documenting the presence of damp within the property including any accessible structural timbers.
How?	In Written Form
Additional Notes	We were instructed to carry out a damp and timber survey, with a particular focus on both original and extended areas of the dwelling and subsequent structural timbers.

Property Description

The property survey is a	Detached
Assumed to have been constructed in the	Late 16th century
Assumed floor construction comprising of	Solid concrete floors
Assumed wall construction comprising of	A combination of solid walls on the original parts of the property and cavity walls on the more recent extension(s)
Construction Type Note	The subject property is a Grade II listed detached dwelling, with original elements understood to date back to the late 16th century (1600s). The original structure is of timber frame construction with exposed beams to walls and ceilings, and several later extensions, including a conservatory to the left-hand side elevation and rear additions. The floors comprise a combination of solid concrete slabs and timber suspended floors. The property demonstrates typical irregularities associated with historic building construction, including slanted ceilings and variations in wall profiles.

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Background Information

Weather during the survey	cloudy
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:	No DPC, Penetrating Damp

External Examination- No DPC on Original Elevations

Damp-Proof Course not present	House Constructed before 1875

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House Constructed before 1875	The property has been constructed before 1875 when DPCs were mandated on new properties which means that there is no barrier to stop ground moisture from rising through the walls by capillary action, leading to damp in the lower sections of walls.

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, Brickwork
Rainwater Goods Defects Noted	-Wire mesh/cappings have been fitted to hoppers on the right hand side elevation; however, these appear to have become partially obstructed, potentially causing overflow and moisture tracking down the masonry, above the areas corresponding to the cloak room external wall, where higher elevated damp readings were noted internally. -Several downpipes were observed to be discharging directly at the base of the walls, which may be contributing to elevated damp readings internally.
Annotated Pictures	 

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Brickwork Defects	Porous Brickwork or Stone, Perished or Defective Pointing, Spalled Brick Faces	
Perished or Defective Pointing & Window Fillets	Some localised perished pointing areas were noted on the right-hand side elevation, including perished window fillets around the bathroom window. Weathered, cracked, or missing mortar joints allow rainwater to penetrate the external skin of the building and saturate masonry.	
Porous Brickwork or Stone	Brickwork loses surface integrity over time, becoming more absorbent and leading to rain penetration during driving rain conditions.	
Spalled Brick Faces	Spalled bricks faces were note primarily on the left-hand side flank elevation, corresponding to the areas on the cloak room, where elevated damp readings were recorded. Some of the brick faces were repaired using incorrect materials such as cement type mortars, which can lead to further moisture ingress, given they are a lot harder than the bricks and trap moisture rather than allowing the bricks to breathe, as originally designed. Freeze-thaw cycles and prolonged saturation cause brick faces to spall (break off), exposing weaker core material.	
Annotated Pictures		

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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:

Areas Affected

Number	1
Room(s)/ Area Affected	Lobby & Sitting Room
Specifically:	On the inside of the external elevations, sporadically
Moisture Meter Readings	200RS-999RS

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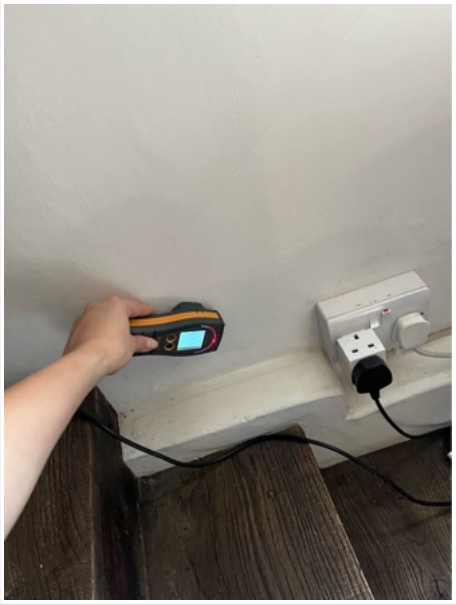
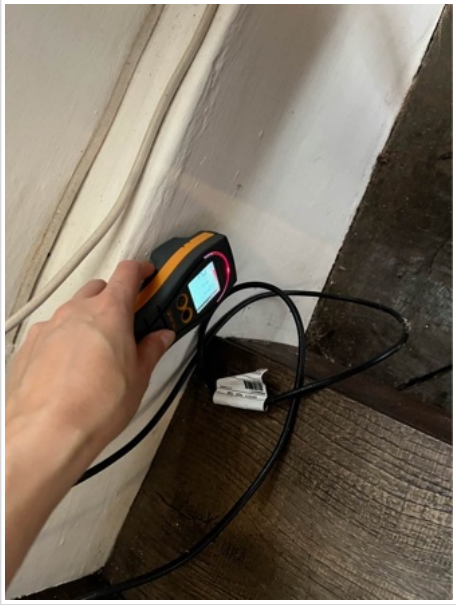
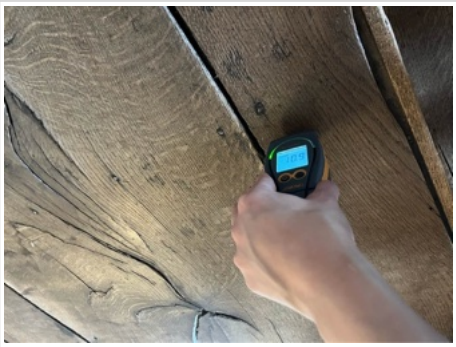
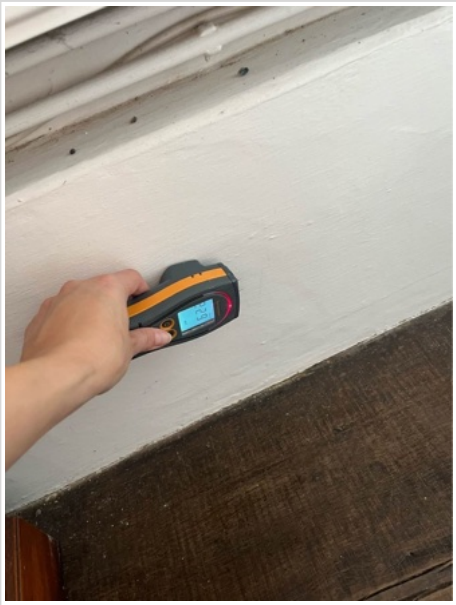
Corresponding External Defects	High brick porosity and lack of an original DPC are likely to be the main contributory factors for the sporadic damp readings obtained on localised sections of the external front wall in those rooms. The external brickwork looks in serviceable condition on the front elevation.
Corresponding Internal Defects	We noted that a section of the bottom of the front sitting room front wall is earth retaining (slightly below ground) due to the levels which step down from the rest of the floor levels on the ground floor. Some lateral damp is to be expected.
Additional Notes	Floorboard Floorboard were tested using the WME (Wood Moisture Equivalent) setting and readings were found to be acceptably dry. We were unable to access the subfloor void in the sitting room, where we believed the floor could be timber suspended and we cannot comment on how the subfloor is ventilated, due to the non-invasive nature of the survey.
Annotated Pictures	   

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		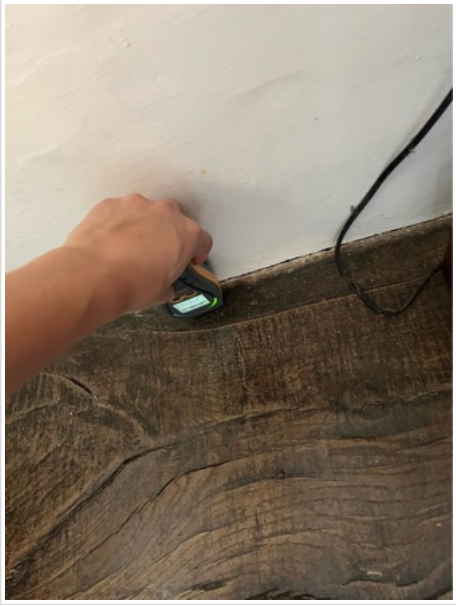
	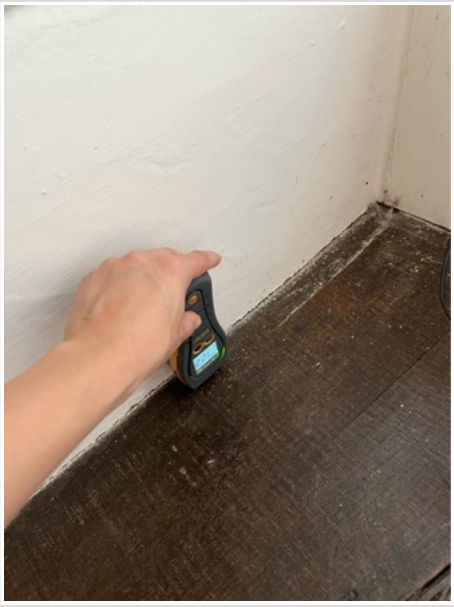	

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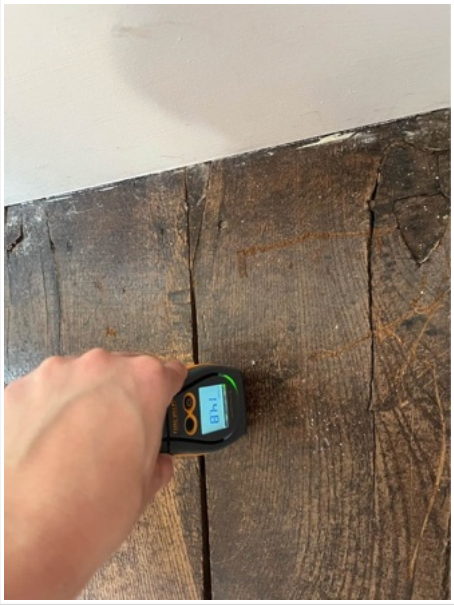

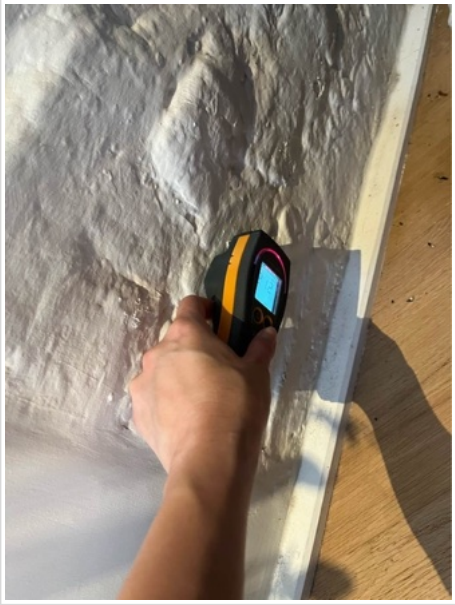

Room Affected

Number	2
Room(s)/ Area Affected	Cloakroom
Signs Of Water Damage Observed	Water Marks
Specifically:	Diving wall between the front storage room and cloakroom & on the inside of the right-hand side elevation
Moisture Meter Readings	200RS-999RS
Corresponding External Defects	The readings obtained from the inside of the right-hand side elevation in the cloak room are thought to be caused by the brickwork defects observed externally with the spalled bricks faces and perished pointing. Those defects are thought to be causing penetrating damp, which could be exacerbated by any leaks or overflow issues from the hopper above.

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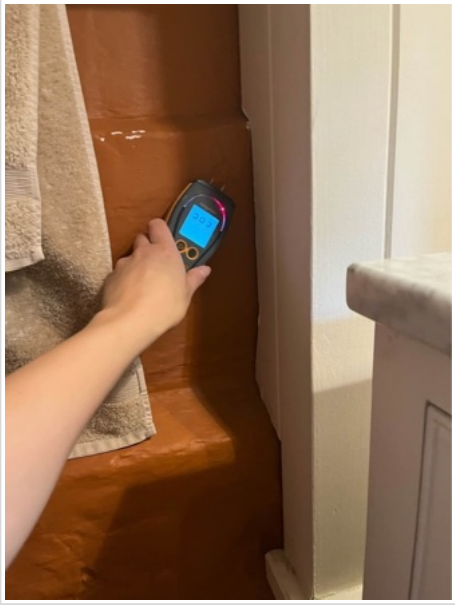
Corresponding Internal Defects	The affected internal wall has a wallpaper finish and some minor water stains were also noted on this wall. The other side of the wall in the storage room was found to be dry, while the cloak room side of the wall was found to show some higher readings sporadically. Wallpaper finishes are usually plastic made/ non-breathable and can restrict the natural breathability of the wall structure and cause condensation and staining. We believe this could be the cause for the higher readings and staining observed on this wall.
Annotated Pictures	   

Room Affected

Number	3
Room(s)/ Area Affected	Utility Room

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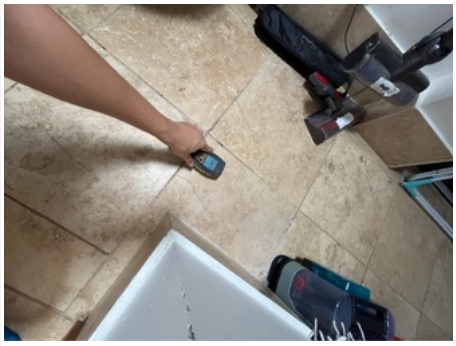
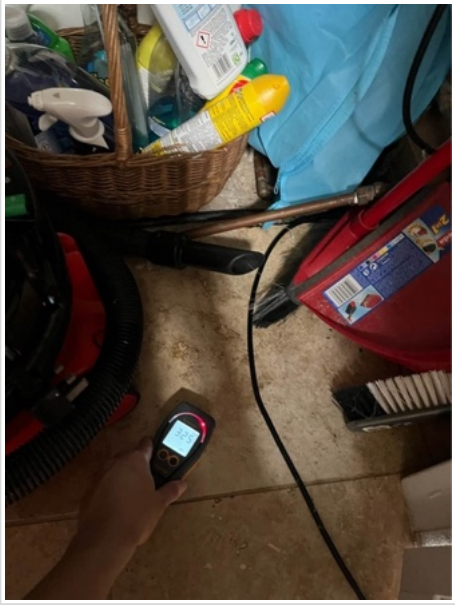
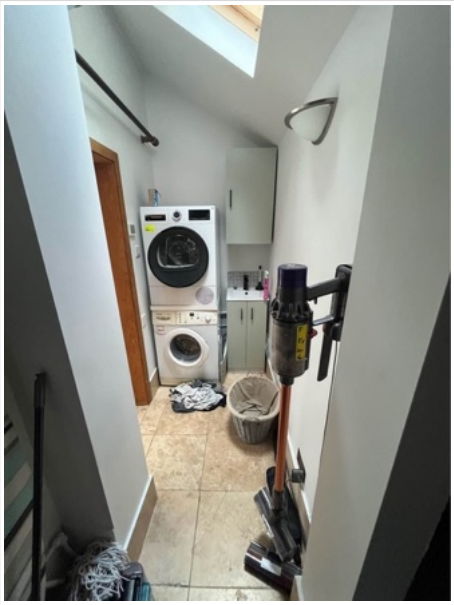
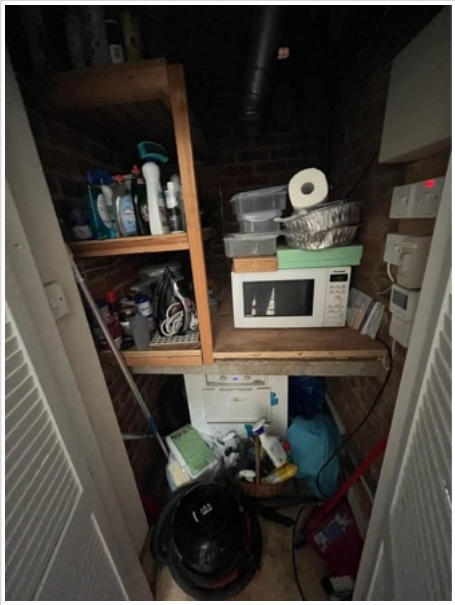
Specifically:	Tiled floor
Moisture Meter Readings	200RS-999RS
Corresponding Internal Defects	In the utility room, elevated readings were recorded over the solid floor, likely due to the absence of an effective/ modern DPM in the possibly older concrete slab.
Annotated Pictures	 
	 

Structural Timbers

Risk Threshold for Fungal Decay or Infestation in Timbers Note:	Any timbers with moisture content readings exceeding 20% WME (Wood Moisture Equivalent) are generally considered at risk for fungal decay or wood boring insect infestation.
Structural Timbers Observations	The timbers beams which constitute part of the timber framed structure were accessible.

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Structural Timbers:	No Active Issues Found
Structural Timbers:	A thorough inspection of the accessible structural beams was carried out. Observations: Exposed beams and timbers across walls and ceilings were moisture-tested at intervals and consistently recorded below 20% WME, well within safe parameters for decay or infestation risk. Historical Fungal Decay: No signs of active wet rot or dry rot were detected. Some cuboidal cracking typical of historic brown rot was noted but appears long inactive. Historical Wood-boring Insects: Historical evidence of common furniture beetle (Anobium punctatum) were noted throughout the original parts of the property. In addition, reports of a previous attack of deathwatch beetle (Xestobium rufovillosum) activity was noted in a previous survey in the master bedroom. Our inspection revealed no fresh frass, or other signs of active infestation.
Annotated Pictures	 
	 

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	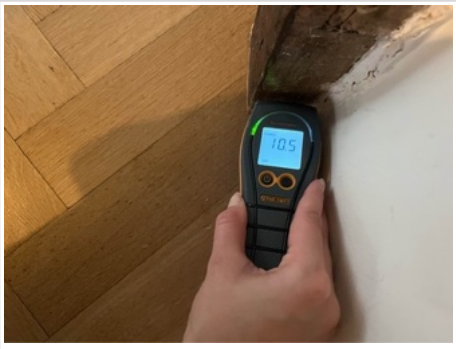	

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		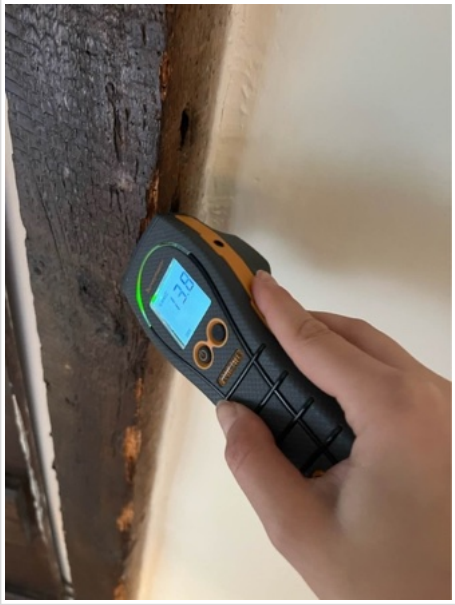
		

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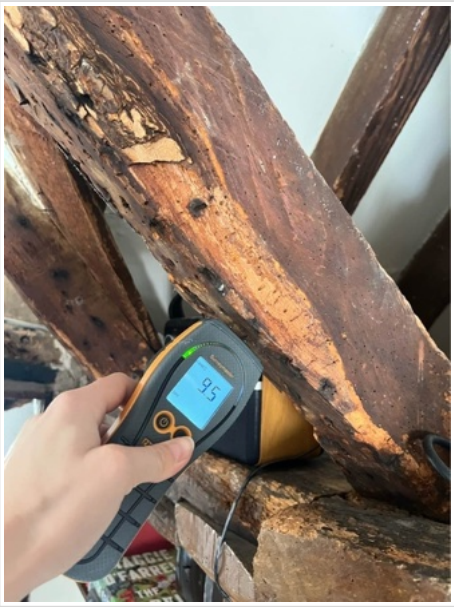




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Conclusions

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, Lack of DPM

Conclusion	The property remains in sound structural condition, with no evidence of active timber decay or wood-boring infestation at the time of inspection. Dampness noted is localised to small areas, and thought to be primarily influenced by rainwater disposal issues and inherent construction characteristics of a building of this age. All remedial works should be carried out sensitively and in consultation with the Conservation Officer, ensuring that historic fabric is preserved and traditional materials are employed. Overall, the property is a fine example of early timber-framed construction with later additions, and with sympathetic maintenance, it will continue to perform satisfactorily.

Recommendations (Penetrating Damp)

Penetrating Damp	Penetrating Damp was found to be present at the property due to the following external defects. In more detail:

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Rainwater Goods:	Clear obstructions from hopper heads and wire mesh/cappings to restore proper discharge. Redirect or extend the downpipes currently discharging at the wall base into an appropriate drainage gully. 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. Where gutters are distorted or split, replacement with matching materials is required.
Brickwork	Porous Brickwork, Pointing, Spalled Bricks
Brickwork: Pointing	Rake out defective mortar to a minimum depth of 20mm and repoint using a breathable lime mortar no harder than the surrounding bricks to allow moisture movement and breathability. Cement-based mortars are not recommended for heritage or solid wall structures.
Brickwork: Porous Brickwork	For the long term protection of the bricks, apply a BBA-approved deep-penetrating water repellent such as Stormdry masonry cream to protect external masonry while allowing breathability.
Brickwork: Spalled Bricks	Carefully cut out and replace severely spalled bricks with matching materials. Minor damage can be patched using brick dust mortar repairs. All work should match original brick type, size, and colour where possible.
Natural Drying Note	The affected walls 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 (Other)

Other Recommendations:	Cloakroom: Avoid the use of non-breathable wall finishes such as wallpapers to allow for the underlying structure to stay ‘breathable’ as originally designed. Utility room: Monitor the floor. If deterioration becomes visible, we would advise carrying out a leak detection to rule out any plumbing leaks. Structural Timbers: No immediate timber treatment is recommended, as all readings are below risk thresholds. However, we recommended a programme of periodic monitoring.

Surveyor Signature

Signed:	Bianca Hedesiu BSc (Hons) CSTDB WRT ASD
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