

Front elevation



Rear elevation

Damp Survey

John Smith
1 Anystreet
Anytown
Anycity
S39 9FZ



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Date: 13/12/2023**Report ID:** 8268A**Property:**1 Anystreet
Anytown
Anycity SY S39 9FZ**Customer:**

John Smith

Conveyancer:

Introduction

This Damp Survey has been carried out by a PCA (Property Care Association) qualified CSDB (Certified Surveyor of Damp in Buildings) Surveyor.

The CSDB Certificate is attached.

We are independent of contractors and never profit from remedial work. We do not receive or pay any fees or other inducements. Our motivation is peace of mind and practical, durable solutions. We use an array of equipment to identify the root cause of damp within walls.

The surveyor focuses on the damp issues highlighted by the client.

This report is for the private and confidential use of the client named in the report and for whom the survey is undertaken, and for the use of their professional advisors.

This report should not be reproduced in whole or in part or relied upon by Third Parties for any purpose without the express written authority of the surveyor.

This report is produced by a competent and qualified surveyor who will provide an objective opinion about the condition of the property which you, as the client, will be able to rely on and use. However, if you decide not to act on the advice in the report, you do so at your own risk.

This report does not constitute a full structural survey and should not be treated as such. If you are using our report during the course of purchasing a property, we advise you to contact a Building Surveyor for a detailed report on the overall condition of the property.

During the course of our survey we will not comment on other defects to the property that are un-related to the damp investigation.

The surveyor inspects the inside and the outside of the main building where instructed but does not force or open up the fabric.

Floor coverings/floorboards, roof insulation, furniture and personal possessions are not moved during the course of the inspection, unless otherwise agreed.

The Conclusions and Recommendations section of this report is in no way a specification for works. It merely illustrates possible suggestions of control measures about the construction of the property and the history of its development as far as could be ascertained.

Survey Objectives

Our damp surveys are designed to provide a holistic diagnosis that identifies and deals with causes rather than a focus on symptoms.

Symptoms will disappear, over time, once damp is stopped at source. We look for risks of dampness, but unless moisture is present, we can't guarantee to identify all risks of future moisture.

Our reports: • identify root cause(s) of major unwanted dampness within the property, • identify major symptoms of unwanted dampness, • identify major structural damage caused by dampness, • recommend actions and estimated costs to stop damp at source and mitigate its effects, • recognise that treating damp is often a staged approach, treating obvious causes first.

Note neither condensation nor rising damp are causes. They are symptoms.

Methodology

A pin probe electrical moisture meter, calibrated for wood, was used to accurately measure the percentage moisture content of timber in the areas checked.

Two electronic thermo-hygrometer's (one portable and one hand-held) were used to measure the air temperature, relative humidity, dew point, both internally and externally.

The internal dew point is important in establishing condensation risks on surfaces within the building, while the internal relative humidity is a direct indicator of the risk of mould growth and dust mites.

Comparison of the internal and external water vapour helps to ascertain the adequacy of the background ventilation.

Where there was a risk of condensation, a thermal imaging camera was used to measure the surface temperature of vulnerable locations, and highlight temperature variations across surfaces.

The range of surface temperatures is important in establishing:

- where surface condensation is likely to occur;
- where mould growth is likely to occur independently of condensation;
- any localised insulation deficiencies;
- and the adequacy of the heating regime and associated air flows.

Where damage was seen on internal walls and chimneys, and/or salt deposits were seen, a sample was taken for analysis to check for the presence of Nitrates or Chlorides.

This analysis helped, along with the other tests, determine the most likely cause of the damp in this location.

These salts are Hygroscopic and this means that they absorb moisture from the air, compounding the problem.

When necessary, a Data Logger will be left at the property for a day or two.

This device measures Humidity, Dew Point and Temperature every minute and displays these on a graph. This shows when condensation occurred and for how long.

This information helps us determine the causes of condensation damp and to provide solutions.

Surveyor

The survey was carried out by:

John Mann

5 Masons Court

Crowle

DN17 4GD

Conflict of interest:

No conflict of interest found at the time.

Specific Exclusions:

There are no specific areas that are excluded from the inspection and report by prior arrangement.

1. Property information

1.0 Client Instructions

The property owner was present for the duration of the survey.

He provided some information about the property and its history

As per the instructions received I carried out an inspection for:

Damp and mould on several walls.

1.1 General construction of the property

The property is a detached house of traditional construction and built around 1870.

The walls are Sandstone supporting a pitched roof with slate tiles.

The ground floor is a mix of suspended timber and concrete.

The upper floors are suspended timber with a Lath and Plaster ceiling.

The windows are uPVC double glazed and the front door is timber construction.

The property is presented in it's original form with no recent extensions noted.

References in the report refer:

The front of the property is deemed as facing the garden, with the left and right side of the property as standing outside facing the front door.

1.2 Nature of property when inspected and limitations

The property was occupied and furnished.

All connected services were operational.

The following limitations applied at the time of inspection:

Floor and wall coverings restricted inspection in places.

The roof space was not accessed.

1.3 Summary of mains services

Gas - Connected to Mains

Electricity - Connected to Mains

Drainage - Connected to Mains

Water - Connected to Mains

1.4 Weather conditions

The weather was cloudy with showers at the time of inspection.

This restricted my inspection for leaks to rainwater fittings.

The external temperature at the time of inspection was 7.3 degrees

The internal temperature at the time of inspection was 11.4 degrees

1.5 Conservation

The property is not shown as being in a conservation Area, however your conveyancer should check this.

There is likely to be no restrictions on the materials, alterations etc on this property.

1.6 Heating

A full central heating system is installed with a gas fired boiler supplying hot water to radiators throughout the property.

At the time of survey, the boiler was activated and seen to be working.

Note

A safety check or detailed inspection was not carried out at the time of inspection.

2. Floorplan

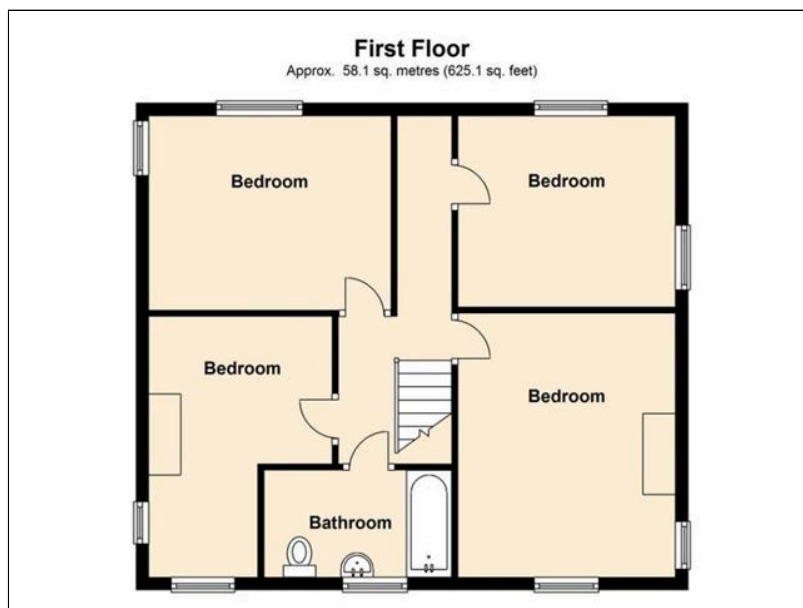
2.0 Picture of floor plan

The floor area of the property is shown as 154m²

The floorplan is for reference only and not to be relied upon for accurate measurements.



2.0 Item 1(Picture) Ground floor plan



2.0 Item 2(Picture) First floor plan

3. Summary and Issues

3.0 Dampness summary

Dampness causes can be for a variety of possible reasons:

Rising dampness This is where a damp proof course within the external and internal walls is either not present, has failed, or has been breached by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m.

Penetrating dampness This is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage.

Cold bridging This is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses.

Condensation This is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation.

Plumbing leaks Typically shows up as a small isolated damp patch, without any brown staining, that gradually grows. Caused either by corrosion of the plumbing, or joints that were not fully watertight when new.

Inspection

External

I carried out an external inspection of all elements where accessible. These included roofs, chimneys, gutters, walls, windows and external joinery.

The findings are shown in the report with any necessary actions highlighted.

The main points are:

Some chimney pots have been removed and sealed over. However, there is no ventilation externally (or internally) to help reduce the risk of condensation in the stacks.

The two chimney pots removed from the rear Right chimney have not been sealed and are now open holes allowing water ingress to the stacks.

The front two remaining chimney pots have cowls fitted to allow ventilation/fumes to escape but help keep rain out. The rear Left chimney pot is open to the elements and allowing water ingress.

The roof is a double roof with a valley in between with parapets at either end. Parapets are notorious for allowing water ingress and I noted debris and standing water. There is Lead Flashing around the parapet to help keep water out however, there seems to be gaps which may allow water in.

There are a number of loose/slipped tiles and past repairs, some of which look to be taped.

The gutters have some gaps especially at the rear above the Landing window. I also noted standing water here indicating the fall to the downpipe is not steep enough and this may cause rainwater to overflow onto

the walls below in times of heavy rain. Sandstone is porous and allows water to seep through.

The walls have recently been repointed as there was a penetrating damp issue in places. However, if the stone becomes wet damp may seep through to the inner face.

There is a boundary wall to the Right that abutts the rear corner wall of the Dining Room. This may allow water to penetrate when the boundary wall becomes wet.

There is a step and wall to the Left corner of the Utility Room that abutts the main wall. This seems to be allowing penetrating damp into the corner wall and blistering plaster was noted internally. In addition to this the external water tap is leaking, further soaking the wall here.

Internal

Moisture meter readings were taken internally at regular intervals, about 30/40 per room, where access permitted, in the affected areas. They were taken using a Protimeter Surveymaster Damp Meter which is calibrated monthly.

The readings were taken from areas such as the internal face of external walls, party walls, ground floor, ceilings, around windows, around all water using fittings, and in the loft space, where needed.

Condensation was measured using a Bosch HD1 and a separate portable Hygrometer unit.

The main points are:

There are several areas of mould on walls and windows.

There are areas of bubbling plaster and salts are present.

The main areas are highlighted on the floorplan attached.

Mould, high moisture and condensation are shown in Blue

Damaged/bubbling plaster are shown in Red.

There is no mechanical extract ventilation to the Kitchen nor the Bathroom.

Some external walls are dry lined internally. These walls are warmer than other external walls and have less condensation.

The unused chimney breasts are not vented to help reduce the risk of condensation. Some chimney breasts are dry lined and this may mask damp. The other chimney breasts recorded high moisture readings.



3.0 Item 1(Picture) Chimney no cowl and no vents



3.0 Item 2(Picture) Gutter leak at the rear



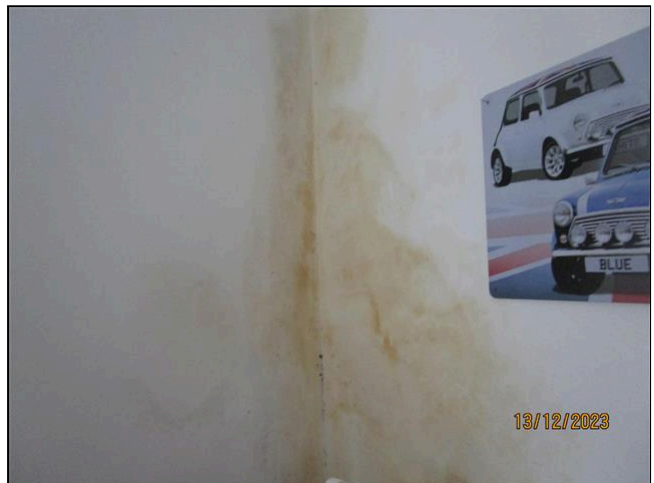
3.0 Item 3(Picture) Raised step and leaking water tap



3.0 Item 4(Picture) Damp check with moisture meter



3.0 Item 5(Picture) Damp checks to skirting boards



3.0 Item 6(Picture) Damaged plaster in places



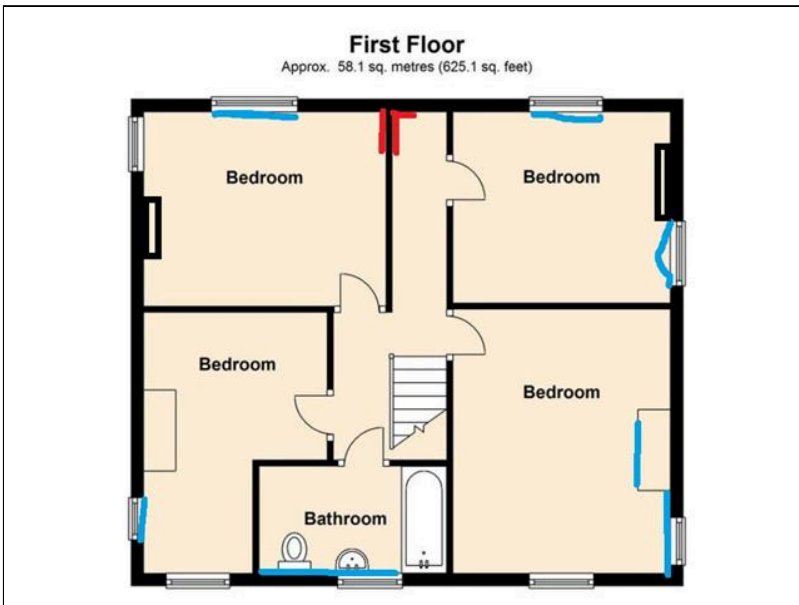
3.0 Item 7(Picture) Black mould in places



3.0 Item 8(Picture) Damp to chimney breasts



3.0 Item 9(Picture) Ground floor main damp areas



3.0 Item 10(Picture) First floor main damp areas

3.1 Salt analysis results

A Protimeter Salt Analysis Kit was used to analyse the damp found.

Some wall plaster or wall paper was taken from the walls in the following locations and analysed for salt content to help indicate the type of damp found at the property:

The Kitchen wall next to the window.

The results here show no Chlorides nor Nitrates are present.

This points towards condensation and/or penetrating damp as being the main cause.

This is backed up by the lack of ventilation and the past problems with penetrating damp. Also, indicates that water is coming through after the repointing and the walls may have been very wet and taking time to evaporate through or cement pointing is stopping evaporation.

The Utility Room wall next to the window

The results here show no Chlorides nor Nitrates are present.

This points towards condensation and/or penetrating damp as being the main cause.

This ties in with the findings of high humidity and the raised step/wall externally.

The Utility Room wall under the window

The results here show the presence of traces of Nitrates but no Chlorides.

Whilst this is a rare result it points towards condensation and some ground water.

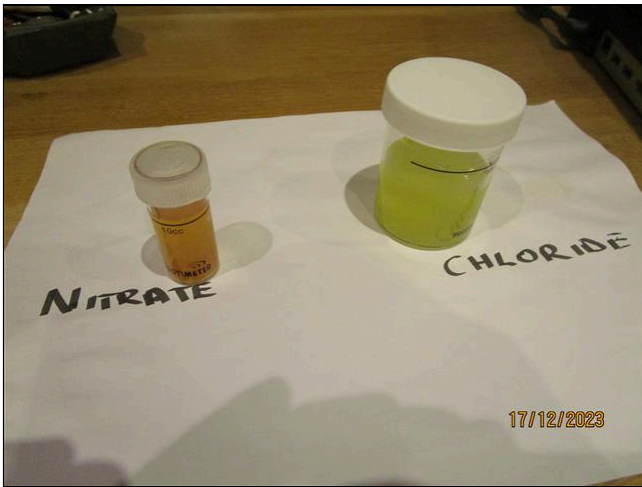
This would back up the suspicion that there was no DPC on the brick wall of the Utility Room.



3.1 Item 1(Picture) No salts - Kitchen wall



3.1 Item 2(Picture) No salts - Utility wall next to Kitchen



3.1 Item 3(Picture) Nitrates found on Utility wall below window

3.2 Hygrometer readings

A Hygrometer is an instrument used to measure the amount of water vapour in the air, room temperature and the Dew Point (the temperature at which condensation will occur).

Abbreviations are - RH (Relative Humidity) RT (Room temperature in Celcius), WT (Wall Temperature in Celcius), DP (Dew Point, when condensation occurs shown in Celcius), VP (Vapour Pressure).

Note - A RH of 80% or over indicates the area is open to mould growth.

Readings were taken using a Bosch PTD1 and a separate portable Hygrometer.

The results are as follows:

The RH externally was 75.4%

The external temperature was 7.3 degrees

This gave a VP of 0.6

The RH internally was 85.3%

The internal RT was 11.4

This gave a VP of 1.1

The VP differential is 0.5. As VP seeks equilibrium a differential of this size indicates poor internal ventilation.

Note - The internal RH was in excess of 80% indicating possible mould growth at the time of inspection.

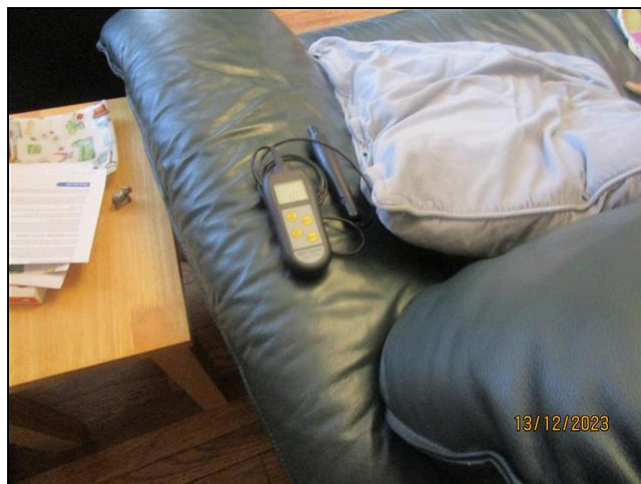
The PTD1 Hygrometer was used internally to scan walls and ceilings to record the risk of condensation. Some areas, particularly at the rear of the property, recorded a wall/ceiling temperature lower than the DP temperature.

This indicates that condensation was occurring at the time of inspection.

The rear elevation is North facing and highly prone to condensation.



3.2 Item 1(Picture) Hygrometer used externally



3.2 Item 2(Picture) Hygrometer used internally



3.2 Item 3(Picture) Condensation occurring in some rooms

3.3 Thermal Imagery Report

A Flir Thermal Imaging camera was used.

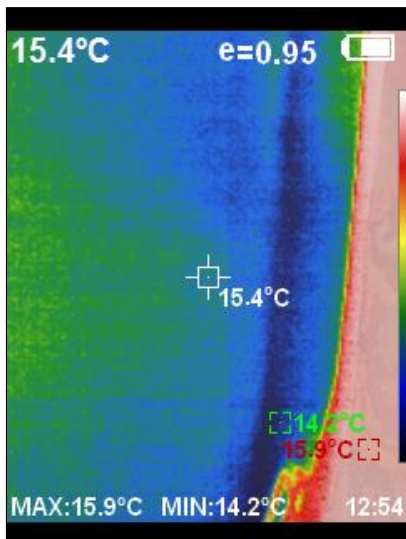
The following was noted:

The internal face of external walls, those that were not dry-lined, were seen to be very cold and therefore susceptible to damp.

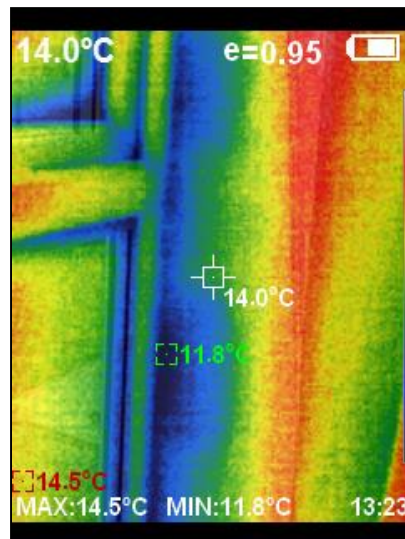
Condensation was seen on the walls at window openings, especially the rear windows.

The dry-lined walls were seen through thermal imagery and tapping of the walls for a hollow sound.

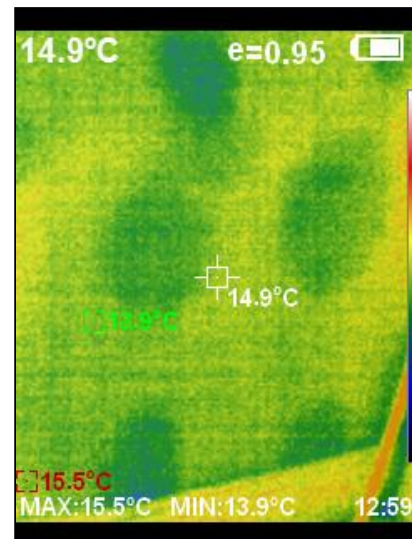
The radiators were seen to have sludge at the base and this makes them less efficient and the heating more costly to run.



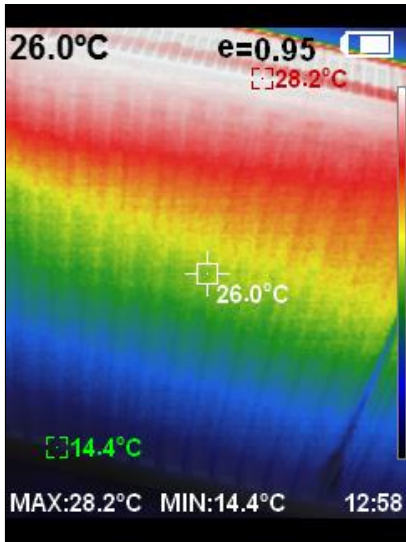
3.3 Item 1(Picture) Cold walls - not drylined



3.3 Item 2(Picture) Condensation on windows



3.3 Item 3(Picture) Some walls dry-lined



3.3 Item 4(Picture) Radiators with sludge at the base

4. Chimney Stacks

4.0 Construction & Type:

There are four chimney stacks to the property.

These are stone built with Lead flashing at the base to help prevent water ingress. The pots are held in place by cement Flaunching.

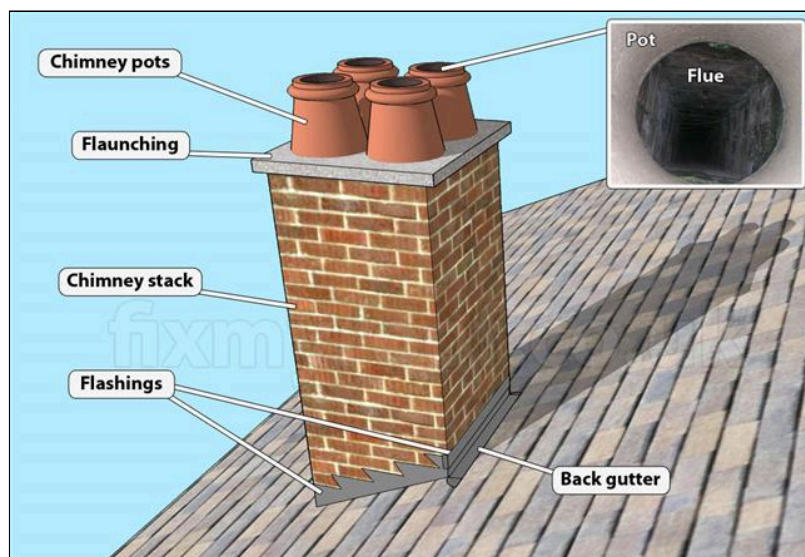
The chimneys serve the following rooms:

The front Right serves the Living Room and the Bedroom above

The front Left serves the Living room and Bedroom above

The rear Right serves the Dining Room and Bedroom above

The rear Left serves the Kitchen and Bedroom above.



4.0 Item 1(Picture) Chimney components

4.1 Condition:

The brickwork and Flashing seen were in a satisfactory condition with no serious defects noted at the time of inspection.

Some Flaunching was cracked/loose and this may allow water ingress.

The chimney pot to the rear Left is open to the elements and this will allow water into the stack.

The pots to the rear Right chimney have been removed and there are two open holes which will allow water ingress.

The other removed pots have been sealed over, however there is no ventilation to help reduce the risk of condensation.

4.2 Action Needed

- 2 The chimneys must be checked and any damaged Flaunching/Flashing repaired.
The open pot needs a cowl fitting.
The two holes at the rear must be covered over or new pots fitted.
Any removed pots should have ventilation fitted externally and internally.



4.2 Item 1(Picture) Chimney no cowl



4.2 Item 2(Picture) Holes where pots removed



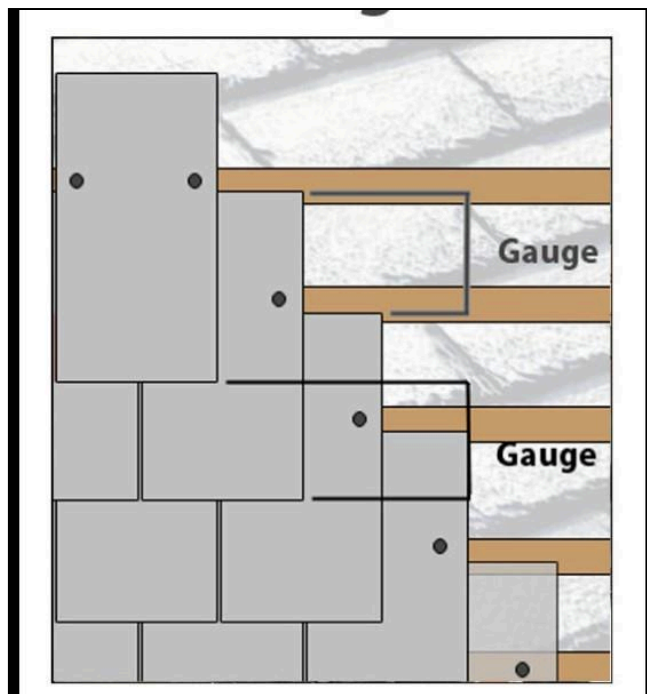
4.2 Item 3(Picture) Chimney with cowl

5. Roof Coverings

5.0 Construction & Type:

The roof is a pitched roof with slate tiles and there is a front and rear section.

There is a flat roof section between the two roofs.



5.0 Item 1(Picture) Roof tile system

5.1 Condition:

There are some cracked/slipped tiles evident.

I noted debris in the valley and there seems to be adhesive tape around the parapet.

5.2 Action needed

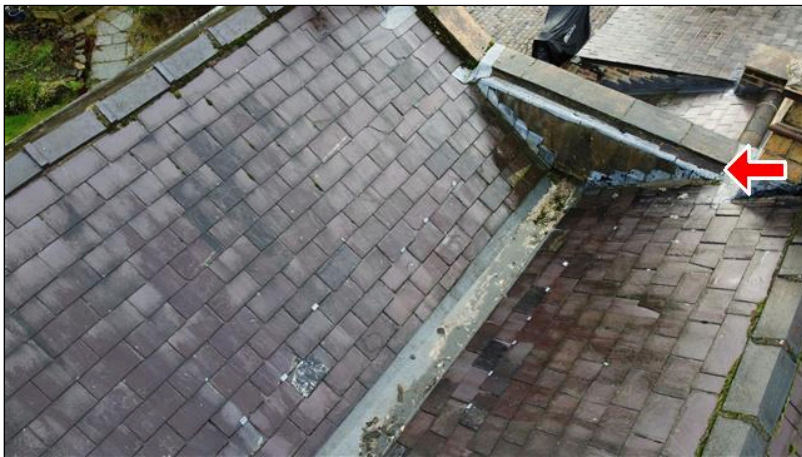
- 2 The roof should be checked and any damaged tiles repaired/replaced.
The valley and parapet should be checked and made watertight.
This could be carried out at the same time as the chimney repairs.



5.2 Item 1(Picture) Double roof



5.2 Item 2(Picture) Rear elevation roof



5.2 Item 3(Picture) Roof valley with parapet

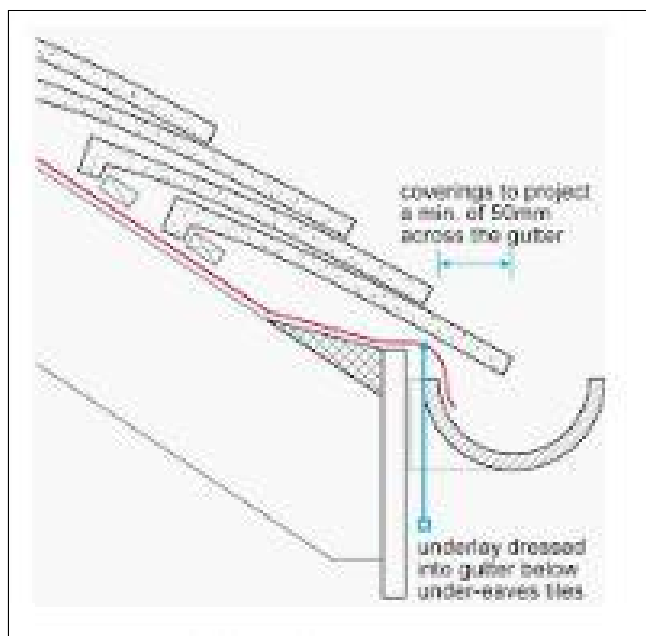
6. Rainwater fittings

6.0 Construction & Type:

The rainwater pipes (gutters and rainwater pipes) are of Black plastic types.

The gutters that take the water off the roofs are of round section types fixed by means of gutter brackets at centres of around 900mm.

Water runs out of the gutters into circular rainwater pipes fixed by means of brackets at centres of around 900mm.



6.0 Item 1(Picture) Gutter construction

6.1 Condition:

The rear gutter was seen to be leaking above the rear Landing window and there was internal damp/ damage here.

The gutters also had standing water at this section and this indicates the fall to the downpipe is not sufficient.

In times of heavy rain water will likely overflow the gutter above the window onto the walls below.

The stone is porous and water will seep through to the internal wall. This is especially prevalent to the rear as it gets little sun to help any water evaporate off.

6.2 Action Needed

3 The gutters need checking and repairing/replacing.

The fall to the downpipes should also be checked to ensure that water runs along to each downpipe.



6.2 Item 1(Picture) Gutter leak and standing water

7. Walls

7.0 Construction & Type:

Main walls

The walls are of Sandstone construction.

The walls are single leaf with no cavity.

I could not visibly see a DPC (Damp Proof Course) at the base of the walls. It may be that there is no DPC as they were not compulsory until the late 1870's and often stone walls did not have one.

These walls are designed to allow water to evaporate off and the thick walls help reduce rising damp.

The pointing should also be Lime rather than cement.

Utility Room walls

These walls are single brick indicating that this building was originally an outbuilding.

There was no visible DPC and the walls are at risk of rising damp.



7.0 Item 1(Picture) Stone wall construction to main walls



7.0 Item 2(Picture) Single brick walls to the Utility Room

7.1 Condition:

The walls were in a satisfactory condition with the following risks noted:-

The new pointing should be Lime rather than cement as cement can trap water internally and is also inflexible. This may cause cracks to the stone as it expands and contracts.

The boundary wall to the rear Right corner may cause penetrating damp when wet.

The step/wall to the front Right corner of the Utility Room, along with the leaking tap, seems to be causing penetrating damp internally.

There were signs of damp at the accessible parts of the base of the front wall. The Salt Analysis results showed some Nitrates and this may be rising damp.

I suspect that hidden sections of wall may also have some rising damp.

7.2 Action Needed

3 You should check with the company who carried out the pointing as to the type used.

The boundary walls abutting the main walls should have a gap or a membrane between them and the main walls to reduce the risk of penetrating damp.

The leaking tap needs repairing.

It may be worth considering weather sealing the external walls, however the sealant must be breathable and suitable for stone walls.

If, in the future, you note rising damp to the Utility Walls then you should consider a retro fitted chemical DPC.



7.2 Item 1(Picture) Penetrating damp to Utility wall



7.2 Item 2(Picture) Boundary wall abutts main wall



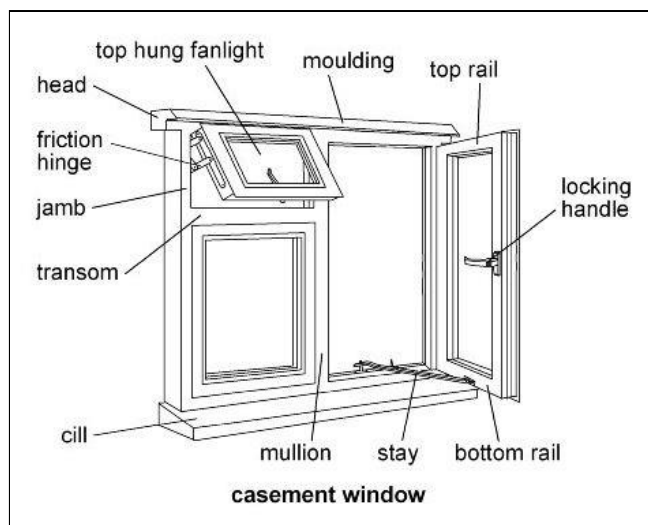
7.2 Item 3(Picture) Walls recently repointed

8. Windows and External Doors

8.0 Construction & Type:

The windows are UPVC frames with sealed unit double glazing.

The external doors are of timber types with glazing.



8.0 Item 1(Picture) Window components

8.1 Condition:

The windows have no trickle vents to help ventilate the property.

In addition to this there is not a 10mm gap at the base of most internal doors to help ventilate the property.

The windows are believed to be over 20 years old and nearing the end of their expected lifespan. Older windows often have gaps from movement over the years and these may allow water ingress.

8.2 Action Needed

2

The windows, if not being replaced, should have trickle vents retro fitted.

There should be a 110mm gap to the base of internal doors where possible.

This should increase passive ventilation to the property.

Windows and doors should be checked in times of rain for leaks and resealed if needed.



8.2 Item 1(Picture) Windows have no trickle vents



8.2 Item 2(Picture) Water droplets from condensation

9. Internal Walls

9.0 Construction & Type:

The walls are a mix of brick and timber lath construction with a plaster finish and then decorated.

This is typical for a property of this age and type.

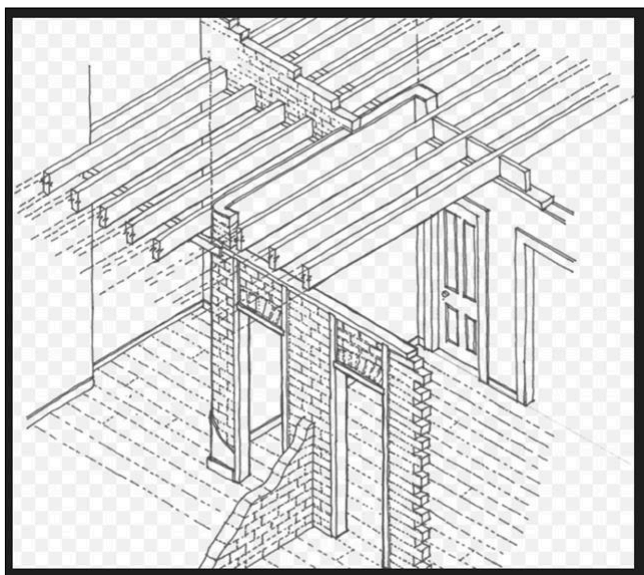
I noted that the walls to the front Right Living Room and the two rear Bedrooms were dry-lined.

These walls are warmer than other external facing walls and less prone to condensation. However, in these rooms, especially the rear Bedrooms, the condensation is more evident on the windows as these become colder than walls and the moisture has to go somewhere.

The walls of the Utility Room are single brick (this was likely an outbuilding) and not as thick as the main house.

These walls are colder, more at risk of condensation and of penetrating damp.

There is blistering paint, damp stains, salt deposits and high moisture/condensation readings on the outer walls.



9.0 Item 1(Picture) Internal brick wall construction

9.1 Condition:

There are areas of mould, bubbling plaster and high condensation/moisture readings to many areas.

The main areas are highlighted on the floorplan in Section 3.0.

The causes are mostly condensation and penetrating damp.

I suspect there is damp behind the units below the boiler on the rear wall of the Utility Room. This is a cold North facing wall and the ground level at the back is raised, allowing penetrating damp.

I also suspect there may be damp behind some of the dry-lined walls. These are cold walls and the walls are below leaking gutters.

9.2 Action Needed

The causes of the damp must be tackled first and then the walls can be redecorated.

You should consider dry-lining other external facing walls.



9.2 Item 1(Picture) Damaged wall plaster



9.2 Item 2(Picture) Black mould on some walls



9.2 Item 3(Picture) Dry-lined walls are warmer

10. Chimney Breasts, Fireplaces, Flues

10.0 Construction & Type:

The chimney breasts are of stone construction and unlikely to have flue liners with the exception of the chimney housing the log fire.

The chimney breasts are situated as follows:

Living Room Right - housing a log fire that is not used.

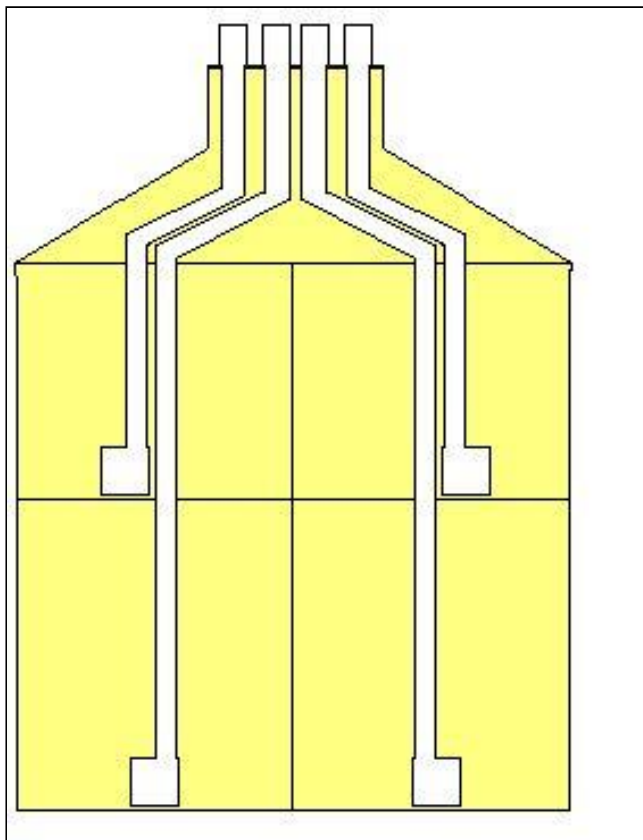
Living Room Left - housing a log fire

Dining Room - not in use

Kitchen - not in use

Two front Bedrooms - not in use and are dry lined

Two rear Bedrooms - not in use



10.0 Item 1(Picture) Chimney layout

10.1 Condition:

The Right chimney breast had signs of damp in the form of rusting to the fire and wall plaster beading, high moisture readings and mould.

It was noted that the unused chimney breast was not vented, this may allow condensation to develop.

Some spots of high moisture were noted in places, indicating condensation is occurring.

The chimney breasts are unlikely to have a DPC and there may be rising damp from the hearth in contact with the ground.

The back of chimney breasts are likely to have condensation as the stone here is not as thick (due to recess) and is colder.

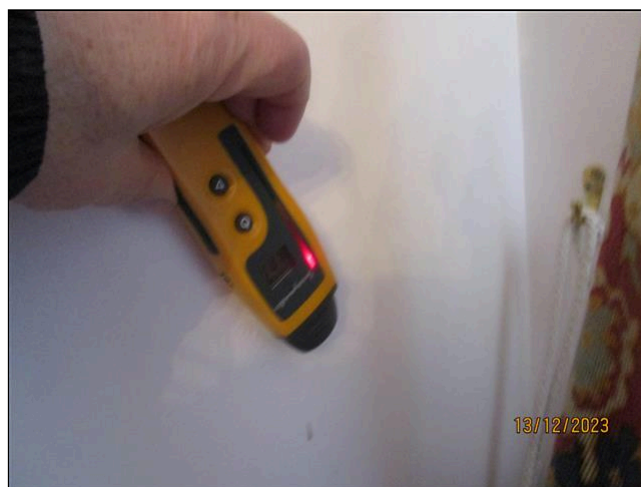
The dry-lined chimney breasts likely have defects covered by the dry-lining.

10.2 Action Needed

- 2 The external defects must be repaired - See Section 4.
- Internally the unused chimney breasts should be vented to reduce the risk of condensation.
- If there is continual damp at the base of the chimney then a DPC will be needed.



10.2 Item 1(Picture) Instal vents should be fitted



10.2 Item 2(Picture) Damp spots noted



10.2 Item 3(Picture) Rust and damp noted

11. Ventilation

11.0 Bathroom ventilation

There is no mechanical ventilation in the bathroom.

This increases the levels of moisture within the room and hence increases the risk of condensation to the walls and ceiling structures.

It must be noted that moisture seeks equilibrium and any moisture generated in the Bathroom will move to other rooms (the Bedrooms) so that the vapour pressure is equal.

This will mean moisture generated will condense on cold surfaces such as windows and external walls.

Mechanical extract ventilation must be installed to improve ventilation and reduce risk of condensation.



11.0 Item 1(Picture) Raised condensation readings in Bathroom

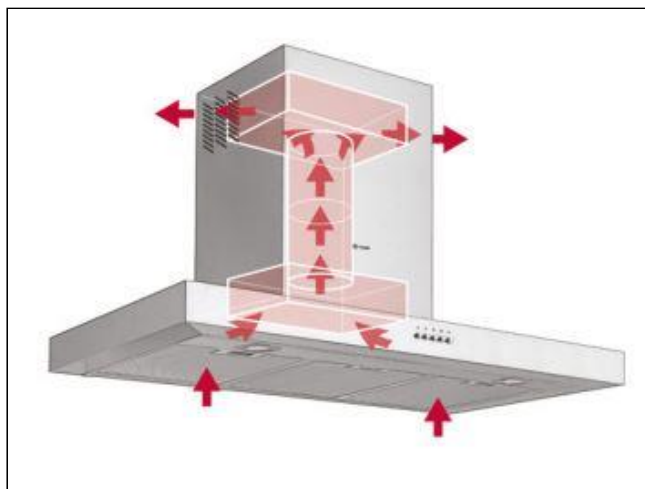
11.1 Kitchen ventilation

There is re-circulation ventilation however this is of no real use.

This increases the levels of moisture within the room and hence increases the risk of condensation to the walls and ceiling structures.

It must be noted that moisture seeks equilibrium and any moisture generated in the Kitchen will move to other rooms so that the vapour pressure is equal. This will mean moisture generated will condense on cold surfaces such as windows and external walls.

Mechanical extract ventilation must be fitted and used at all times.



11.1 Item 1(Picture) Recirculation system



11.1 Item 2(Picture) Vent in Kitchen

11.2 Ventilation Summary

3 It must be noted that the internal humidity, at the time of inspection, was 85% in most of the rooms. This means mould growth is likely.

Also, the scans of walls and ceilings showed surface temperatures below Dew Point. This means that condensation was actually occurring on the surfaces at this time.

There is a differential of 0.5 between the external and internal Vapour Pressure, further indicating ventilation issues.

Mechanical ventilation must be fitted to the Bathroom so as to reduce the risk of condensation developing.

Mechanical ventilation must be fitted to the Kitchen so as to reduce the risk of condensation developing.

The ventilation should be operational and used at all times.

12. Report Conclusions

12.0 Report conclusion

CONCLUSIONS

The main issue at the property was the lack of ventilation in the Kitchen, Utility Room and Bathroom.

These are the main moisture generating rooms and moisture from these rooms will move through to other rooms.

Condensation and mould were occurring at the time of inspection.

To help ventilate the rooms, trickle vents should be fitted to the windows and there should be a 10mm gap at the base of internal doors.

There is severe damage in the form of blistering paint and salt deposits to the Landing at the rear window. This wall was likely saturated, over time, by leaking gutters above. The walls have all recently been repointed and it looks like the moisture in the walls can't escape externally and is coming through internally.

This is causing salt deposits and these salts are Hygroscopic, meaning they extract moisture from the air, compounding the problem.

It may also be that the pointing used was cement which will trap the moisture in the wall and force it onto internal walls.

There is similar damage to some walls in the Utility Room and the gutters may be leaking here too. In addition to this, the step wall at the front Left is allowing penetrating damp.

The external tap here is leaking onto the wall. Also, the rear ground level is raised and the walls of this building are single brick.

The gutters look to be leaking and the fall to downpipes is not enough and this is resulting in standing water. In heavy rain, it is likely that they will overflow here.

The gutters have caused issues in the past to the walls and the rear wall above the Landing window along with the Utility Room walls seem to be suffering still.

The chimney to the rear Right has both pots missing and there are two holes allowing water to access the stack.

The rear Left chimney pots does not have a cowl in place and water can access the stack.

Where pots have been removed there is no ventilation to help reduce the risk of condensation.

Internally the unused chimney's are not vented and I noted high moisture readings in places. I suspect the chimney's that are dry-lined will have defects underneath.

ACTION NEEDED

Mechanical extract ventilation must be fitted to the Kitchen and the Bathroom. Vents must be used at all times.

The ventilation in the Shower Room must be operational and used at all times.

Trickle vents should be fitted to the windows and there should be a 10mm gap at the base of internal doors. These measures will help increase passive ventilation.

The attached Information Sheet on Condensation should be read and recommendations should be implemented where possible.

The recent pointing work should be checked to see if cement was used. If so then the walls will need repointing with Lime mortar.

The internal walls affected by damage should be taken back to the stone and re-plastered with a salt retardant plaster. This will reduce the risk of Hygroscopic salts which draw moisture from the air.

When redecorating walls you should consider using mould resistant (condensation resistant) paint.

Some cold external walls would benefit from redecoration with thermal plasterboard or thermal wallpaper. These increase the temperature of the external facing walls and reduce the risk of condensation.

The chimneys need attention with the two holes to the rear Right chimney a priority. They need new pots or recovering.

Removed pots need external ventilation and all unused chimney stacks need venting.

Open pots need a cowl fitted.

The gutters to the property, including the Utility Room, need replacing. The fall to the downpipes must be enough to ensure that water runs off the gutters and into the downpipes.

The boundary wall to the rear Right corner of the Dining Room should have a gap, or a membrane, where it meets the main wall.

The step/wall to the front Left corner of the Utility Room must have a gap, or a membrane, where it meets the main wall.

The external water tap must be repaired/replaced.

The ground level to the rear wall of the Utility Room should ideally be lowered if needed.

The roof was recently checked however it should be checked, ideally every Spring, and repairs carried

out to ensure that it is watertight.

The valley between the roofs must be checked at this time too.

13. PCA Certificate

13.0 Qualification

John Mann has been assessed as meeting the required level of competence for all the units necessary to achieve the full award

ABBE/PCA Level 3 Certificated Surveyor of Dampness in Buildings. (CSDB)



13.0 Item 1(Picture) PCA Certificate

14. Condensation

14.0 Condensation in the home

The link below is to an Information Leaflet from PCA - Property Care Association on condensation in the home and how to reduce the risk.

[Condensation in the home](#)

General Summary Condition Rating 2

Condition Rating 2

Repairs or replacements are needed but these are not considered to be serious or urgent.

4. Chimney Stacks

4.2 Action Needed

- 2 The chimneys must be checked and any damaged Flaunching/Flashing repaired.
The open pot needs a cowl fitting.
The two holes at the rear must be covered over or new pots fitted.
Any removed pots should have ventilation fitted externally and internally.

5. Roof Coverings

5.2 Action needed

- 2 The roof should be checked and any damaged tiles repaired/replaced.
The valley and parapet should be checked and made watertight.
This could be carried out at the same time as the chimney repairs.

8. Windows and External Doors

8.2 Action Needed

- 2 The windows, if not being replaced, should have trickle vents retro fitted.
There should be a 110mm gap to the base of internal doors where possible.
This should increase passive ventilation to the property.

Windows and doors should be checked in times of rain for leaks and resealed if needed.

10. Chimney Breasts, Fireplaces, Flues

10.2 Action Needed

- 2 The external defects must be repaired - See Section 4.
Internally the unused chimney breasts should be vented to reduce the risk of condensation.
If there is continual damp at the base of the chimney then a DPC will be needed.
-

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General Summary

Condition Rating 3

Condition Rating 3

These are defects which are either serious and/or require urgent repair or replacement or where it is felt that further investigation is required (for instance where there is reason to believe repair work is needed but an invasive investigation is required to confirm this). A serious defect is one which could lead to rapid deterioration in the property, or one where the building element has failed or where its imminent failure could lead to more serious structural damage. You should obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contracts.

6. Rainwater fittings

6.2 Action Needed

- 3 The gutters need checking and repairing/replacing.
The fall to the downpipes should also be checked to ensure that water runs along to each downpipe.

7. Walls

7.2 Action Needed

- 3 You should check with the company who carried out the pointing as to the type used.
The boundary walls abutting the main walls should have a gap or a membrane between them and the main walls to reduce the risk of penetrating damp.

The leaking tap needs repairing.

It may be worth considering weather sealing the external walls, however the sealant must be breathable and suitable for stone walls.

If, in the future, you note rising damp to the Utility Walls then you should consider a retro fitted chemical DPC.

11. Ventilation

11.2 Ventilation Summary

- 3 It must be noted that the internal humidity, at the time of inspection, was 85% in most of the rooms. This means mould growth is likely.

Also, the scans of walls and ceilings showed surface temperatures below Dew Point. This means that condensation was actually occurring on the surfaces at this time.

There is a differential of 0.5 between the external and internal Vapour Pressure, further indicating ventilation issues.

Mechanical ventilation must be fitted to the Bathroom so as to reduce the risk of condensation developing.

Mechanical ventilation must be fitted to the Kitchen so as to reduce the risk of condensation developing.

The ventilation should be operational and used at all times.

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