Damp Surveyor
West Yorkshire



Front elevation



Rear elevation

Damp Survey

Damp Survey
1 Any Street
Main Town
Main City
DN55 4SH

Table of Contents

Cover Page 1
Table of Contents 4
Intro Page 5
1 Property information 7
2 Floorplan 11
3 Moisture Pathgways and Environmental Influences 13
4 External walls 31
5 Roof Spaces 35
6 Internal Walls 37
7 Chimney's 41
8 Heating and Ventilation 43
9 Outbuildings & Sheds 50
Condition Rating 3 52
Back Page 55

Date: 12/10/2026		**Report ID:** Damp ben
Property: 1 Any Street Main Town Main City SY DN55 4SH	**Customer:** Damp Survey	**Conveyancer:**

1. Introduction

This damp survey was carried out by a PCA-qualified, CSDB and FODCS Certified Surveyor.

A copy of the relevant certification is attached.

The inspection was undertaken independently and without any commercial interest in remedial works.

The purpose of the survey is to provide an objective, evidence-based diagnosis of moisture affecting the property and to recommend proportionate actions based on the findings.

This report is prepared exclusively for the named client and their professional advisers.

It is not a structural survey and should not be used as such.

Only defects relevant to damp investigation are considered.

The surveyor inspected accessible internal and external areas but did not open up the structure or move floor coverings, insulation, or furniture unless previously agreed.

The recommendations provided are guidance only and do not constitute a specification for works.

2. Survey Objectives

The assessment aims to:

Identify the source and pathway of moisture affecting the property.

Record visible symptoms such as staining, mould, salts, or elevated moisture readings.

Assess any structural impact caused by prolonged moisture exposure.

Recommend proportionate actions to address moisture at its source.

Clarify the moisture mechanism involved (penetration, plumbing leak, condensation, etc.)

Highlight any conditions that may increase future damp risk

3. Methodology

To diagnose moisture behaviour within the property, the following methods were used:

3.1 Moisture Measurement

Moisture profiling was carried out using a calibrated pin-probe moisture meter to identify abnormal readings and moisture pathways.

3.2 Environmental Monitoring

Internal and external temperature, relative humidity, and dew point were recorded using electronic hygrometers to assess condensation risk and ventilation adequacy.

3.3 Thermal Imaging

Thermal imaging was used to identify cold spots, moisture retention, insulation defects, and potential plumbing leaks.

3.4 Salt Analysis

Where appropriate, samples were taken to test for hygroscopic salts (nitrates/chlorides) to help distinguish between penetrating damp, rising damp, and condensation-related moisture.

3.5 Data Logging (If Required)

Humidity and temperature data logging may be used in future where extended monitoring is necessary.

3.6 Visual Inspection

A visual inspection of accessible internal and external elements was carried out. No destructive opening-up was undertaken.

4. Surveyor Details

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Conflict of interest:	**Specific Exclusions:**
No conflict of interest found at the time.	There are no specific areas that are excluded from the inspection and report by prior arrangement.

1. Property information

1.0 Surveyor details

John Mann has been assessed as meeting the required level of competence for all the units necessary to achieve the following awards:-



1.0 Item 1(Picture)

1.1 Client Instructions

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

Salts and damp to the Hall.

Damp to front wall of Bedroom.

Flaking paint to base of Kitchen wall

No visible DPC

Spalling bricks at front, gutters broken/leaking

Rotten timbers in outbuilding.

NOTE

Artificial Intelligence (AI) Notice

This report has been prepared following a visual inspection carried out with reasonable skill and care and in accordance with the agreed scope of service.

Any summaries, interpretations or analyses generated by artificial intelligence (AI) systems should not be relied upon as an alternative to the full report or the professional judgement of the surveyor.

AI tools may omit important information, misinterpret technical terminology, overlook inspection limitations or produce inaccurate conclusions.

If any part of this report appears unclear or inconsistent, the client should contact the surveyor directly for answers and clarification.

No responsibility is accepted for any interpretation, summary or conclusion produced wholly or partly by AI or other automated systems.

1.2 General construction of the property

The property is a semi-detached house, of traditional construction, and built around 1900.

The walls are single brick supporting a pitched roof with concrete tiles.

The ground floor is concrete and the upper floors are suspended timber with a, most likely, lath and plaster ceiling.

There is a brick chimney, shared with neighbour, serving the Living Room and Bedroom 2.

The windows are uPVC double glazed.

The property has been extended at the rear.

References in the report refer:
The front of the property is deemed as road side.

The left and right side of the property as standing outside facing the front door.

1.3 Property Orientation

The property orientation is as follows:-

The front faces North East

The rear faces South West

The Right elevation faces North West

North and North East elevations are prone to condensation.

South and South West elevations are prone to penetrating damp

1.4 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:

1.5 Summary of mains services

Gas - No Mains gas

Electricity - Connected to Mains

Drainage - Connected to Mains

Water - Connected to Mains

1.6 Weather conditions

The weather was dry and cloudy at the time of inspection.

This restricted my inspection for leaks to rainwater fittings.

The external temperature at the time of inspection was 17.3 degrees

The internal temperature at the time of inspection was 16.8 degrees

The ideal indoor temperature range is 18-21 degrees.

2. Floorplan

2.0 Picture of floor plan

The floor area of the property is shown as 92m2

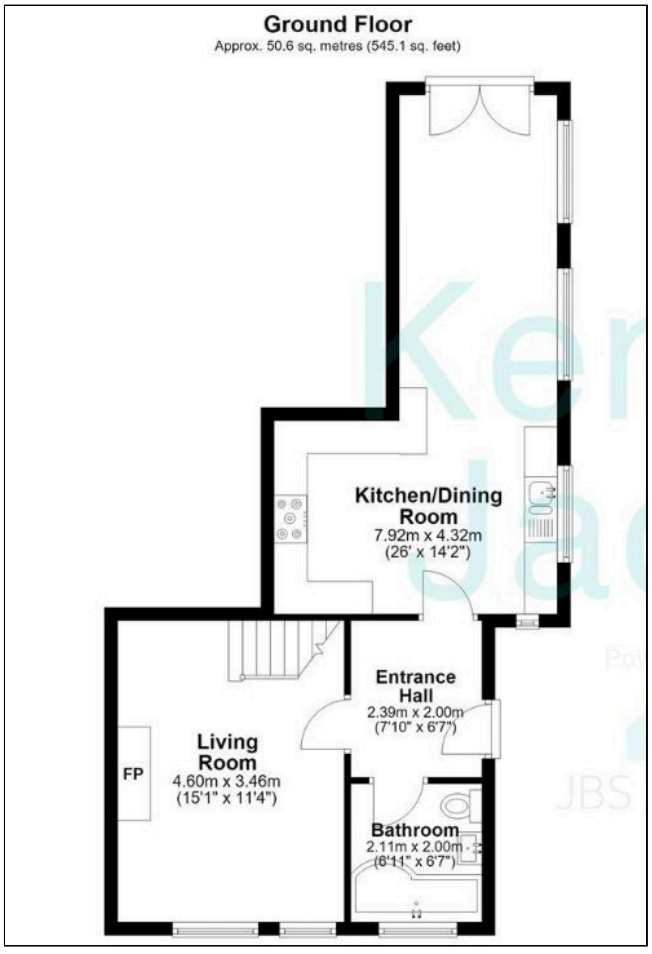
The floorplan is for reference only and not to be relied upon for accurate measurements.

The second floorplan shows the areas where damp was noted at the property.

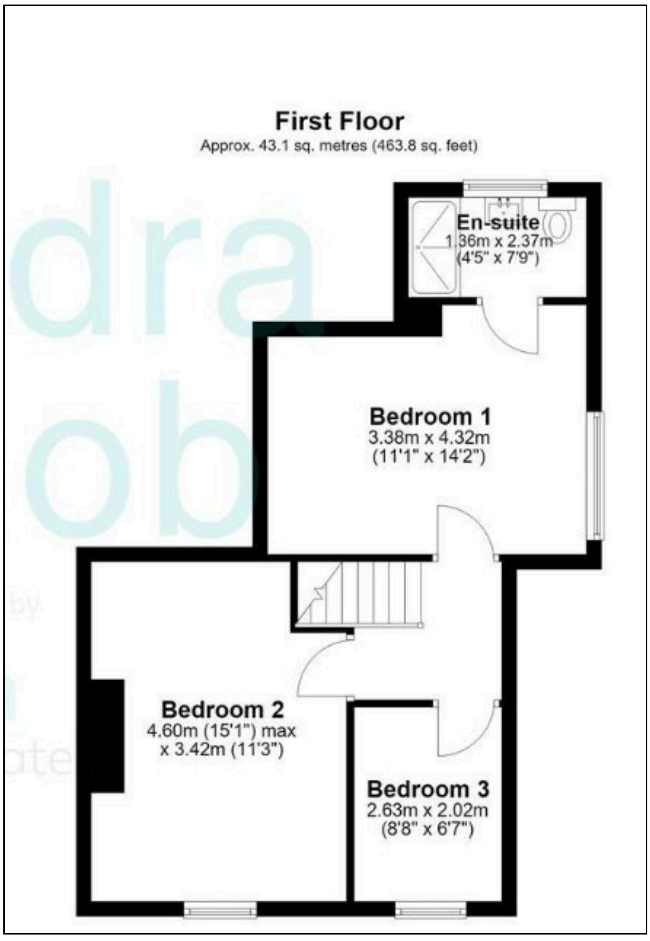
The Red circles are where the highest moisture readings were noted along with visible signs of damp (blistering plaster, mould etc).

The Blue circles are where the highest levels of condensation were noted.

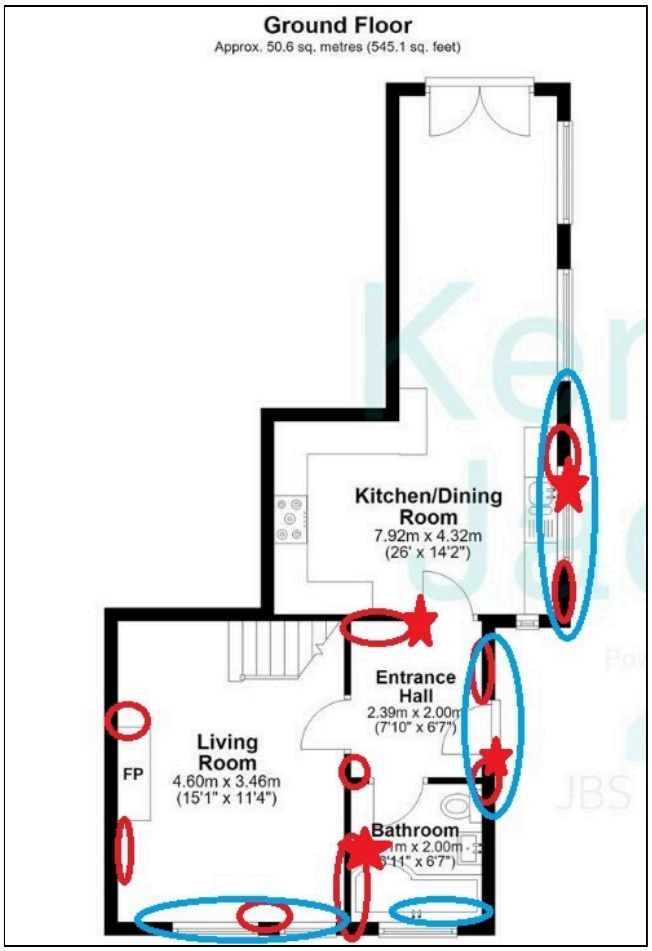
The Red stars are where samples were taken for salt analysis.



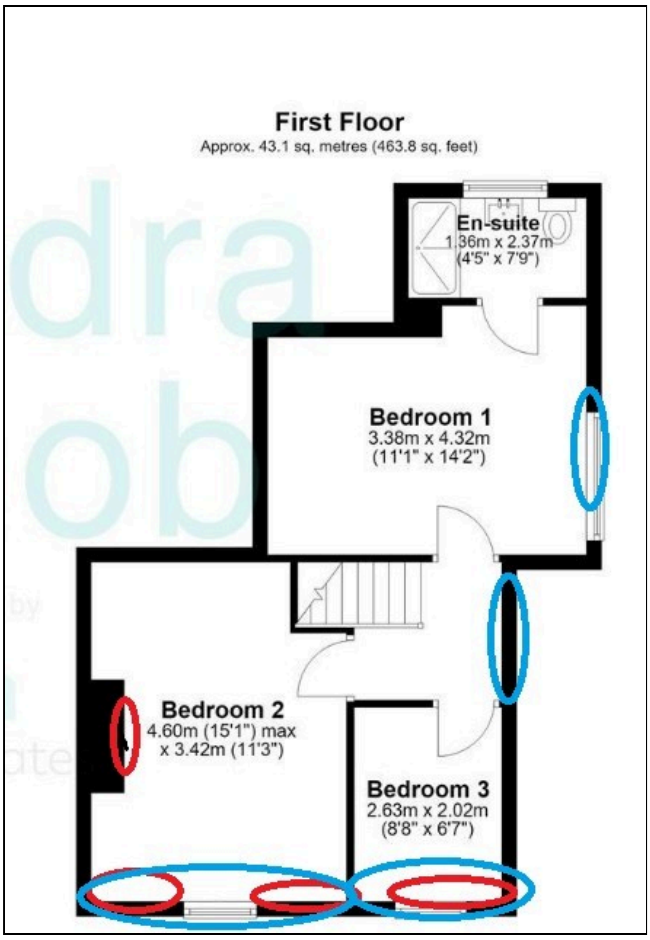
2.0 Item 1(Picture) Ground floor plan



2.0 Item 2(Picture) First floor plan



2.0 Item 3(Picture) Main damp areas



2.0 Item 4(Picture) Main damp areas

3. Moisture Pathgways and Environmental Influences

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 breeched 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.

The moisture is carried in the air as vapour which then 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 larger in area.

It is 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:

There was no visible DPC (Damp Proof Course) to the original property.

This is not unusual in a property of this age and type.

There is efflorescence, and spalling bricks, to the base of the external walls either side of the front door.

There is also remnants of cement render here. Cement render, and pointing, is not suitable for single brick

walls.

The cement traps moisture and forces it onto internal walls.

There are areas, of the original walls, that have been repointed. The mortar is cement and this can drive moisture onto internal walls.

The cement mortar is also causing spalling to the bricks. This is because the cement is stronger and the bricks can't naturally expand and contract.

There is no overhang to the gable end roof. This results in water running off and onto the walls below.

There is visible damp staining and damage to bricks at the base of the wall. Internally, there is visible damp.

The outbuilding roof is sagging and very damp.

Water is accessing the internal elements and some timbers are visibly damp.

The readings showed there is a risk of rot and some timbers will need replacing.

There were no signs of insect (woodworm) attack at the time.

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.

I also drilled into the wall/plaster and inserted insulated probes. These give me readings below the wall surface.

The readings were taken from areas such as the internal face of external walls, party walls, ceilings, and in the loft space, where needed.

Condensation, Humidity and Temperature were measured using a Bosch HD1 and a separate portable Hygrometer unit.

The main points are:

There is no mechanical extract ventilation to the Kitchen, the vent is a re-circulation type, and the vent in Bathroom does not work.

The vent, to the En-suite, works but is not powerful enough.

This is causing humidity readings to be high, over 64%, and there is a risk of mould.

This is also, along with wet walls from external water, causing the wall surfaces to be at/below the dew point.

Condensation was actually occurring at the time of inspection.

There is visible damp, in the form of blistering/damaged plaster, to the following areas -

The Hall - the base of the walls have visible damp. This is due to a mix of external damp, condensation and moisture from the floor.

There is staining to the Lounge, front wall, above the middle wall. The window is either new, or a replacement, and the external wall has cement mortar. This looks to driving moisture internally. There is also condensation here.

The side wall, under the units, of the Kitchen. There is flaking paint and high moisture readings. This is the wall to the extension and is cavity construction. The cause here, on the evidence obtained, is condensation.

The walls to the front Bedrooms, have flaking paint and high readings. These walls were below the Dew Point, meaning condensation was occurring, and this was around midday. The situation will worsen in the cold evenings.

NOTE

It is important to note that Vapour Pressure (moisture in the air) will seek equilibrium.

This means that moisture generated in one room (such as Kitchen or Bathroom) will spread out into the neighbouring rooms.

The Vapour Pressure is trying to be the same in each room.

Therefore, condensation in one room (such as Bedroom) may have been generated in the Bathroom.



3.0 Item 1(Picture) Damp at base external wall



3.0 Item 2(Picture) Damp checks with meter



3.0 Item 3(Picture) Visible damp in Hall



3.0 Item 4(Picture) Visible damp in Hall



3.0 Item 5(Picture) Damp to Living Room



3.0 Item 6(Picture) Damp checks to chimney breasts



3.0 Item 7(Picture) Drill for deeper probes



3.0 Item 8(Picture) Checks with probes



3.0 Item 9(Picture) Peeling wallpapaer

3.1 Timber rot

Timber Decay

Timber decay in buildings is typically caused by fungal activity resulting from prolonged exposure to moisture.

The two most common forms of decay found in UK properties are **Wet Rot** and **Dry Ro**t. Although both are moisture related, they differ significantly in severity, behaviour, and the remedial action required.

Wet Rot

Wet Rot is the most frequently encountered form of timber decay in domestic buildings.

It develops when timber is exposed to persistent moisture, often due to:

• Localised moisture ingress

• Leaking gutters, roofs, or plumbing

• Poor ventilation around embedded timbers

• Timber in direct contact with damp masonry

Wet Rot typically does not require fungicidal treatment, provided the moisture source is eliminated and the affected timber is repaired or replaced as necessary (subject to a full timber survey).

Dry Rot

Dry Rot is a far more serious form of fungal decay caused by Serpula lacrymans. Unlike Wet Rot, Dry Rot can:

• Spread extensively through buildings

• Travel behind plaster, through voids, and across masonry

• Attack dry timber once established

• Cause significant structural weakening

Dry Rot requires specialist treatment, including removal of affected materials, sterilisation of surrounding areas, and elimination of all moisture sources.

Inspection

During the inspection, accessible timbers were checked for:

• Surface softness or crumbling

- Discolouration or fungal growth
- Mycelium, fruiting bodies, or spore dust
- Excessive moisture levels
- Signs of timber to masonry contact
- Inadequate ventilation around structural timbers

Where visibility was restricted (e.g., within floor voids or behind finishes), the presence of concealed decay cannot be ruled out without further invasive investigation.

The following was noted:-

The moisture readings, when probed deeply, to the skirting boards in the Hall were high.

They were 25% and this indicates a risk of rot.

I would suspect that the internal of these boards will have mould and some rot.

The roof timbers, inspected from the loft, were showing high readings in some places.

The readings were around 23% indicating damp with a risk of decay.

The cause is condensation and possible water ingress.

The timbers to the outbuilding had visible staining.

However, the moisture readings were around 16% which is normal.

No rot was seen, however, continued exposure may result in rot to the timbers.



3.1 Item 1(Picture) Skirting timbers checked



3.1 Item 2(Picture) Elevated readings to roof timbers



3.1 Item 3(Picture) Checks to timbers in shed

3.2 Salt analysis results

Salt analysis was carried out to determine whether moisture affecting the walls was caused by penetrating damp, rising damp, or condensation.

Samples were taken from affected areas and tested for nitrates and chlorides.

These are the salts most commonly associated with moisture entering from external sources or from the ground.

Why Salt Testing Matters

Nitrates and chlorides indicate moisture has entered the wall fabric from outside or from the ground.

These salts are hygroscopic, meaning they absorb moisture from the air and can make a wall appear damp even when no liquid water is present.

Salt contamination helps distinguish penetrating damp or rising damp from condensation, which does not introduce salts.

Hygroscopic Behaviour of Salts

Nitrates and chlorides are **hygroscopic salts**, meaning they **absorb moisture directly from the air**. This has two important implications:

1. W**alls contaminated with these salts can appear damp even when no liquid water is present.** Hygroscopic salts attract moisture from humid indoor air, making the wall feel damp to the touch.

2. **Humidity levels inside the property can trigger damp patches on salt contaminated walls**. Even if the original source of damp has been resolved, the salts remain active and continue to draw moisture from the air.

This means that:

• A wall previously unaffected by condensation may begin to show damp staining

• High indoor humidity can make salt contaminated walls appear wet

• Hygroscopic salts can mask the true moisture source unless properly analysed.

Samples, of plaster/wallpaper etc, were taken from the following areas:-

1. The first sample was taken from the Hall wall between the front door and the Bathroom.

The result here showed Chlorides were present and there was some Nitrates.

The result, large amounts Chloride and little Nitrates, points towards a possible leak to the pipework on the other side of the wall.

The Nitrates indicate external water too and the wall here was damp from the water off the roof.

2, The second sample was taken from the Hall/Kitchen wall next to the Kitchen door.

This is the original external wall of the house. Rust was visible indicating the wall has been wet for a long time.

The result shows no Chlorides were present and there was a trace of Nitrates.

This indicates there is no rising damp, the wall has some moisture from when it was external and now can't dry out.

It may also be that the wall plaster touches the floor and draws moisture up.

3. The third sample was from the Kitchen wall, under the units, which is an external cavity wall.

The result here showed no Chlorides and no Nitrates were present.

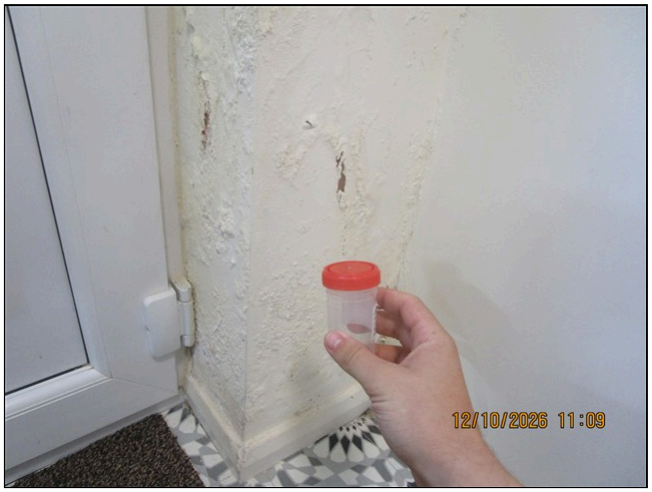
This, along with the other evidence, points towards condensation being the main cause.

4. The fourth sample was taken from the base of the Bathroom wall, next to the bath, just above the skirting.

The results here showed that both Nitrates and Chlorides were present.

This indicates that the cause is, most likely, a leak or moisture from the ground.

The ground moisture may be due to the wall plaster in contact with the floor/ground. The plaster acts like a wick and draws moisture up the wall.



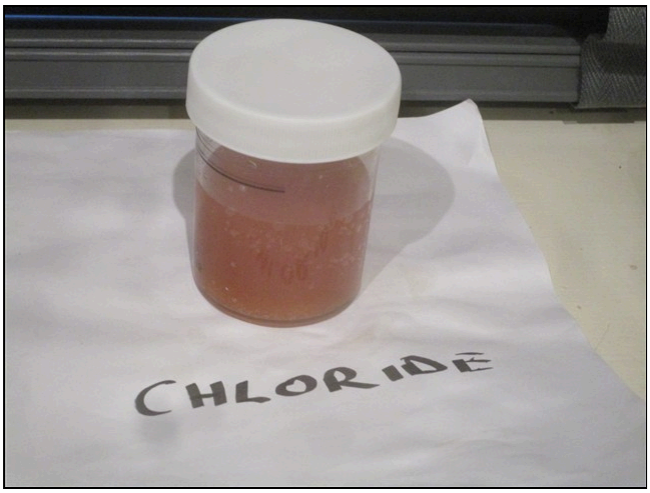
3.2 Item 1(Picture) Samples taken in containers



3.2 Item 2(Picture) Sample 1 has Chlorides



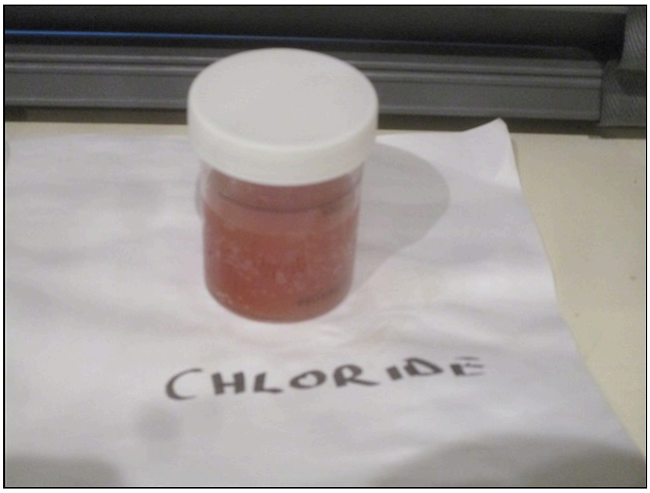
3.2 Item 3(Picture) Sample 1 has Nitrates



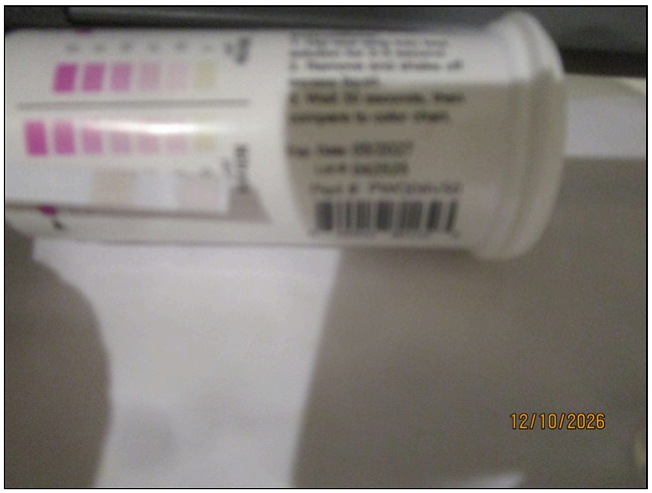
3.2 Item 4(Picture) Sample 2 - no Chlorides



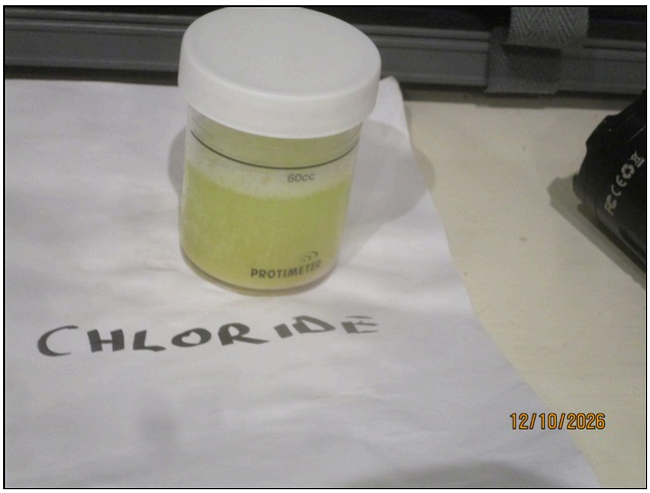
3.2 Item 5(Picture) Sample 2 - traces of Nitrates



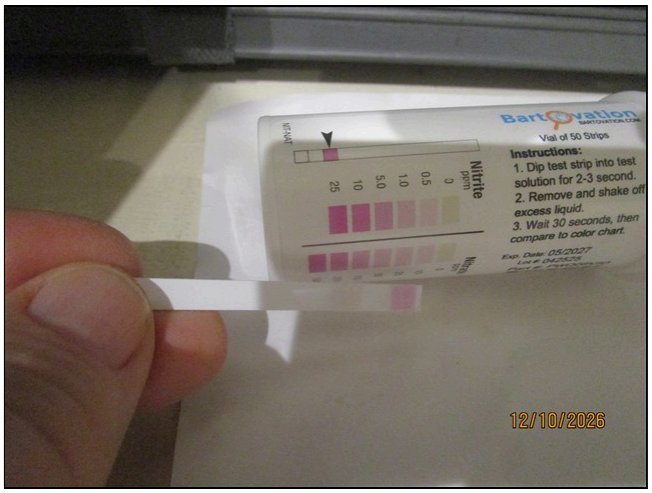
3.2 Item 6(Picture) Sample 3 - no Chlorides



3.2 Item 7(Picture) Sample 3 - no Nitrates



3.2 Item 8(Picture) Sample 4 has Chlorides



3.2 Item 9(Picture) Sample 4 has Nitrates

3.3 Hygrometer readings

A hygrometer measures room temperature, relative humidity, absolute humidity, and dew point - the temperature at which condensation forms on a surface.

These readings help assess condensation risk, mould potential, and general indoor moisture conditions.

Measurement Abbreviations

RH - Relative Humidity (%)

RT - Room Temperature (C)

WT - Wall Temperature (C)

DP - Dew Point (C)

VP - Vapour Pressure

AH - Absolute Humidity (g/m³), the total mass of water vapour in each cubic metre of air

Interpreting Readings

RH above 60% indicates conditions favourable for mould growth.

Condensation occurs when WT falls below DP, even if the air temperature is above dew point.

AH helps identify how much moisture the air is carrying overall, regardless of temperature.

old external walls, corners, and window reveals are the most common condensation surfaces.

Equipment Used

Bosch PTD1 Hygrometer:-

Measures air temperature, RH, AH, dew point, and surface temperature.

Highlights cold bridging by identifying colder surfaces.

Portable Digital Hygrometer:-

Used to cross check readings.

Left internally and externally to record atmospheric conditions.

The results are as follows:

The external RH was 65.3%

The external Temp was 17.3 degrees

The VP is 1.25

The AH is 9.25g/m3

The DP is 10.1 degrees

The internal RH was 64.7%

The internal RT was 16.8 degrees

The VP is 1.4

The AH is 9.62g/m3

The DP is 10.9 degrees

The differential between them is -

The internal AH, DP and VP are all higher than external figures. This is a strong indicator of poor internal ventilation.

The RT, at 16.8 degrees, is too low and the house is colder than outside.

Cold air can't hold moisture and therefore condensation is a very high risk.

The RH, at nearly 65%, means there is a high risk of mould growth.

The Bosch PTD-1 showed wall surface temperatures, to Bedrooms 2 and 3, were already below the Dew Point.

This means that condensation was occurring at that time. The temperatures will drop during the night and condensation will worsen.

It also showed that the front walls, to the Living Room, were just above the DP. and a drop in temperature of 1.5 degrees will result in condensation.

The humidity levels, on most external wall surfaces, were between 67% and 72%.

This means that, even at midday, there is a very high risk of mould on walls.

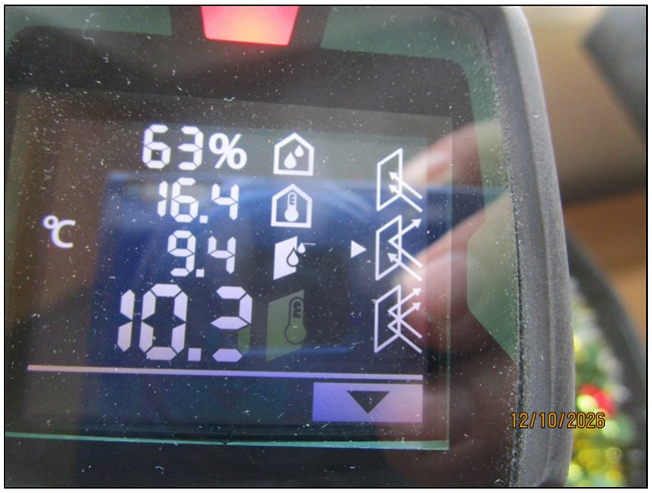
This will worsen in the evenings when it is colder.



3.3 Item 1(Picture) Hygrometer used externally



3.3 Item 2(Picture) Hygrometer used internally



3.3 Item 3(Picture) Scans with Hygrometer

3.4 Thermal Imagery

Thermal imaging was used to assess temperature differences across walls, ceilings, and other structural elements.

Variations in surface temperature help identify moisture retention, cold bridging, insulation defects, and concealed plumbing leaks.

What Thermal Imaging Identifies

Areas retaining moisture

Cold bridging on external walls

Hidden plumbing leaks

Missing or defective insulation

Surfaces at increased condensation risk

Equipment Used

FLIR Thermal Imaging Camera:-

Records surface temperature patterns.

Highlights cold or moisture-affected areas.

Identifies thermal anomalies consistent with leaks or penetrating damp.

The following was noted:

1. The first image is of the external wall, next to the front door, in the Hall.

The wall is significantly colder than other walls and at a high risk of condensation.

This is also where there is some external cement render.

The render, and water off the roof, is making this wall very damp and cold.

2. The second image is of the Lounge front wall.

The dark area is where, internally, there is flaking paint. Externally, there is spalling bricks and cement mortar has been used for re-pointing.

The wall is cold across the whole area, however, the damaged external section is particularly cold.

The cement mortar, and possible gutter leaks, is making this wall damp and cold.

3. The third image is of the external front wall to Bedroom 2.

This wall, also North facing like others, is much colder than other walls,

As such, it is more susceptible to condensation damp.

4. The fourth image is of an internal partition wall.

These walls were at least 3 degrees warmer than the external walls.

They are less likely to suffer from condensation damp.

This wall was used as a baseline to reference the external walls to.

5. The fifth image is an image shot in condensation mode.

Areas in Blue are below the Dew Point and areas in Grey are above.

These images show the walls at a high risk, at midday, of condensation.

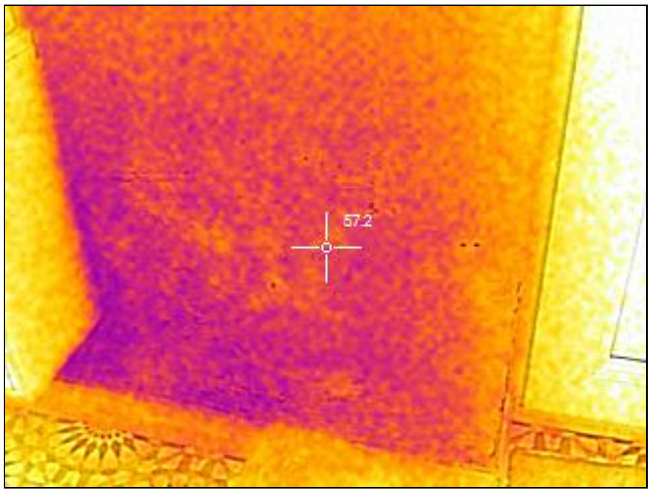
This image is of the front wall of Bedroom 2.

6. The sixth image is also in condensation mode.

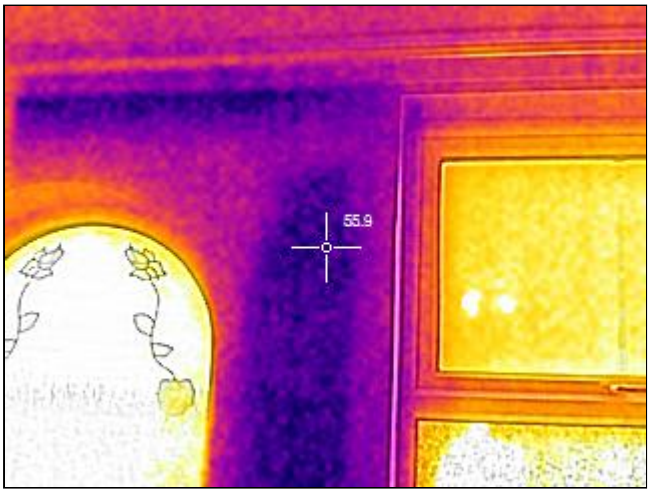
This is of the wall between the Hall and the Bathroom.

This image shows condensation risk areas but there is also a darker area at the bottom corner.

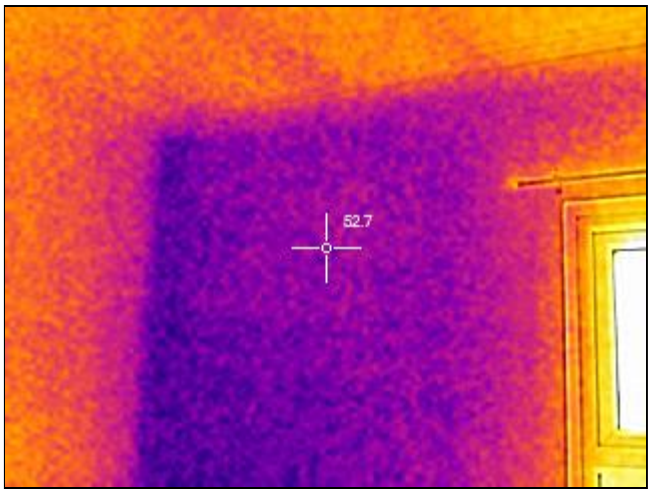
This was damp to the touch and may be a leak from the pipe in this wall.



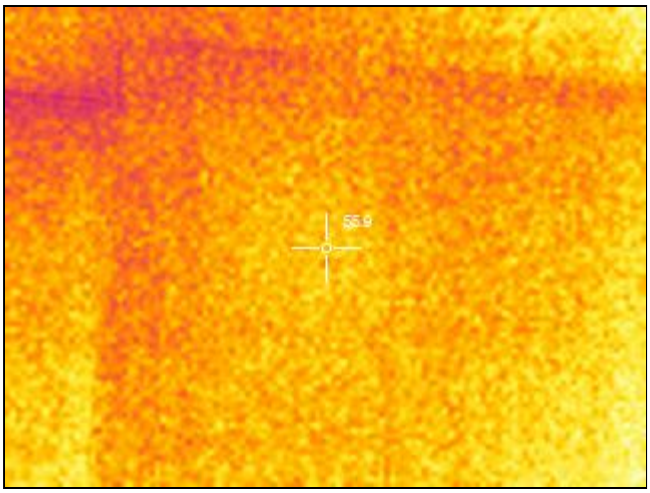
3.4 Item 1(Picture) Image 1



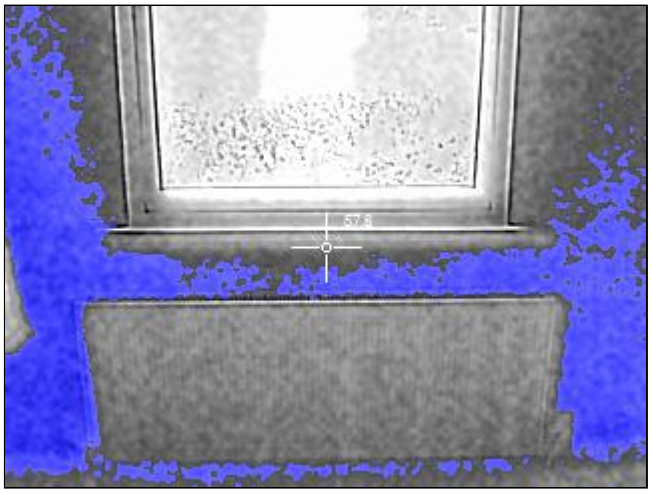
3.4 Item 2(Picture) Image 2



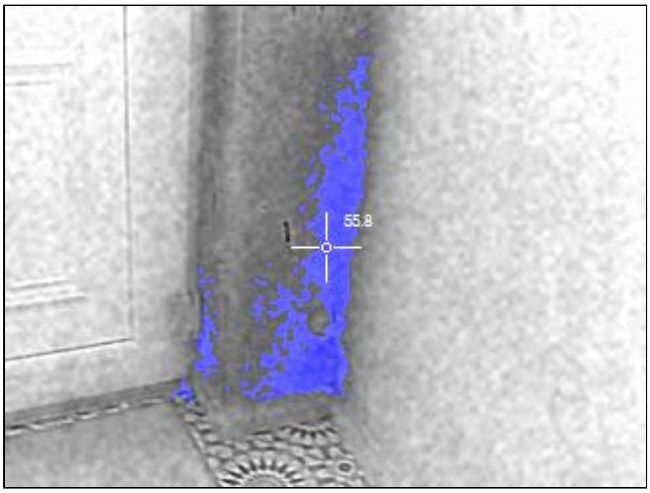
3.4 Item 3(Picture) Image 3



3.4 Item 4(Picture) Image 4



3.4 Item 5(Picture) Image 5



3.4 Item 6(Picture) Image 6

4. External walls

4.0 Construction & Type:

Main walls

The external walls are of single brick construction.

There is a DPC (Damp Proof Course) at the base to reduce the risk of rising damp.

Single brick walls are much more susceptible, than cavity walls, to rising and penetrating damp.

Extension

The extension walls are cavity construction with a brick outer and inner leaf tied together with wall ties.

There is a DPC (original) at the base along with a retro fitted chemical DPC.

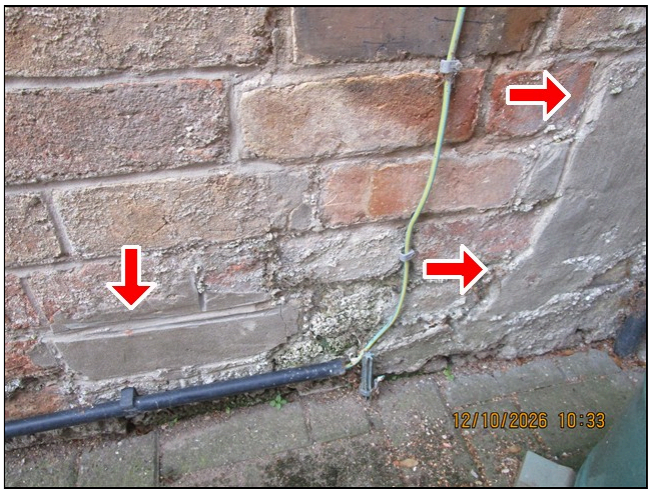
The wall cavity has, according to the EPC, been filled with insulation.



4.0 Item 1(Picture) Main wall construction



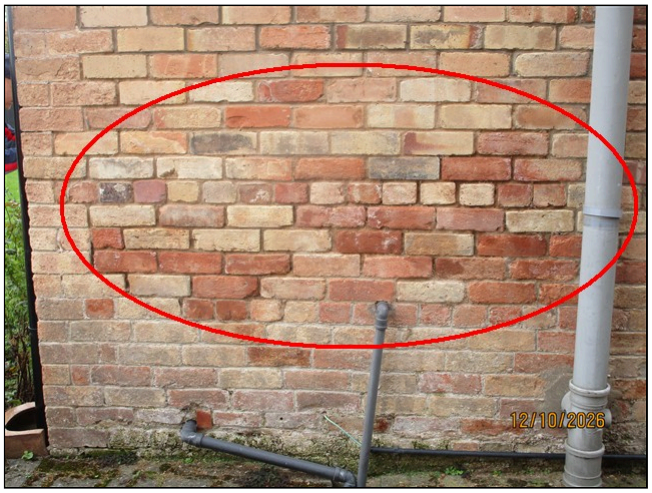
4.0 Item 2(Picture) Cavity walls to extension



4.0 Item 3(Picture) Some cement render left on walls



4.0 Item 4(Picture) Cement re-pointing



4.0 Item 5(Picture) Loose/missing pointing



4.0 Item 6(Picture) Shrubs at front

4.1 Condition:

The walls have been re-pointed using cement mortar and this is not suitable for single brick walls.

This has caused moisture to be forced internally to the wall surfaces.

It has also damaged brickwork as the cement is stronger than the brick.

The bricks try to expand naturally but can't and, as a result, some bricks are damaged..

There is no overhang to the side gable roof.

This has resulted, over the years, in water running off the roof onto the wall/ground below.

In addition to this, and also causing damp, the wall here had a cement render coating.

This render, when wet, will allow water through small cracks, or from poor window seals etc.

The water is then trapped and forced onto internal walls.

Some areas of the main wall have loose/missing pointing.

This may allow water ingress.

The single brick walls work by allowing moisture to evaporate away.

The plants, and raised soil, to the front wall restricts this.

4.2 Action Needed

3 The cement mortar, used for re-pointing, and cement render must be hacked off.

The wall can then dry out through evaporation.

Lime based mortar should then be used, as it is breathable, for re-pointing.

Any badly damaged bricks should be replaced.

The gable end roof must have an overhang installed so that water does not run onto the walls.

A roofer/builder can provide options and costs for this.

The cost of removing cement render/mortar is about £100 per sq.m

The cost of installing an overhang is about £2,500 to £3,500.

5. Roof Spaces

5.0 Construction & Limitations:

The main roof is constructed using individual timbers in a traditional manner.

There are built in cut timbers, comprising of rafters spanning from ridge to eaves, supported by purlins and struts with joists to support the ceilings below.

There is sarking felt (undercovering to the tiles) to help prevent water ingress.

There is insulation, at joist level, to a depth of around 200mm.



5.0 Item 1(Picture) Roof construction



5.0 Item 2(Picture) Signs of condensation



5.0 Item 3(Picture) Damp checks

5.1 Condition:

The roof structure was in a fair condition for a roof of this age and type.

The timbers seen were in a satisfactory condition with no serious issues noted.

There were a couple of defects noted at the time-

The roof is not vented to current standards and this is causing condensation.

There are damp stains to the chimney bricks and this is from condensation.

Some timbers had stains and elevated moisture readings.

5.2 Action Needed



Ventilation must be added to the roof space.

Timbers can then dry out.

It is important not to store anything in the roof space as this will restrict air movement/ventilation.

There are a few options for venting the roof and a builder/roofer will be able to offer quotes fr these.

The cost, including scaffolding, is likely to be around £1000.

6. Internal Walls

6.0 Construction & Limitations:

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

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



6.0 Item 1(Picture) Damp checks with meter



6.0 Item 2(Picture) Visible damp in Hall



6.0 Item 3(Picture) Visible damp near front door



6.0 Item 4(Picture) Damp in Lounge



6.0 Item 5(Picture) Damp behind TV



6.0 Item 6(Picture) Damp around some windows

6.1 Condition:

I noted damp in the form of blistering to plaster and wallpaper, high damp meter readings and high condensation scans.

The main areas were-

1. The entrance Hall walls. These were damp, stained and had blistering paint, to the base of all walls.

The cause here is a mix of -

Penetrating damp from the wet external walls. See Section 4.

Condensation from a lack of extract ventilation. See Section 8.

The wall plaster may also be in contact with the concrete floor. The plaster then sucks up moisture from the floor.

A possible leak from the WC pipe in the Bathroom.

2. The side walls, under the units, of the Kitchen

There is flaking/peeling paint in two locations.

The cause, looking at thermal imagery, Hygrometer readings and salt analysis, is condensation.

3. The front Lounge wall has peeling paint and damaged plaster in places.

The main cause here is condensation from a lack of heating and ventilation.This wall is also North facing and is prone to condensation as it does not get much sun.

In addition to this, the external brickwork has cement mortar pointing.

This is forcing moisture, in places, onto the internal wall surface.

4. The front wall of Bedrooms 2 and 3. These walls are also North facing.

There is peeling paint and stains in places.

These walls, when tested, were also below the Dew Point and condensation was occurring at the time of inspection.

The cause here, based on readings and thermal imagery, is condensation from a lack of heat and ventilation.

5. The wall, at the base, between the Lounge and the Bathroom.

There is crumbling plaster, peeling paint and high readings.

The cause here, based on salt analysis, thermal imagery, moisture readings and Hygrometer readings, is a possible pipe leak, condensation and the wall plaster being in contact with the concrete floor.

6. Some of the damp, seen on walls and window sills, is due to poor sealing of the older windows.

These are allowing water ingress in places.

6.2 Action Needed



The external element recommendations, mentioned in Section 4, must be actioned.

The ventilation recommendations, mentioned in Section 8, must be actioned.

The old windows will need replacing in the near future.

You must have a plumber check for leaks to the heating and water systems.

You must ensure that the wall plaster does not come in contact with the concrete floors.

There must be a 75mm gap, hidden by the skirting boards, between them.

The walls in the Hall, affected by damp, must have the plaster removed up to 1m from the floor level.

This is because they are, to varying degrees, affected by salts. Even traces of salts can remain in the plaster will keep the walls damp.

The walls must then have a breathable, salt retarding, plaster applied.

The cost of the re-plaster, and testing for leaks, will be around £750 - £1000.

7. Chimney's

7.0 Construction and type

There is a brick chimney, shared with next door neighbour, with two pots.

These serve the Living Room and Bedroom 2.

The chimney, to the Living Room, has a log burner. However, this chimney is rarely, if ever, used.

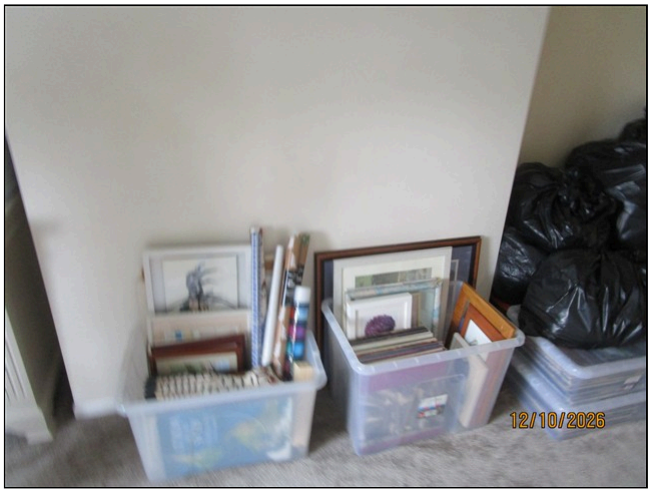
The chimney, to Bedroom 2, is not in use and sealed off.



7.0 Item 1(Picture) Brick chimney



7.0 Item 2(Picture) Damp checks to chimney breasts



7.0 Item 3(Picture) No vents

7.1 Condition:

There was damp, in the form of high readings and some staining, to the base of the Living Room chimney.

There were also spots of high readings to the chimney in Bedroom 2.

The cause here is a lack of use and no ventilation to the unused chimney.

Moisture, from condensation in the stacks, is causing damp on the wall surfaces.

These damp spots also contain Hygroscopic salts. These salts absorb moisture from the air, compounding the problem.

7.2 Action Needed

3 The log burner must be used on a fairly regular basis in winter.

the heat will help evaporate moisture in the stack.

The unused chimney, in Bedroom 2, must be vented.

This will, over time, reduce the risk of condensation and damp.

The damp must then. over the period of about a year, be monitored.

If some damp continues then re-plastering may be needed.

The cost of ventilation is around £300

8. Heating and Ventilation

8.0 Kitchen ventilation

The kitchen is one of the highest moisture producing rooms in a property.

Currently there is no mechanical extract ventilation to the Kitchen.

The vent in place is a re-circulation vent and of no real use.

Without effective mechanical extraction, moisture from cooking and washing remains in the room, increasing humidity and vapour pressure.

This leads to condensation on colder surfaces such as external walls, ceilings, and window reveals.

Moisture Movement

Moisture naturally migrates into adjacent rooms until vapour pressure equalises throughout the property.

When the kitchen has no extract ventilation:-

Moisture does not remain contained.

It spreads into cooler areas.

Condensation and mould become more likely on cold surfaces.

This can cause damp issues beyond the kitchen itself.

Mechanical Extraction Requirements

To control humidity and reduce condensation risk, the kitchen must be fitted with a mechanical extractor fan venting directly outside. Best practice:-

30 L/s minimum extraction if positioned above the hob.

60 L/s if installed elsewhere in the kitchen.

Run on timer of at least 10 minutes.

Ducting must be correctly sized, unobstructed, and vent externally (not into a loft or void)

Summary

Re-circulation hoods only filter odours and do not remove moisture.

A compliant external extractor fan is required to prevent ongoing condensation and moisture related damage.



8.0 Item 1(Picture) Kitchen vent



8.0 Item 2(Picture) No external extraction

8.1 Bathroom ventilation

Bathrooms generate high levels of moisture through bathing and showering.

Without effective mechanical extraction, humidity rises quickly, increasing vapour pressure and creating ideal conditions for condensation and mould on colder surfaces.

Why Ventilation Is Essential

If moisture laden air is not removed:-

Vapour spreads into adjacent rooms.

Condensation forms on cold walls, ceilings, and windows.

Mould growth becomes more likely.

Paint, plaster, and finishes deteriorate.

Moisture naturally migrates until vapour pressure equalises throughout the property, meaning poor bathroom ventilation can cause damp issues beyond the bathroom itself.

Mechanical Extraction Requirements

A bathroom must have a mechanical extractor fan venting directly outside. Best practice:-

Minimum extraction rate: 15 L/s

Run-on timer: at least 15 minutes.

Back-draught shutter: to prevent cold air ingress.

Correctly sized, unobstructed, insulated ducting where it passes through cold spaces.

Fans should operate automatically when the bathroom is in use, either via the light switch or a humidity sensor.

At present, the Bathroom does not have mechanical extract ventilation.

The En-suite does have mechanical extract ventilation.

However, when tested with an Anemometer, it was found to be very low power and not suitable for the task.



8.1 Item 1(Picture) Bathroom vent not working



8.1 Item 2(Picture) En-suite vent



8.1 Item 3(Picture) Checks with Anemometer

8.2 Passive ventilation

Passive ventilation is the natural movement of air through a property via air bricks, trickle vents, chimney flues, and general building permeability.

It provides background air exchange but is not sufficient to manage the high moisture levels produced in modern living environments.

How Passive Ventilation Works

Passive airflow occurs through:-

Natural pressure differences between inside and outside.

Wind movement across the building.

Stack effect, where warm air rises and escapes through higher openings.

Background openings such as trickle vents, air bricks, and small gaps under internal doors

These mechanisms allow slow, continuous air exchange and help dilute indoor humidity.

Limitations

Passive ventilation can support a healthier indoor environment, but it must be paired with mechanical extraction in kitchens and bathrooms to remove moisture at its source and prevent condensation and mould.

I noted that the windows do not have trickle vents in place.

Any new windows will have these in place.

The windows may be able to have trickle vents fitted.

8.3 Heating systems

The heating, to the property, is provided by an Oil fired central heating system.

Gas central heating plays a crucial role in controlling **indoor humidity** and reducing the risk of **condensation, mould growth**, and **damp related issues** within a property.

Consistent, even heating is one of the most effective ways to stabilise internal temperatures and prevent cold surfaces from reaching the **dew poin**t, where moisture condenses.

I noted that-

The heating was not on at the time of inspection.

The house was very cold, below 17 degrees and colder than outside, at the time of inspection.

8.4 Heating and Ventilation Summary

Recommendations

To reduce condensation risk and improve indoor air quality:

- It is recommended that you consider a whole house PIV system
- Install or upgrade a compliant mechanical extractor fan to both the Kitchen and the Bathroom.
- Fit a run on timer (minimum 10 minutes)
- Consider a humidity controlled fan for automatic operation
- Ensure the fans vent externally and ducting is correctly installed and used at all times.

These measures will significantly reduce moisture levels and protect the building fabric.

Passive ventilation can be improved by:-

- Avoid drying clothes indoors where possible
- Keep trickle vents open
- Ensure there is a 10mm gap under internal doors to help move air around the house.
- Ensure furniture is not pushed tightly against cold external walls

The heating of the property can be improved by:-

- Maintain consistent background heating during colder months
- Avoid letting rooms fall below 16-18°C for long periods
- Ensure all rooms receive some level of heat, not just main living areas
- Keep radiators unobstructed
- Use heating in conjunction with mechanical extraction
- Flush the radiators every few years.

A PIV, total house system, will cost around £1500.

Extraction vents, in Bathroom and Kitchen, will still be needed and will likely cost £1200 - £1500.

9. Outbuildings & Sheds

9.0 Construction & Type:

There is a timber outbuilding in the rear garden.

The roof covering is a corrugated roofing sheet.



9.0 Item 1(Picture) Outbuilding at rear



9.0 Item 2(Picture) Hole in roof



9.0 Item 3(Picture) Roof saggimng

9.1 Condition:

The roof is not water tight.

It is sagging in places and there are buckets to catch water as it leaks.

The roof is at the end of it's lifespan and will only get worse.

There were damp timbers but no signs of insect attack at the time.

9.2 Action Needed

3 The roof needs replacing and some timbers will also, most likely, need replacing.

The cost is likely to be around £700.

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.

4. External walls

4.2 Action Needed

3 The cement mortar, used for re-pointing, and cement render must be hacked off.

The wall can then dry out through evaporation.

Lime based mortar should then be used, as it is breathable, for re-pointing.

Any badly damaged bricks should be replaced.

The gable end roof must have an overhang installed so that water does not run onto the walls.

A roofer/builder can provide options and costs for this.

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5. Roof Spaces

5.2 Action Needed

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Timbers can then dry out.

It is important not to store anything in the roof space as this will restrict air movement/ventilation.

There are a few options for venting the roof and a builder/roofer will be able to offer quotes fr these.

The cost, including scaffolding, is likely to be around £1000.

6. Internal Walls

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The damp must then. over the period of about a year, be monitored.

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9. Outbuildings & Sheds

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