



Damp & Timber Survey Report
10 Sample Lane, Sampleton, Sampleshire, SA1 2MP

Property Image



Prepared for:

Prepared by:



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SAMPLE

A. Introduction to your Report

Thank you for asking us to prepare this Report; we hope that you find our recommendations useful.

A.1 About the survey

Our survey was carried out in accordance with your instructions. In following your instructions, where we have encountered obstructions which have impeded our inspection (such as heavy furnishings, flooring covers or locked doors) we have noted this in the Report. If you instructed us to inspect specific parts of your property, we have limited our inspection to those areas.




Where we have referred to the 'front', 'rear', 'left' or 'right' of the property, these should be interpreted as if viewing the property from the outside, facing its front elevation.

This Report does not constitute a building condition survey. For the detection of any other defects that the property might have, such as structural problems, we would recommend seeking a further report from an RICS Chartered Surveyor. Such a report can be particularly important if you are currently engaged in the sale or purchase of this property.

External joinery, fences, sheds etc. will not normally be included in our inspection. Unlike internal timbers, these are constantly exposed to the elements and so regular maintenance will be necessary. We could offer advice in this respect, if required.

A.2 Traffic light system

To make it easier for you to navigate our Report, we use a traffic light system, which highlights the areas in which we found cause for concern. The key for this system is set out below.

-  **3 Problems detected: Repairs recommended**
-  **2 Attention recommended**
-  **1 No problems detected**

B. Findings, proposed treatment and cost

B.1 Particulars of Inspection

Surveyor's Name	Mr Stuart Blackburn CSRT
Date of Inspection	8 December 2015
Date of Report	8 December 2015
Client's Instructions	<p>Your instructions were to carry out a damp and timber inspection to the accessible areas of the property.</p> <p>Unless otherwise stated in our Report, our survey was limited to the areas that you asked us to inspect.</p>
Property Address	10 Sample Lane Sampleton Sampleshire SA1 2MP
Property Status	<p>The property was occupied.</p> <p>Items of furniture and fitted units prevented access in several places. We are not able to comment on the condition of a concealed wall though in some circumstances we may have assumed its condition based on the condition of immediately adjacent sections of wall. Similarly, where floor coverings are present, we cannot comment on the condition of the timbers beneath them, but in some cases we may be able to estimate their condition based on adjacent, accessible timbers.</p>
Weather Conditions	<p>At the time of the inspection, the weather was clear with sunny spells.</p> <p>The temperature was 17°C and relative humidity was 81%.</p>

B.2 Property Specification

Property Type

The property is a Victorian mid-terraced house.

Year of Construction

1900-1910.

Construction Methods

The main external walls are cement rendered from ground floor level to eaves level. The construction is of 225mm and 115mm solid brick.

The structure of the roof is conventional pitched timber framed clad.

Orientation of Property

The front of the property faces South by South West.

B.3 External Inspection

General Observations

We recommend that an RCIS qualified surveyor undertakes a thorough examination of the external fabrics of the building including the roof, external walls and water disposal systems. If repairs to these fabrics are found to be necessary, these should be carried out in a timely manner. Where high ground levels are present or a lack of ventilation is evident, these should be made good to British Standards, as necessary.

Our surveyor noted some cracking to external renders, cement renders are brittle in nature. Due to seasonal temperature changes, the renders expand and contract and the tension between these extremes results in cracking. These cracks, however small, are potential routes for damp to penetrate into the property. We recommend that these cracks are inspected on a regular basis and repaired as necessary.

There are several 225mm x 75mm air bricks to the front and rear elevations; further observations on these are provided later in this report.



B.4 Internal Inspection

B.4.1 Inspections for Damp

Introduction

We examined the areas of the property which you instructed us to inspect for signs of unwanted dampness. Our survey was confined to readily accessible walls and fabrics such as those not obstructed by furnishings or units; however, we will sometimes make certain assumptions on the condition of concealed walls and fabrics based on the condition and moisture content of adjacent materials.

Sub-Ground Level

Our surveyor examined the cellar and sub-lounge floor area.

Findings

Our surveyor's inspection of these areas revealed a relative humidity level of over 85%. Examinations of floors and walls revealed a high level of dampness throughout. Evidence of mould growth was observed on the stored organic products and along the timbers forming the kitchen floor.

Moulds such as these can germinate if levels of humidity exceed 70% for a period of 24 hours or more. Though there are ventilation bricks to external walls, it is unlikely that adequate through ventilation is being achieved. Therefore, these areas are currently serving as a large moisture reservoir. This moisture may be drawn into the habitable rooms by the stack effect where as a vacuum is created due to vapour pressure when air is heated within the habitable rooms.

Treatment

We recommend all stored organic material is removed to deter fungal growth. Further recommendations on this matter are provided in the Timber Inspections section of this report at B.4.2.

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Rising Damp

Our surveyor examined the accessible walls of the property for evidence of rising damp.

Findings

In several areas of the ground floor of the property, our surveyor observed severe damp at low levels, just above skirting boards. It is our surveyor's assessment that this is the result of a rising damp problem. The cause of this appears to be the moisture emanating from the areas below these floors. Readings with a MMS2 Protimeter were taken and indicated high WME Wood Moisture Equivalent (WME) moisture content. Where readings were taken in the skirting boards, a moisture content in excess of 26% was observed. Wood rotting fungi can germinate at a moisture content of 18% and so this presents a cause for concern.

Our surveyor examined the staircase to the ground floor from the

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cellar. The walls on either side of the staircase presented with high levels of damp and our surveyor found that this was due to the wall plaster coats absorbing evaporating moisture from the cellar. Some salt contamination was observed at low levels where the porous setting coat contacts with the brickwork.

Treatment

We recommend the insertion of a chemical damp proof course to the areas indicated on the Sketch Plan. These works will be carried out in accordance with our Specification, which we attach with this report.

Salt Contamination

Our surveyor examined the walls where damp was found for evidence of salt contamination of the wall plaster.

Findings:

Our surveyor found evidence of salt-contamination requiring specialist replastering on the areas of the wall plaster which are indicated on the Sketch Plan in Section C of this Report.

Salts such as this become deposited in wall plasters when they are carried through the exterior of a property by rising damp. The salts that our surveyor found are hygroscopic, that is they can absorb water from the atmosphere in a property (caused by our bodies, boiling water, drying clothes etc.) and form a solution; hence they can keep the wall surface damp, even though the cause of the damp which deposited them may have been resolved.

Treatment:

To cure the affected areas of salt contamination, the plaster holding the salts needs to be removed up to a height of approximately 900mm from the floor level. This should then be replaced with our specialist salt-retardant rendering system.

Allerton Remedial Treatments uses sympathetic plaster removal techniques, which ensures that the existing structure of a property is not damaged during this process. Further, our technicians only use high quality salt-retardant renovating plasters for their work, which ensures a smooth and high-quality finish.

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Condensation

Of the areas which we inspected, we examined the internal walls of these areas for the presence of condensation, paying particular attention to the areas where condensation is most common (external walls, for example).

We found no evidence of condensation at the time that our survey was carried out. However, this does not guarantee that the property does not have such a problem. At the time of our inspection, it could have been the case that the moisture levels in the air inside the property were unusually low or that the surfaces on which condensation could have formed on were above the

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dew-point temperature. A further inspection at a time of higher air moisture levels or during colder conditions may reveal the presence of a condensation problem.

B.4.2 Timber Inspections

Introduction

We examined the timbers in the areas of the property which you instructed us to inspect. Where we refer to “the timbers” in remainder of this Report, we are referring specifically to those which we inspected in accordance with your instructions. Our survey was confined to readily accessible timbers, however we will sometimes make certain assumptions on the condition of concealed timbers, based on the condition and moisture content of the adjacent materials.

Some of the timber goods were obstructed by furnishings. We carried out the survey as extensively as possible, working around these obstructions, but we recommend that a further inspection of the obstructed areas is carried out at a time when these items can be removed completely.

Sub-Ground Level Timber

Our surveyor inspected the condition of the timber goods in the sub-ground levels of the property.

Findings

Our surveyor found that the overhead lintel set in the rear elevation over the original cellar window is in a state of fungal decay. Wet Rot (*Coniophora Puteana*) is affecting the timber, the growth of which has been facilitated by the persistent damp conditions in the cellar.

The organic goods, which we referred to earlier in this report, are susceptible to fungus growth and our surveyor observed that they were presently harbouring mould growths. The presence of moulds, fungi and damp conditions has is causing an unpleasant, musty smell.

Treatment

We recommend that the organic goods are removed from the cellar as soon as possible. As such goods susceptible to fungal decay, their presence provides a source of sustenance for the fungus, which will facilitate its growth.

The removal of the afflicted lintel is recommended and the resulting void should be walled-up. The provision of additional ventilation through the insertion of airbricks to the new brickwork is strongly recommended.

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**Ground Floor
Timber**

Our surveyor inspected the ground floor timbers for any signs of fungal decay or infestation.

Findings

The kitchen floor had originally been a stone flagged floor, which was suspended by timber; ash was most likely the bedding material. The flags have since been removed and additional battens, and chipboard have been fitted over the original joists. Our surveyor noted that some joists have been replaced and this is most likely due to previous Wet Rot decay. Our surveyor did not identify any further decay, but our surveyor found through Protimeter examination that the moisture content of the timbers was high. The existence of such conditions in those timbers risk a fungal attack occurring at a later date.

The lounge floor is a suspended timber floor; limited observations from within the cellar revealed that several metal props are suspending the floor, but our surveyor could not see the front load-bearing joist ends. There is evidence of an old, non-active infestation from Common Furniture Beetle (*Coniophora Puteana*) on the surface floor boarding. It appears that some repairs have been carried out to this floor post-construction. This may be due to historic decay to the front load-bearing ends. Props may have been used to support these front ends and to limit bounce within the floor. Our surveyor did not attempt to gain access below the floor as a gas pipe runs through the hole in the dividing wall; damage to this pipe may have occurred had access been attempted.

The staircases in the property are of stone or other solid construction and so no infestation or rot is present in these areas.

Recommendations

Concerning the high moisture levels in the kitchen floor timbers; it is unlikely that adequate sub ventilation can be achieved easily, but these floor members should be constantly monitored for the future occurrence of fungal decay.

**First Floor
Timber**

Our surveyor examined the timbers on the first floor of the property for signs of fungal decay or infestation.

Findings:

In the front bedroom, the floorboards are exposed, which enabled a full inspection of their condition. Our surveyor observed signs of an old, non-active Common Furniture Beetle infestation in several areas of the floor.

Our surveyor could not conduct a full inspection of the landing and rear bedroom due to the presence of floor coverings. Accordingly, we cannot comment on the condition of the covered floorboards or any sub-floor timbers where this is the case. Accordingly, we recommend that a further inspection of these timbers is carried out at a time when the floor coverings have been removed. If you



would like us to return to carry out such an inspection, we would be happy to do so on the understanding that the coverings are removed before this takes place.

Recommendations

Concerning the timbers in the front bedroom, as there was no evidence of the observed infestation being active, we do not recommend any action on evidence seen.

Of the floorboards that our surveyor was able to inspect in the rear bedroom, no infestation was noted and so we make no recommendations for treatment at this time.

Roof Void Timber

Our surveyor examined the roof void timbers for signs of decay or infestation.

Findings:

Our surveyor could not conduct a full inspection of roof void due to the presence of loft insulation and the way in which the eaves have been formed. Accordingly, we cannot comment on the condition of the covered floorboards or any sub-floor timbers where this is the case. Accordingly, we recommend that a further inspection of these timbers is carried out at a time when the insulation has been removed. If you would like us to return to carry out such an inspection, we would be happy to do so on the understanding that the insulation is removed before this takes place.

Our surveyor noted that the roof covering has been replaced post-construction. Sarking felt has been incorporated into the roof, which will restrict airflow and limit ventilation. Slight mould growth was noted to several of the visible timbers, which suggests that the lack of ventilation is creating suitable conditions for such growths. Moisture rises into roof voids from the inhabited areas of the property where it is created; the trapping of this moisture by the roof can commonly lead to mould growth or fungal decay.

Treatment

We recommend that the installation of vents or alternative roof ventilation is considered. We can provide a separate quotation for this work, if necessary.



B.5 Quotation

The following quotation assumes that the works which are recommended in our Report are carried out. A comprehensive breakdown of these figures can be found in the full Quotation document, which is attached with this Report.

Gross	£800.00
VAT	£160.00
Total	£960.00

B.6 Our Guarantee

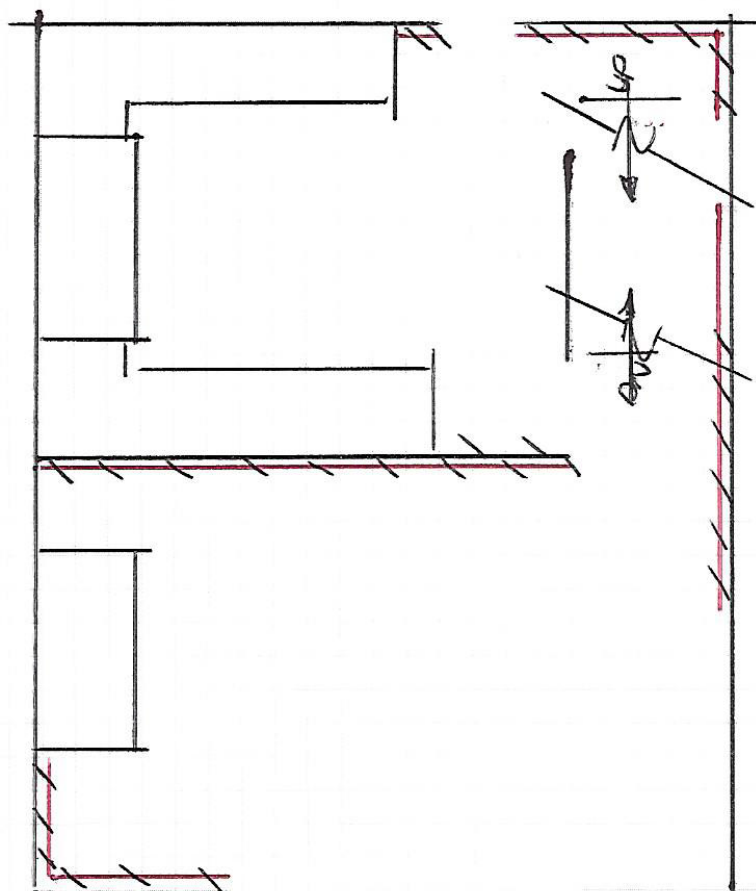
Allerton Remedial Treatments offers as standard a **20-year written Guarantee** with our work. This is 10 years longer than many of our competitors and gives you the peace of mind that your property has been repaired to the highest standard. We began our business in 1983 and we always issue guarantees with our work, but we are proud to report that more than 99% of our customers have never needed to use them. We attach a sample Guarantee with this Report for your information.

For further peace of mind, we can offer Guaranteed Protection Insurance ("GPI"), in addition to our standard Guarantee. GPI is offered in our association with the Property Care Association ("PCA") and entitles you to additional protection during the first 10 years of our Guarantee. With GPI, if for any reason Allerton Remedial Treatments ceases trading during the first 10 years of your Guarantee, another PCA-registered and competent firm will make good on the original Guarantee. If you would like us to provide a quotation for GPI, please inform us as this has not been included in our Quotation. For further information about GPI, please visit the PCA's website: [PCA Website: GPI](#)

C. Sketch Plan

Treatment	Indicator
Horizontal Damp Proof Course	—
Specialist Replastering	\\ \\ \\ \\

Ground floor



D. Additional information

D.1 Removal of furnishings

The areas in which work will be carried out are indicated in our Sketch Plan; these areas need to be clear of obstructions before our workforce arrives. In particular, the following items must be removed from the working area:

1. All furniture;
2. Carpets;
3. Floor coverings (including laminate flooring);
4. Kitchen appliances (if present in the working area);
5. Personal effects; and
6. Any other item of furniture or appliance that might cause an obstruction.

Any ceramic floor tiles or laminate flooring that you do not remove, must be covered with sheets of hardboard to avoid damage. Please note that Allerton Remedial Treatments cannot reimburse you for any items which you do not remove from the working area and which later become damaged as a result of the works.

D.2 Other works

If any works other than ours are to be carried out to the property, normally these should be completed before our works are carried out. However, please bring this to our attention and we can advise you of the suitable arrangements that you need to make.

D.3 Electricity and water

You must arrange and be responsible for a supply of electricity and clean running water to be available for use by our technicians whilst work is in progress.

D.4 Health and Safety

A Health and Safety Information Sheet is enclosed that explains the precautions that should be taken before, during and after our works. Further, in accordance with our duty to assess the potential risks that may be present during these works, our surveyor prepared a short risk assessment at the time of conducting their survey; a copy of this can be made available to you at your request.

D.5 Party Wall etc Act 1996

Please note that where any of our recommended works are to walls which fall within the definition of a *party wall* as per the Party Wall etc. Act 1996, you are required to obtain the consent of your neighbours prior to the start of any works. In addition, if your property is a listed building, you should obtain the necessary permissions before any works are carried out.

E. Authorisation

This Report contains information which is correct to the best of our knowledge. It is authorised by Mr S Blackburn CSRT, Managing Director of Allerton Remedial Treatments.

Signed:



Date: 8 December 2015

Mr S Blackburn CSRT
Managing Director
Allerton Remedial Treatments

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