

Full Damp Inspection

Main Building
123 Example Lane



Surveyed by [REDACTED] CSTDB CSDV on [REDACTED]

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Introduction

This report contains the findings of an inspection (Full Damp Inspection) carried out at 123 Example Lane on the [REDACTED]

ProCheck Damp and Timber carried out the survey for [REDACTED]

- About ProCheck Damp & Timber – We are an independent surveying company, specialising in the investigation of damp, timber decay, woodworm, ventilation, and related property issues. Our surveyors hold industry-recognised qualifications (CSTDB, CSDV) and follow the latest best practices and standards.
- Our independence – We do not sell remedial works or products. Our advice is impartial, based solely on the condition of your property and evidence gathered during the survey.
- Purpose of this survey – To identify the presence, causes, and extent of any dampness, timber decay, or ventilation issues, and to provide clear, evidence-based recommendations. We are only bound to pass comment on the issues identified to us by the client.
- Limitations – This survey is non-invasive and based on visible and accessible areas unless otherwise agreed. Any restrictions or inaccessible areas will be noted in the report. This inspection has been carried out for the specific purpose and scope agreed prior to the survey. We accept no responsibility for any other defects that may exist within the property or for issues in areas that were not inspected, outside the agreed scope, or beyond reasonable access at the time of the visit.
- Client-focused approach – We aim to present our findings in a clear and easy-to-understand format, without unnecessary jargon, so you can make informed decisions about your property.

Whilst every effort has been made to detect all issues during the inspection, without a fully intrusive inspection of all areas, ProCheck Damp and Timber *cannot be held liable for any omissions in this report.*

Inspection Overview

The following is a brief description of the inspection undertaken and the client's building.

Inspection Details

Inspection Type	Full Damp Inspection
Inspection Notes	N/A
Date & Time	[REDACTED] at 09:00
Inspector	[REDACTED] CSTDB CSDV
Weather	Dry and sunny.

Client Details

Client	N/A
Client Name	Mr Example
Client Email	Example@ProCheckExample.com
Client Phone	[REDACTED]
Client Address	123 Example Lane

Building Details

Building Reference	EX123
Building Address	Main Building 123 Example Lane
Building Description	

Condition Counts: Overall Severity is 50%

Extreme	1
Severe Widespread	1
Severe Localised	3
Moderate	0
Minor	2

Additional Information

Item	Description
External Temperature (Degrees C)	24.00

Construction

Item	Response	Comments
Construction Age	Pre 1700's	Grade 2 listed
Construction Type	Mid-Terrace	
Roof	Pitched, clay	
Walls	Timber Frame	
Windows	Single glazed, timber	
Heating	Gas Combi Boiler Heating	
Central Heating Use	Yes	Only during colder periods
Orientation	South-Facing	

Insulation

Item	Response	Comments
Ground Floor Type	Suspended Timber	
Cellar Insulation	None / Unsatisfactory	
Walls	Solid External	

Ventilation

Item	Response	Comments
Bathroom Extractor	Not Present	
Kitchen Extractor	Working 12V	
Mechanical Ventilation with Heat Recovery	Not Present	
Positive Input Ventilation	Not Present	
Trickle Ventilation	Not Present	



Heating

Item	Response	Comments
Boiler Type	Gas Central Heating	
Heating Problems	Doesn't heat space	
Heating Type	Central Heating (Radiators)	
Programmer	Yes	
Radiator Age (Years)	0-10	
Rooms Without Radiator/Heating	Yes (See Notes)	Front rooms, 1st floor and ground floor right-hand facing has no radiators.
Thermostat	Programable	
TRVs	No	

Resident Questions

Item	Response	Comments
Do you have any damp or mould at the property?	Yes	Client has suspected damp in the ground floor study area. To the wall adjacent to the ground floor shower room.
Does the damp only occur during winter?	No	All year round
Does the damp only occur during/after rain?	No	
Where is the damp (According to the resident)?	Ground floor study area	

0 - Basement, Storage area

Basement timbers could be at risk of fungal decay		Severe Widespread	
Damp Reading		Wet (20+)	
Humidity (%RH)		070	
Condensation		Condensation Risk	
Defects		Poor sub-floor ventilation.	
Notes			
			
Humidity reading showing at 66% RH		High moisture readings noted, suggesting timbers could be at risk of fungal decay	
Work Details		Work Cost	Work Status
Install humidistat controlled extract fan in the basement, ducted to rear outlet in the garden		1 item @ £350 Total Cost: £350.00	Scheduled Start Year: 2025 Priority: Urgent
Historic woodworm infestation		Minor	
Damp Reading		Wet (20+)	
Humidity (%RH)		065	
Condensation		Condensation Risk	
Defects		Possible untreated timbers	
Actions		Apply non-toxic insecticide to all exposed timbers in the basement	
Actions Priority		Desirable	
Notes		Whilst the infestation was noted to be historic , we would recommend for peace of mind that you apply a insecticide to all exposed timbers to ensure there is no further activity.	



Historic bore holes noted



Close up of bore holes, noted historic

Work Details

Treat all accessible timbers with non-toxic insecticide fluid

Work Cost

1 item @ £550

Total Cost: £550.00

Work Status

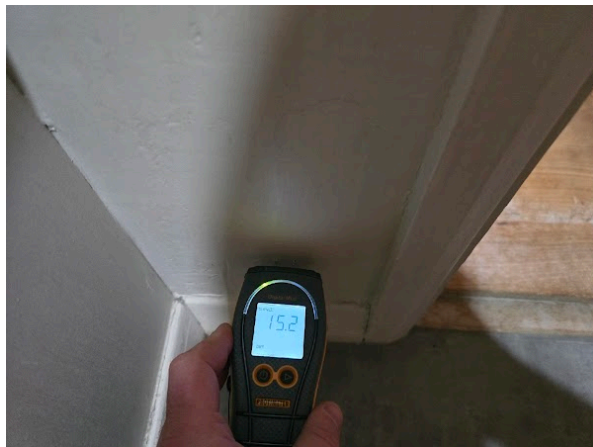
Pending

Start Year: 2025




Priority: Desirable

0 - Ground Floor, Damp readings

Dry moisture readings	<i>No Issues</i>
Damp Reading	<i>Dry (0-17)</i>
Humidity (%RH)	<i>050</i>
Condensation	<i>No Condensation</i>
Notes	<i>Moisture readings were taken throughout the rest of the ground floor and were noted to be below the threshold at which we would normally recommend remedial damp proofing works.</i>





0 - Ground Floor, Study

Internal wall staining. Discolouration from ongoing moisture problems.		<i>Severe Localised</i>	
	Damp Reading	Wet (20+)	
	Humidity (%RH)	050	
	Condensation	No Condensation	
	Defects	<i>Poor sub-floor ventilation.</i>	
	Actions	<i>Add sufficient sub floor ventilation, allow wall to dry and replaster.</i>	
	Actions Priority	Essential	
	Notes	Not having these works carried out could lead to fungal decay to the sub floor timbers below the shower room	
			
Damp wall located in study		Damp readings noted with the use of a Protimeter	
			
Moisture readings noted at the base of the wall with a hand held Protimeter			
Work Details	Work Cost	Work Status	
WALL 11.5CM: INSERT DPC INTERNAL Wall 11.5cm: Insert a new damp-proof course to the internal 11.5cm wall.	5 lm @ £60 Total Cost: £300.00	Pending Start Year: 2025 Priority: Essential	
Removal defective wall plaster <i>To wall adjacent to shower room.</i>	9 m2 @ £30 Total Cost: £270.00	Pending Start Year: 2025 Priority: Essential	
Install at least 3 air bricks to the base of the wall adjacent to the shower room, spaced evenly apart, to allow for sub floor ventilation.	3 item @ £150 Total Cost: £450.00	Pending Start Year: 2025 Priority: Essential	

Replaster wall <i>Replaster wall with salt retardant additive to ensure no risk of salt migration. Skim with plaster finish ready for redecorating.</i>	<i>8 m2 @ £90</i> Total Cost: <i>£720.00</i>	Pending Start Year: <i>2025</i> Priority: <i>Essential</i>
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1 - First Floor, Bathroom

No mechanical ventilation		Minor
	Damp Reading	Dry (0-17)
	Humidity (%RH)	066
	Condensation	Condensation Risk
	Defects	Insufficient ventilation
	Actions	Fit or replace extractor fans in kitchens and bathrooms to improve airflow.
	Actions Priority	Desirable
	Notes	We note that there is not currently any black spot mould in the bathroom. However, new regulation dictates wet rooms should have some form of mechanical ventilation. And therefore, we would recommend installing a humidistat controlled extract fan in the bathroom on the first floor.

		
Humidity readings acceptable on day of the survey		Humidistat controlled extract fan recommended here

Work Details		Work Cost	Work Status
Install a humidistat controlled extract fan		1 item @ £350 Total Cost: £350.00	Pending Start Year: 2025 Priority: Desirable

LHS Elevation, External wall

Leaking downpipe. Water escaping from damaged or misaligned pipes.		Severe Localised	
Damp Reading		Borderline (17-20)	
Humidity (%RH)		050	
Condensation		No Condensation	
Defects		Blocked or leaking downpipes.	
Actions		Clean and repair gutters to ensure effective rainwater drainage.	
Actions Priority		Essential	
Notes		Not having this repair carried out will lead to damp ingress to the property next door and will also lead to bathroom timber window decay.	
			
Overflow/ leak located here		Rainwater downpipe currently discharging into soil stack pipe	
Work Details		Work Cost	Work Status
GUTTER: RENEW 150MM PVCU COMPLETE		10 lm @ £60	Pending
Gutter: Thoroughly clean and flush out gutters for the full elevation to ensure free water flow.		Total Cost: £600.00	Start Year: 2025
Replace with deep-flow gutter if possible			Priority: Essential

Rear Elevation

Broken clay roof tiles		Extreme
Damp Reading		Dry (0-17)
Humidity (%RH)		055
Condensation		No Condensation
Defects		Missing or damaged roof tiles.
Actions		Refix any loose roof tiles or slates to prevent water ingress.
Actions Priority		Essential
Notes		Failure to carry out this work could lead to moisture ingress to the rear garden room.



Rear garden room roof



Close up of slipped tiles





Close up of broken tiles



Close up of moss on roof

Work Details	Work Cost	Work Status
Allow to remove and replace any broken tiles on the garden room roof.	6 m2 @ £100 Total Cost: £600.00	Pending Start Year: 2025 Priority: Essential

Rear Elevation, Kitchen

Penetrating damp. Rainwater entering through walls or openings.		Severe Localised	
Damp Reading		Dry (0-17)	
Humidity (%RH)		055	
Condensation		No Condensation	
Defects		Missing/ defective flashing	
Actions		Install new lead flashing detail above rear kitchen door to prevent water ingress	
Actions Priority		Essential	
Notes		We noted that the interior wall was currently dry. However, we believe if a flashing detail is not installed above the rear kitchen door eventually water ingress may occur.	
			
Flashing missing from rear kitchen door		Flashing (possibly flashband) installed in the past	
Work Details		Work Cost	Work Status
Rake out mortar joint, and install lead flashing above rear kitchen door, before pointing in lead.		1 item @ £200 Total Cost: £200.00	Pending Start Year: 2025 Priority: Essential

Action Plan

Here is is list of prioritised actions.

Item	Actions	Actioned
Broken clay roof tiles <i>Extreme</i> <i>Rear Elevation</i>	<i>Refix any loose roof tiles or slates to prevent water ingress.</i> <i>Essential</i>	
Item	Actions	Actioned
Internal wall staining. Discolouration from ongoing moisture problems. <i>Severe Localised</i> <i>0 - Ground Floor, Study</i>	<i>Add sufficient sub floor ventilation, allow wall to dry and replaster.</i> <i>Essential</i>	
Item	Actions	Actioned
Leaking downpipe. Water escaping from damaged or misaligned pipes. <i>Severe Localised</i> <i>LHS Elevation, External wall</i>	<i>Clean and repair gutters to ensure effective rainwater drainage.</i> <i>Essential</i>	
Item	Actions	Actioned
Penetrating damp. Rainwater entering through walls or openings. <i>Severe Localised</i> <i>Rear Elevation, Kitchen</i>	<i>Install new lead flashing detail above rear kitchen door to prevent water ingress</i> <i>Essential</i>	
Item	Actions	Actioned
Historic woodworm infestation <i>Minor</i> <i>0 - Basement, Storage area</i>	<i>Apply non-toxic insecticide to all exposed timbers in the basement</i> <i>Desirable</i>	
Item	Actions	Actioned
No mechanical ventilation <i>Minor</i> <i>1 - First Floor, Bathroom</i>	<i>Fit or replace extractor fans in kitchens and bathrooms to improve airflow.</i> <i>Desirable</i>	

Disclaimer & Limitations

The following limitations apply to the conduct of the inspection by ProCheck Damp and Timber ("The Inspector"):

- The inspection was purely of a visible nature, without the use of ladders or the benefit of exploratory work. Its extent is limited to cracks to internal walls, floors and ceilings and significant defects to exterior walls, roof and boundaries, having regard to their age and construction type.
- The presence of furniture, fittings, furnishings, artwork and stored items generally restricts the scope of inspection, and where such articles or items exist, none were moved. Ceiling, wall and floors surfaces concealed by such articles or items were not inspected.
- This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.
- No testing of any service installations was undertaken.
- No structural survey or inspection of concealed or otherwise hidden services or finishes was undertaken.

Quality Assurance Statement

This report has been compiled for the sole use of N/A and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information about the damp status of the building.

Any measurements or quantities described herein should not be relied upon for any contractual purpose.

Inspected By

██████████ CSTDB CSDV (CSTDB, CSTB, CAT.1 Thermographer)

██████████

A handwritten signature in black ink, appearing to be 'B. J. Smith', written over a faint circular stamp.

*** END OF REPORT ***

Attachments may follow if applicable