Henderson Wood
Property Services

Henderson Wood
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Example Residential Damp Survey

RICS Firm No. 923156

Henderson Wood

Residential Damp Survey Report

Residential Damp Survey Report

Complete

Score	0 / 0 (0%)
Property Address	EXAMPLE ADDRESS
Client	EXAMPLE CLIENT NAME
Client Contact	EXAMPLE PHONE / EXAMPLE EMAIL
Client Type	Homeowner
Instructions	Client is preparing the property for sale and has been asked by a prospective buyer's solicitor to obtain an independent damp and timber assessment following visible staining to the front reception room wall.
Access Arrangements	Full access provided by client. All rooms accessible. Loft hatch accessible via landing.
Inspection Date	6 Mar 2026
Inspection Time	10:30 AM BST
Prepared by	Javad Chohan AssocRICS 6760778
Weather Conditions	Dry
External Temperature	16 °C
Parking Situation	On-street residents parking, unrestricted for visitors on inspection day.

Property Image

Photo 1

Who was present during the inspection?	Owner/occupier
Domestic or Commercial	Domestic
Property Type	Mid Terrace House
Property Age/Period	1837-1901 (Victorian)
Construction Type	Solid Wall

225mm solid brick

Roof Type	Pitched Slate

Pitched, natural slate covering

Photo 2

Photo 3

Photo 4

Floor Type	Suspended timber

Suspended timber to ground floor front; solid concrete to rear kitchen extension

Windows Type

Sash	Timber	uPVC

Timber single-glazed sash to front; uPVC double-glazed to rear

Photo 5

Doors Type

Timber	uPVC

Timber panelled front door; uPVC rear door

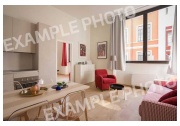


Photo 6

External Inspection

External Inspection

Property Orientation (front elevation faces)	N
Overall external wall condition	Fair

Solid brickwork generally sound with localised areas of eroded pointing to the front elevation at low level. Cement render patch to the rear elevation.

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Damp Proof Course (DPC)

Is the DPC is visible?	Yes

A slate DPC is visible in places to the front elevation approximately two courses above external ground level.

Photo 13

Photo 14

Photo 15

Is there evidence of DPC bridging?	Yes - raised external ground levels

External ground level (raised patio slabs to rear, garden bed to side return) sits above or level with the internal floor level in several locations, bridging the DPC. Cement render to the rear also spans the DPC line.

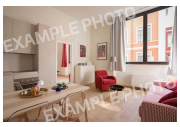
Photo 16

Photo 17

Sub-floor Ventilation (if suspended timber floor)

Are airbricks present?	Some blocked / obstructed

Two airbricks to the front elevation serving the suspended timber floor, one of which is partially blocked by soil and vegetation.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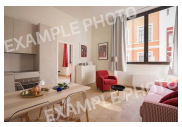
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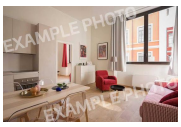
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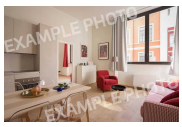


Photo 21

Rainwater Goods & Waste Pipes

Condition of gutters	Poor to rear. Cast iron gutter to the rear elevation is holding water and shows evidence of overflow staining to the wall below. Front

elevation guttering in fair condition.

Photo 22

Photo 23

Photo 24

Photo 25

Condition of downpipes

The rear downpipe is displaced at a joint and discharging against the wall rather than into the gulley.

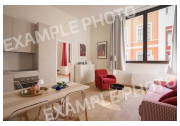
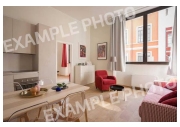


Photo 26

Photo 27

Soil & Waste pipes

Soil stack to rear in serviceable condition, no visible leaks.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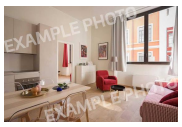
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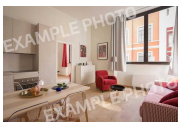
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Drainage

Are gulley's visible?

Yes

Rear gulley visible but partially blocked with silt and leaf debris.

Any drainage issues visible?

Rear gulley slow to clear. Standing water noted at base of rear downpipe.

Roof & Flashings

Visible condition of roof coverings

Fair - minor issues visible

Slate roof generally sound from ground level. No obvious slipped or missing slates observed.

Condition of flashings (chimney, abutments, valleys)

Good

Lead flashing to the chimney abutment appears intact. No defects visible from ground level.

Condition of chimney stack (if present)

Good

Stack upright with sound pointing at high level, inspected from ground level only.

Windows & Doors Externally

Condition of seals around windows and doors

Fair

Front timber sash windows show perished paintwork and open joints to the cills. Rear uPVC units well sealed.

Photo 31

Photo 32

Condition of window cills

Fair

Timber cills to front elevation weathered with paint failure, allowing moisture ingress at the bedding joint.

Vegetation

Any vegetation causing or contributing to damp issues?

Yes - ivy / climbing plants on walls

Self-seeded shrub growth against the side return wall and ivy to the rear boundary holding moisture against the brickwork.

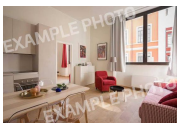


Photo 33

Abutting Structures

Are there any abutting structures? (extensions, neighbouring buildings, garden walls)

Yes

Single-storey rear kitchen extension and a shared party wall to both neighbouring terraces. Garden boundary walls abut the rear elevation.

Photo 34

Photo 35

Photo 36

External Inspection - Additional Notes

Any other external observations

Rear patio falls back toward the building rather than away from it, directing surface water to the base of the rear wall.

Photo 37

Photo 38

Additional external photos

Photo 39

Photo 40

Photo 41

Photo 42

Photo 43

Photo 44

Photo 45

INTERNAL INSPECTION - OVERVIEW

Internal Inspection

Were there any restrictions preventing full inspection? No

Full access achieved to all rooms. Floor coverings left in place; readings taken to accessible skirting and wall surfaces.

Issue Log

Issue Log 1

Room/Area Front reception room

Photo 46

Photo 47

Photo 48

Floor Level Ground floor

Position Front

Findings Rising damp

Photo 49

Photo 50

Photo 51

Photo 52

Photo 53

Photo 54

Causation

Bridged and locally defective damp proof course. Raised external ground level and cement render spanning the DPC are allowing ground moisture to migrate into the wall base. Elevated moisture readings and hygroscopic salt banding (tide mark) consistent with rising dampness. Skirting board soft to probe at low level.

Contributing factors

Perished pointing, external ground levels

Urgency Rating High - action required within 14 days

Recommended Action

Recommendation

Reduce external ground levels below the DPC where practicable and remove render bridging. Install a replacement chemical DPC using Safeguard Europe Dryzone Damp-Proofing Cream in accordance with BBA Certificate 97/3363 and BS 6576:2005. Hack off salt-contaminated plaster to 1m and re-plaster using a Safeguard Drybase system. Replace decayed skirting.

Issue Log 2

Room/Area Rear kitchen

Photo 55

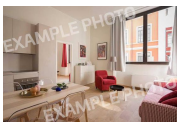
Photo 56

Photo 57

Floor Level Ground floor

Position Rear

Findings Penetrating damp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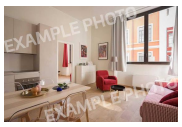
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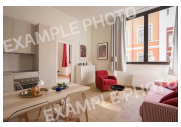
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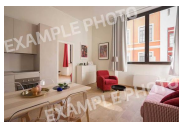
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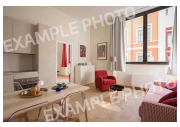
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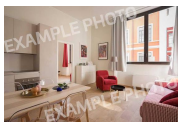
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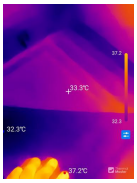
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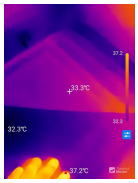
Photo 65

Causation

Water ingress from the defective rear gutter and displaced downpipe saturating the external wall, showing internally as damp staining and localised surface deterioration to the plaster. Thermal imaging was used to confirm and map the extent of the affected area. The thermogram showed a distinct cooler zone across the upper rear wall consistent with evaporative cooling from moisture, extending noticeably beyond the visible staining and correlating with elevated protimeter readings taken across the same area.

Contributing factors

Defective rainwater goods, blocked gulley

Urgency Rating High - action required within 14 days

Recommended Action

Recommendation

Overhaul the rear guttering, re-fix the displaced downpipe, and clear the gulley to restore controlled discharge. Once the source is corrected and the wall has dried, apply Stormdry Masonry Protection Cream (BBA Certificate 15/5198) externally and make good internal plaster. Recommend a follow-up thermal and moisture reading once dried to confirm the wall has fully recovered before redecoration.

Issue Log 3

Room/Area Bathroom

Photo 66

Photo 67

Photo 68

Floor Level	First floor
Position	Mid

Findings

Condensation	Mould growth

Photo 69

Photo 70

Photo 71

Causation

Black spot mould growth consistent with surface condensation. Driven by high internal moisture load with inadequate extraction, allowing warm moist air to condense on cold surfaces.

Contributing factors

Poor ventilation	Indoor clothes drying

Urgency Rating	Medium - action required within 1-3 months

Recommended Action

Recommendation

Replace the non-functioning bathroom extractor with a humidity-sensing unit ducted to the external air. Treat affected surfaces with a fungicidal wash and redecorate. Advise on lifestyle and ventilation measures.

Ventilation & Extraction Assessment	
Kitchen Ventilation	
Is there an extractor fan in the kitchen?	Yes
Extractor fan type	Switch
If yes: Is the extractor fan functional?	Yes
If yes: Extractor fan airspeed reading (m/s)	1.4
Is there a cooker hood extractor	Yes
recirculating hood, not ducted externally.	
Bathroom Ventilation	
Is there an extractor fan in the bathroom?	Yes
Extractor fan type	Light switch no timer
If yes: Is the extractor fan functional?	No
Fan runs intermittently and does not clear moisture. Airspeed negligible.	
If yes: Extractor fan airspeed reading (m/s)	0.3
Any other extraction or ventilation	
Any other extraction or ventilation	Trickle vents absent to front sash windows. Original chimney flues blocked off in reception and bedrooms.
Heating	
Heating Type	Gas Central Heating
Lifestyle	
Any vulnerable persons at the time of survey?	No
Any pets at the property?	Yes
One cat.	
How is laundry typically dried?	Indoors on radiators / airers
Indoors on a clothes airer, primarily in the bathroom and rear bedroom.	

Are windows opened for ventilation?

Yes - occasionally

Occasionally, mainly in warmer months.

SUMMARY

Diagnosis Summary

Primary diagnosis for this property

The property is affected by three distinct and separately caused moisture problems, each with a different mechanism, and it is important they are understood as separate defects rather than a single generalised "damp" problem. Treating them as one issue, or attempting a single blanket remedy, would waste money and leave the underlying causes unresolved.

The first and most significant is genuine rising damp to the front reception room. Ground moisture is being drawn up into the base of the solid brick wall because the original damp proof course has been bridged externally by raised ground levels and cement render spanning the DPC line, and is locally defective. This was evidenced by elevated moisture readings concentrated at low level, a defined tide mark with hygroscopic salt banding, and softening of the skirting to probe. The diagnosis is consistent across the visible symptoms, the moisture profile and the external conditions observed, which is the pattern expected of true rising dampness rather than another moisture source presenting similarly.

The second is penetrating damp to the rear kitchen wall. This is being driven by water ingress from defective rainwater goods, specifically a gutter holding water and a displaced downpipe discharging against the wall rather than into the gulley. Thermal imaging was used to confirm and map the affected area; the thermogram showed a distinct cooler zone across the upper rear wall consistent with evaporative cooling from moisture, extending noticeably beyond the visible staining and correlating with elevated protimeter readings across the same area. This is an active, source-driven defect: while the external water source remains, the wall will continue to be wetted, and any internal redecoration will fail.

The third is surface condensation and associated black spot mould growth in the bathroom. This is a fundamentally different mechanism to the two above. It is not caused by a building defect allowing water in, but by warm, moisture-laden internal air condensing on cooler surfaces, driven by a high internal moisture load combined with inadequate extraction and background ventilation. The non-functioning bathroom extractor, indoor drying of laundry, blocked-off chimney flues and absence of trickle vents are all contributing to this. It is best understood as an environmental and ventilation problem rather than a structural one, and the remedy lies in managing moisture and improving air movement rather than in any damp-proofing treatment.

Taken together, the property presents a clear and treatable set of issues. None of the findings indicate a hidden or unquantifiable problem, and all have identifiable causes with established remedies. Once the active water sources are corrected, the walls allowed to dry, and ventilation improved, the property should perform well.

Recommendations Summary

Summary of all recommendations in priority order

Overhaul the rear rainwater goods and clear the gulley to stop active water ingress to the rear kitchen wall. This is the most urgent action because the defect is live and continuing to wet the wall (High).

Reduce external ground levels below the DPC where practicable, remove the render bridging the DPC line, and install a replacement chemical DPC to the front reception room using Safeguard Europe Dryzone Damp-Proofing Cream in accordance with BBA Certificate 97/3363 and BS 6576:2005, followed by hacking off salt-contaminated plaster to 1m and re-plastering using a Safeguard Drybase salt-retardant system. Replace decayed skirting (High).

Once the rear wall has fully dried, apply Stormdry Masonry Protection Cream externally (BBA Certificate 15/5198) to the affected rear elevation and make good internal plaster, with a follow-up thermal and moisture check to confirm recovery before redecoration (Medium).

Replace the non-functioning bathroom extractor with a humidity-sensing unit ducted to external air, and treat mould-affected surfaces with a fungicidal wash before redecorating (Medium).

Improve background ventilation throughout, address indoor laundry drying, and advise the occupier on

condensation management as set out in the maintenance advice below (Medium).

Repoint eroded brickwork to the front elevation at low level and redecorate weathered front timber cills and joinery once the wall treatments are complete and dried (Low).

Are further investigations required?	No

No further specialist investigation is required at this stage. The causes of all three problems have been identified and no hidden or unquantifiable defects were found. We recommend the remedial works are quoted and carried out in the priority order above, that active water sources are corrected first, and that the affected walls are allowed a suitable drying period before final re-plastering and redecoration. Where opening up works subsequently reveal any concealed timber decay to the suspended ground floor, a supplementary timber inspection can be arranged, but nothing observed at survey indicated this is likely.

Maintenance Advice

General maintenance advice for this property

Ventilate - Open windows for at least 15-20 minutes daily, even in winter. Use extractor fans when cooking, bathing, or showering and allow them to run afterwards. Keep trickle vents open at all times. Keep internal doors closed when cooking or bathing to prevent moisture spreading to other rooms.	Reduce moisture production - Avoid drying clothes indoors where possible. Cover pans when cooking. Vent tumble dryers externally or use a condenser model and empty the water tank regularly. Wipe down surfaces where condensation forms.	Improve air circulation - Do not push furniture tight against external walls. Leave a gap of at least 50mm to allow air to circulate. Avoid overfilling wardrobes on external walls.
		Treat mould promptly - If mould appears, clean it with a fungicidal wash and allow to dry fully. Address the underlying cause (ventilation, heating, moisture source) to prevent recurrence. Do not simply paint over mould.

Keep gutters, downpipes and gullies clear and free-flowing, and inspect them at least twice yearly and after heavy storms, as blocked or defective rainwater goods are the single most common cause of penetrating damp in properties of this type. Maintain external decoration to all timber joinery, particularly window cills, on a regular cycle to prevent moisture ingress at open joints. Keep airbricks serving the suspended timber floor clear of soil, vegetation and debris at all times to maintain sub-floor ventilation. Avoid raising external ground levels against the walls or applying dense cement renders that can bridge the DPC. Ventilate the property actively when cooking and bathing, use the extractor fans and keep internal doors closed to wet rooms while in use, dry laundry outdoors wherever possible or in a well-ventilated room with the door closed and a window or extractor running, and keep the property consistently and evenly heated during colder months to reduce the risk of condensation forming on cooler surfaces. Periodically check the DPC line remains clear and that no new render, decking, planting or paving has bridged it.

Copy of Site notes

Photo 72

DECLARATION & SIGN-OFF

Surveyor Name	Javad Chohan

RICS Membership Number	6760778
Company Name	Henderson Wood

Surveyor Signature

Javad Chohan

Media summary

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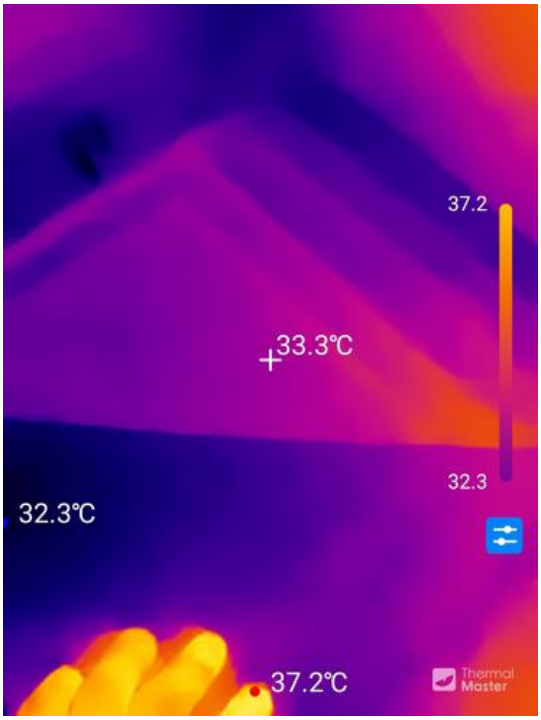

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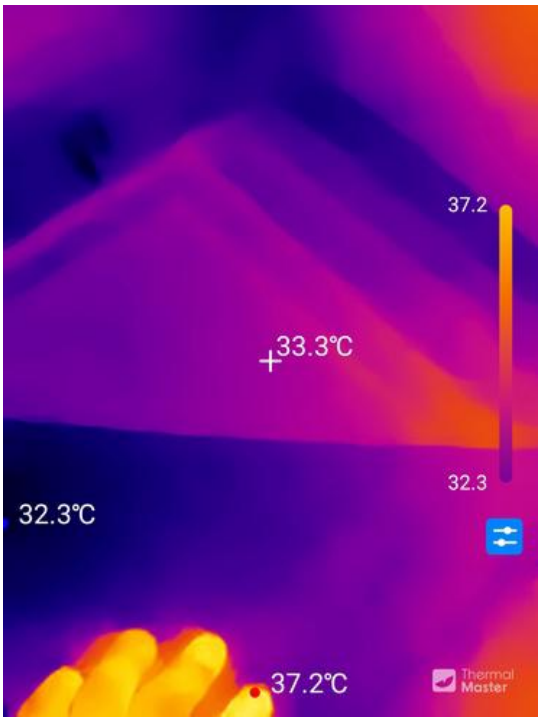

Photo 65

Photo 66

Photo 67

Photo 68

Photo 69

Photo 70

Photo 71

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