

DAMP INVESTIGATION SURVEY



29 Flockton Crescent, Sheffield. S13 9QR



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NOTES ON THE ATTACHED SURVEY REPORT

1 General

- 1.1 The purpose of the survey and report is to produce an independently prepared document, which will benchmark the condition of property with regard to dampness and condensation.
- 1.2 The report is intended as a survey of dampness and not a structural survey.
- 1.3 The report does not highlight deviations from current building regulations, codes of practice or planning requirements. The report is intended to establish the general condition of the property or premises in respect of dampness
- 1.4 Only visible and accessible parts of the structural fabric have been inspected and the mechanical and electrical services are excluded from the scope of the survey and report. Accessible in this context means that the inspection will be undertaken from internal or external floor levels and that no sections of the structure have been opened up for a detailed investigation. Similarly, furnishings will not have been moved nor carpets lifted.
- 1.5 Nothing in this report confers or purports to confer on any third party any beneficial right to enforce any terms or conditions contained therein.

2. Surveyor's Definitions

- 2.1 The left-hand side or right-hand side elevations referred to on external elevations means the elevation concerned when the Surveyor is viewing from the front of the property.
- 2.2 In internal rooms, the Surveyor has identified Wall 1, for example as the window wall. Walls 2, 3, 4 etc. are then described subsequently in a clockwise direction.
- 2.3 Conclusions and recommendations are detailed at the end of the report.
- 2.4 The Executive Summary of the report, within the General Details section, will highlight sections of the report of particular interest or areas where further investigations may be necessary.

3. Key to Damp Meter Readings (Where Taken)

- 3.1 Green (moisture content between 6 – 15%) – Acceptable.
Amber (moisture content between 15 – 19%) – Marginal – Decay possible, monitoring recommended.
Red (moisture content over 19%) – Excessive – Decay likely.



Property Address

29 Flockton Crescent, Sheffield. S13 9QR

Date of Inspection

22 October, 2024.

Surveyor

Steven Avenier

Weather

Fine

Property Description

A brick built cavity wall, semi-detached property. The ground floors are formed of timber construction. The property has a pitched tiled roof. The property was unoccupied and unfurnished at the time of the inspection.

Remit

We were asked to carry out an investigation into damp related issues at the above property and produce a report with recommendation for rectifying the issues raised.

Limitations

The property was unoccupied and unfurnished at the time of the inspection. No moisture readings were taken behind built-in units or where access was restricted by radiators etc. No inspection of timbers or solid floors was undertaken.

Executive Summary

The property is a brick built semi detached house of standard construction. Minor and isolated areas of dampness were located at low level within the property resultant from friable and eroded pointing to the brickwork on all elevations. There are some issues with natural ventilation in the roof space but these are not causing problems at the present time.



DAMP INVESTIGATION SURVEY



INSPECTION DETAILS | EXTERNAL

FRONT ELEVATION

MAIN WALLS

The main walls are constructed from cavity brickwork 275mm thick. The brickwork is generally in reasonable condition, although the pointing at low level has become friable and could be allowing the ingress of dampness. Normally the damp would be restricted to the external skin of brickwork but it appears that post construction cavity wall insulation has been installed which may bridge the cavity and cause internal dampness.

The front door step has been constructed with a 10mm gap between the step and the wall but is level with the damp course. This may result in water splashing on to the brickwork above the damp course at this point. Internally the left hand side of the front door was the location of the highest damp meter readings.

Within the lounge and hallway internally we did find isolated patches of dampness at very low level, suggesting that dampness is bridging the cavity.

DAMP PROOF COURSE

The damp proof course is bitumen felt, a common element of construction in a property of this age. Although the damp course has been mortared over in places, it generally appears in reasonable condition. It is considered that any internal dampness discovered is likely to be a result of the friable pointing to the brickwork, rather than any deterioration of the damp course.

RAINWATER GOODS

A seamless aluminium gutter runs the full length of the elevation, discharging into a PVCu downpipe at the gable end of the property, which discharges directly on to the paving. The gutter is obviously a recent installation but it is considered that the downpipe may be somewhat older. There is water staining evident around the swan neck at high level and algal staining to the brickwork on the front right hand corner, extending from soffit to ground level. No access was afforded to ascertain whether the downpipe was currently leaking or the staining is of long standing.

The bottom bracket to the downpipe is broken.





CAPTIONS

1. Front Elevation
2. Friable pointing to lower section of elevation
3. Friable pointing to lower section of elevation
4. Staining to rain water pipe at high level
5. Algae staining to wall adjacent to downpipe and broken pipe bracket



MAIN WALLS

The main walls are constructed from cavity brickwork 275mm thick. The brickwork is generally in reasonable condition, although the pointing at low level has become friable and could be allowing the ingress of dampness. Normally the damp would be restricted to the external skin of brickwork but it appears that post construction cavity wall insulation has been installed which may bridge the cavity and cause internal dampness.

Within the property, no access was afforded to this wall in the kitchen due to fitted units and in the hallway, where tested, there was no evidence of damp.

The algal staining to the front elevation is also visible to the gable.

The ground level at the junction with the front elevation is only approximately 100mm below the damp course instead of 150mm minimum specified in Building Regulations.

DAMP PROOF COURSE

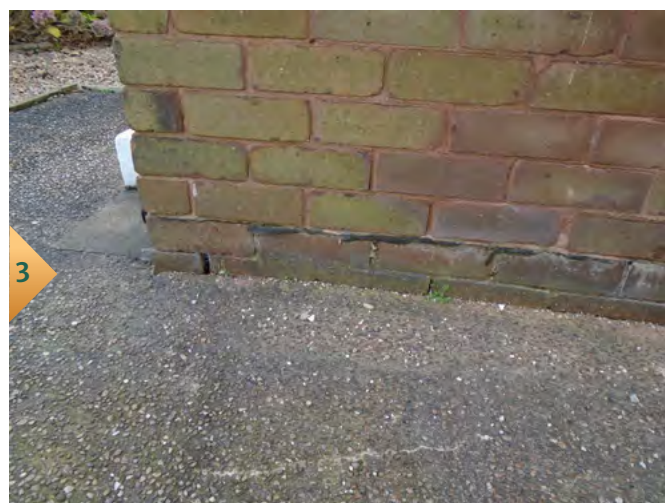
The damp proof course in bitumen felt, a common element of construction in a property of this age. Although the damp course has been mortared over in places, it generally appears in reasonable condition.

RAINWATER GOODS

Not applicable.

CAPTIONS

1. Side elevation
2. Friable pointing to lower section of elevation
3. High ground level adjacent to front elevation



MAIN WALLS

The main walls are constructed from cavity brickwork 275mm thick. The brickwork is generally in reasonable condition, although the pointing at low level has become friable and could be allowing the ingress of dampness. Normally the damp would be restricted to the external skin of brickwork but it appears that post construction cavity wall insulation has been installed which may bridge the cavity and cause internal dampness.

The rear door step has been constructed with a 5mm gap between the step and the wall but is level with the damp course. This may result in water splashing on to the brickwork above the damp course at this point. Internally the left hand side of the rear external door exhibited a high damp meter reading.

Within the kitchen dining area internally we did find isolated patches of dampness at very low level to the right hand side of the radiator, matching location of the stepped fracture externally, suggesting that dampness is bridging the cavity in this location.

DAMP PROOF COURSE

The damp proof course in bitumen felt, a common element of construction in a property of this age. Although the damp course has been mortared over in places, it generally appears in reasonable condition. It is considered that any internal dampness discovered is likely to be a result of the friable pointing to the brickwork, rather than any deterioration of the damp course.

RAINWATER GOODS

A seamless aluminium gutter runs the full length of the elevation, discharging into a PVCu downpipe at the gable end of the property, which discharges directly into a gully. The gutter is obviously a recent installation but it is considered that the downpipe may be somewhat older. The gutter and downpipe appear in reasonable condition with no apparent signs of leaks.



CAPTIONS

1. Rear Elevation
2. Friable pointing to lower section of elevation
3. Friable pointing and stepped cracking to lower section of elevation



DAMP INVESTIGATION SURVEY

INSPECTION DETAILS | INTERNAL

The interior of the property was inspected for dampness visually and using an electronic moisture meter using a non destructive test.

GROUND FLOOR

LOUNGE

The walls within the lounge are a mixture of plaster on solid walls and plasterboard on studded wall. Generally the walls are in good condition and dry. However, there is evidence of dampness at very low level (just above the skirting board) to the external wall (wall 1). This is considered to be as a result of the friable pointing to the front elevation brickwork, allowing water to penetrate and bridge the cavity at low level.

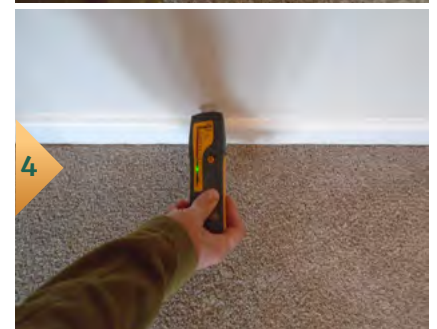
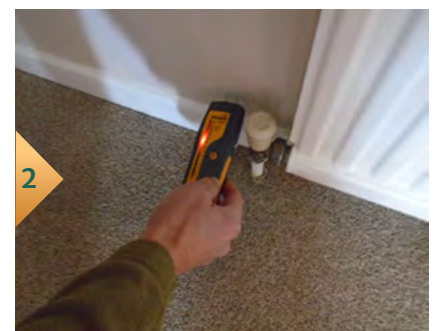
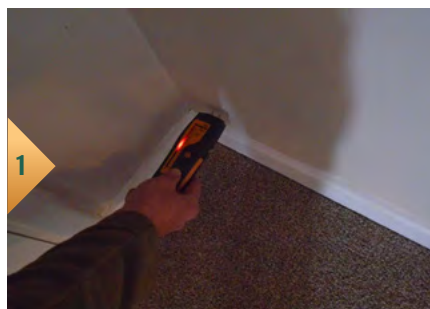
The main area of damp was detected to the left hand side of the radiator adjacent to wall 4.

Meter readings were:

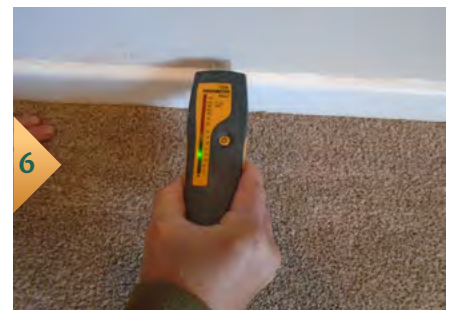
- Wall 1: Generally green but red to left hand side of radiator.
- Wall 2: Generally green.
- Wall 3: Generally green.
- Wall 4: Generally green but red between the door and wall 1.

CAPTIONS

1. High meter readings at low level to wall 1 in lounge
2. High meter readings at low level to wall 1 in lounge
3. Satisfactory meter readings at low level to wall 2 in lounge
4. Satisfactory meter readings at low level to wall 3 in lounge



5. High meter readings to right hand side of door to wall 4 in lounge
6. Satisfactory meter readings at low level to wall 4 in lounge



KITCHEN

The walls within the kitchen are a mixture of plaster on solid walls and plasterboard on studded wall. Generally the walls are in good condition and dry. However, there is evidence of dampness to the external wall (wall 1) to the right hand side of the radiator. This is considered to be as a result of the friable pointing to the rear elevation brickwork and also a stepped fracture to the brickwork in this location, allowing water to penetrate and bridge the cavity. There is also evidence of elevated meter readings to the left hand side of the external door.

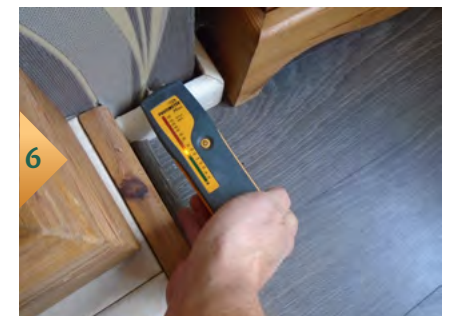
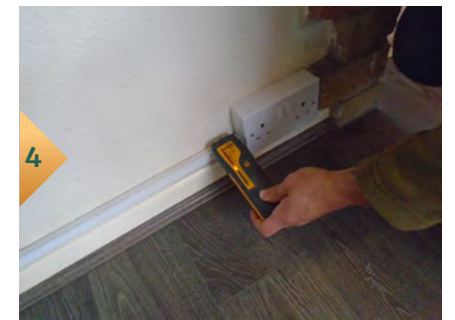
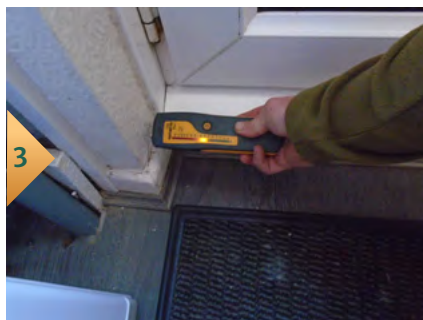
Meter readings were:

- Wall 1: Generally green but red to right hand side of radiator and left hand external door reveal
- Wall 2: No access due to kitchen units.
- Wall 3: Generally green but elevated (amber) readings at low level either side of archway.
- Wall 4: Generally green but elevated (amber) to right hand side of fireplace.

It was noted that there is no extractor fan in the kitchen area which may result in condensation during cooking or washing cycles.

CAPTIONS

1. Satisfactory meter readings at low level to wall 1 in kitchen
2. High meter readings to right hand side of radiator to wall 1 in kitchen
3. Elevated meter readings to left hand side of external door to wall 1 in kitchen
4. Elevated meter readings to left hand side of arch to wall 3 in kitchen
5. Satisfactory meter readings to left hand side of fireplace to wall 4 in kitchen
6. Elevated meter readings to right hand side of fireplace to wall 4 in kitchen



HALLWAY

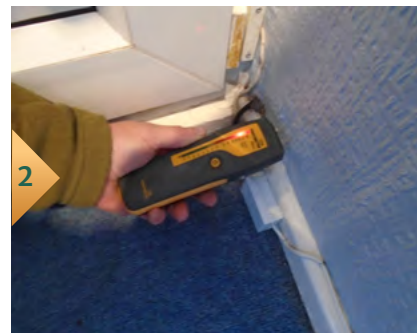
The walls within the lounge are a mixture of plaster on solid walls and plasterboard on stud wall. Generally the walls are in good condition and dry. However, there is evidence of dampness at very low level (just above the skirting board) to the lounge wall (wall 2) between the external wall and the lounge door.

Meter readings were:

- Wall 1: Generally green.
- Wall 2: Generally green but red between wall 1 and lounge door.
- Wall 3: Generally green.
- Wall 4: Generally green.

CAPTIONS

1. Satisfactory meter readings to left hand side of external door to wall 1 in hallway
2. High meter readings to left hand side of lounge door to wall 2 in hallway



FIRST FLOOR

The first floor comprises 3 bedrooms and Bathroom.

The 3 bedroom are all well decorated and show no signs of dampness or condensation staining. Random damp meter readings were all green.

The bathroom is fully tiled with PVC planking forming the ceiling. There is no evidence of damp or condensation. However, there is no ventilation other than the window within the bathroom and it is considered that an in-line extraction unit discharging to the outside would be beneficial to avoid future problems.

ROOF SPACE

Access was gained to the roof space via an in-situ loft ladder. The roof timbers generally appear dry and there is no evidence of moisture on the timber surface or sarking felt.

Mineral fibre insulation is laid across the ceiling joists and is random in thickness, possibly due to lifting during other works. The recommended thickness of insulation is 300mm and this is achieved in some places but not in others. It would also appear that the insulation has been tightly packed into the eaves spaces, thus limiting to natural ventilation in the roof space. The insulation requires resitting, topping up where necessary and removing from the eaves spaces. It was noted that there are no vents in either the front and rear soffits, the gable end or the roof tiles. It is strongly recommended that either soffit vents or vented roof tiles are installed to prevent condensation in the roof space.





CAPTIONS

1. General view of roof space
2. General view of roof space
3. General view of roof space
4. General view of roof space



DAMP INVESTIGATION SURVEY

INSPECTION SUMMARY

CONCLUSION

1. The property is generally in reasonable condition but there are isolated signs of dampness internally at low level on the ground floor. It is considered that this is a result of friable pointing to the external brickwork at low level, allowing moisture to permeate the brickwork and bridge the cavity. Once the brickwork has been repaired, it is considered that the walls will dry out naturally.
2. There is some cracking to the brickwork on the rear elevation which may be allowing water to penetrate the property.
3. The paving at the corner of the front elevation and gable is less than the recommended 150mm below the damp course.
4. The front and rear door steps almost bridge the damp course and may be allowing water to permeate the brickwork.
5. There is water staining and algal growth evident behind the rain water pipe on the front elevation, indicating possible problems with the drainage.
6. There is no extractor fan in the kitchen area which may result in condensation during cooking or washing cycles.
7. There is no ventilation in the bathroom other than the window.
8. There is no natural ventilation to the roof space.



RECOMMENDATIONS

1. The joints to the brickwork on all 3 elevations should be ground out to a height of 500mm above ground level and pointed in cement mortar to match the existing. This is to include any brickwork fractures.
2. The front and rear steps should be moved to allow a larger gap between the step and the brickwork.
3. Investigation works should be carried out to ascertain any leaks to the front gutter and downpipe and repaired as necessary. Cleaning of the algal staining to the brickwork in this location is advisable but only for aesthetic purposes.
4. Grind out the concrete paving at the corner of the front elevation and gable 150mm from the brickwork and excavate the sub-base for 100mm; refill the channel with gravel to within 150mm of the damp course.
5. Fit an in-line extractor fan to the bathroom ceiling to discharge through to roof space into the open air.
6. Fit a wall mounted extractor fan to the kitchen.
7. Relay insulation within the roof space to ensure 300mm overall coverage, topping up where necessary. Ensure the insulation is not tightly packed into the eaves to allow natural ventilation. It is also recommended that either soffit vents or roof tile vents are fitted.

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