

DAMP INVESTIGATION SURVEY



5a Green Lane, Belper. DE56 1BY



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NOTES ON THE ATTACHED SURVEY REPORT

1. General

1. The purpose of the survey and report is to produce an independently prepared document, which will benchmark the condition of the property with regard to dampness and condensation.
2. The report is intended as a survey of dampness and not a structural survey.
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
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.
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

1. The left-hand side or right-hand side elevations, referred to as external elevations, means the elevation concerned when the Surveyor is viewing from the front of the property.
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.
3. Conclusions and recommendations are detailed at the end of the report.
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)

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

5a Green Lane, Belper. DE56 1BY

Date of Inspection

25 September 2025

Surveyor

Steven Avenier

Weather

Fine

Property Description

The property is a 2 bedroom, three storey terraced house situated on a corner plot. The house is a brickwork construction that has been rendered on all elevations and has a hipped slate roof. The building was unoccupied at the time of inspection.

Remit

We were asked to carry out an investigation into damp related issues at the above property and produce a report with recommendations to rectify 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.

Executive Summary

The property is a 3 storey terraced house constructed from 225mm brickwork that has been rendered. The cellar has been converted into living quarters but with no account taken of damp proofing. Consequently the basement walls are saturated and show signs of wet rot. There is also rising damp to the external walls of the ground floor and condensation in the first floor rooms. There is no loft insulation.



DAMP INVESTIGATION SURVEY

INSPECTION DETAILS | EXTERNAL

FRONT ELEVATION

MAIN WALLS

The elevation is constructed from brickwork that has been rendered. The rendering extends downwards to within 250mm of ground level, the remainder consisting of painted brickwork.

The render generally appears in reasonable condition. The painted brickwork is showing signs of flaking and algal growth. Within the brickwork there is 1 no 150 x 75mm air brick ventilating the sub floor space. This is insufficient in both size and number; minimum requirements are for 150 x 225mm air bricks at 2 metres intervals.

There is a small porch attached to the front elevation and this is completely dilapidated and not fit for purpose. It requires demolishing.

DAMP PROOF COURSE

There is evidence of a previously installed pressurised damp proof system indicating historic damp issues.

RAINWATER GOODS

Plastic gutters and downpipes. There were signs of water staining adjacent to the downpipe..

CAPTIONS

1. Front elevation
2. Undersized air brick and pressurised damp course
3. Front porch



FRONT ELEVATION



CAPTIONS

4. Dilapidated Porch
5. Dilapidated Porch
6. Water staining behind downpipe
7. Water staining behind downpipe



MAIN WALLS

The elevation is constructed from brickwork that has been rendered. The rendering extends downwards to within 250mm of ground level adjacent to the front elevation, the remainder consisting of painted brickwork.. The ground level then drops and reveals the underlying brickwork for approximately 1 metre, incorporating the window for the basement.

The render generally appears in reasonable condition. The painted brickwork is showing signs of flaking and algal growth.

DAMP PROOF COURSE

There is evidence of a previously installed pressurised damp proof system indicating historic damp issues.

RAINWATER GOODS

Plastic gutters discharging on to the roof of the neighbouring property. This is an unsatisfactory arrangement and it would appear the gutter below is overflowing on to the brickwork and render. Further investigation is required by a qualified roofer to determine the direction and rate of flow of the gutters.

WINDOWS

The windows are PVCu sliding sash windows but there are no trickle vents fitted, preventing adequate ventilation to the property.



CAPTIONS

1. Right hand side elevation
2. Water staining to high level brickwork/render
3. Low level brickwork



**CAPTIONS**

4. Missing cover to extractor fan in bathroom.
5. No trickle vents to window



MAIN ROOF

The roof is a hipped roof construction covered in slate. There are some signs of minor roof repairs but generally the roof appears in good condition.

There are 2 chimney stacks extending above the roof line and these appear reasonably well pointed and well flashed.

The adjacent property on the right hand side elevation is slightly lower than the subject property and the junction of the roof and the gable wall is sealed with a lead flashing, in good condition.

**CAPTIONS**

1. General view of roof
2. Flashing to chimneys
3. Gutter discharging on to neighbouring property roof
4. Water staining to render/brickwork



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

ENTRANCE HALL

The walls are of masonry construction with a plaster finish and emulsion painted. The external wall (Wall 1) is showing readings in the red zone at low level to both sides of the door, reducing to green at 1 metre above floor level, indicating rising damp. These readings also extend along walls 2 and 4, reducing to green adjacent the staircase

- Meter readings were:
- Wall 1 (External Door): Red up to 70%
- Wall 2: Red up to 70%
- Wall 3: N/A
- Wall 4: Red up to 70%



CAPTIONS

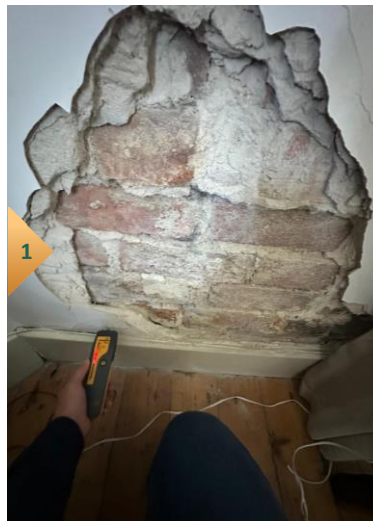
1. Wall 1, low level left hand side of door

LIVING ROOM

The walls are of masonry construction with a plaster finish and emulsion painted. Below the left hand side of wall 1 (Front Window) there is a large area of blown plaster, revealing the brickwork below. On the surface of the brickwork there is evidence of salt contamination; the meter reading was 30%. The remaining area of wall at low level exhibits flaking of paintwork. A reading of 60% was recorded under the window, reducing to 40% to the left hand side.

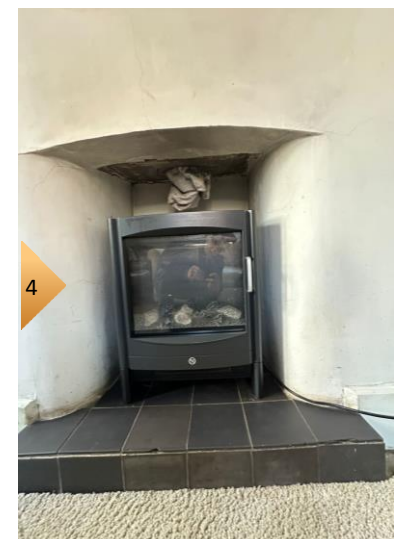
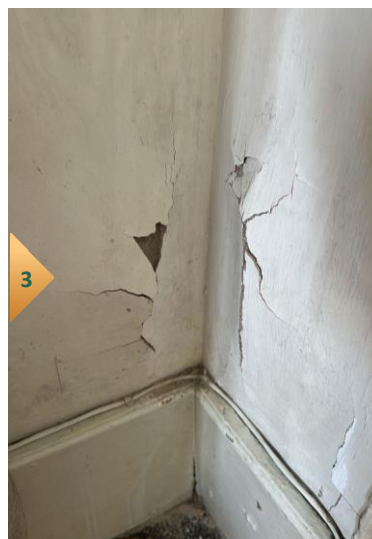
In addition, the original fireplace has been removed and an electric fire installed. The chimney opening has been blocked up with a towel, thus reducing the ventilation to the room

- Meter readings were:
- Wall 1 (Front Window): Red. Readings vary between 30% and 60%
- Wall 2: Green
- Wall 3: Green
- Wall 4: Amber



CAPTIONS

1. Wall 1 Blown plaster below left hand side of front window
2. Wall 1 below centre of front window
3. Wall 1 below right hand side of front window
4. Blocked flue



STAIRS AND LANDING

The walls are of masonry construction with a plaster finish and emulsion painted. The plaster is showing signs of crazing, commensurate with a property of this age but are generally dry.

The window at the top of the stairs has been renewed with PVCu sliding sash windows. As noted externally, there are no trickle vents present.

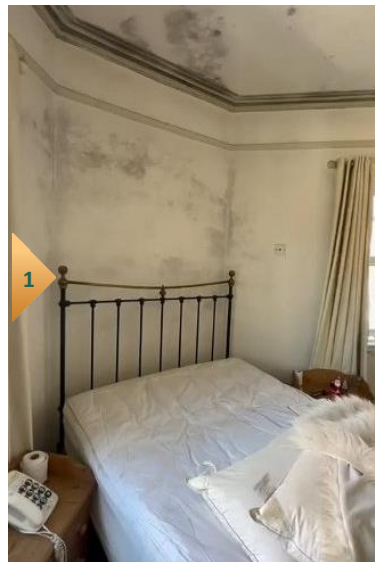
- Meter readings were:
- Wall 1: Green
- Wall 2: Green
- Wall 3: Green
- Wall 4: Green



FIRST FLOOR

BEDROOM

The walls are of masonry construction with a plaster finish and emulsion painted. Generally the walls are in reasonable condition, but, due to the lack of ventilation in the room (no trickle vents to windows), there is widespread condensation staining to the ceiling and external walls.



CAPTIONS

1. Condensation staining to ceiling and external walls



ROOF SPACE

ROOF SPACE

The roof space was found to be in reasonable condition and dry. There were signs of historic water staining around the chimney but also signs of repair in this area. There were several old birds' nests and wasp nests within the roof space, which will require removal.

It was also noted that there is no insulation within the roof space. A minimum of 350mm of insulation is required to meet current building regulations. This will also help prevent condensation in the upper floor areas.



CAPTIONS

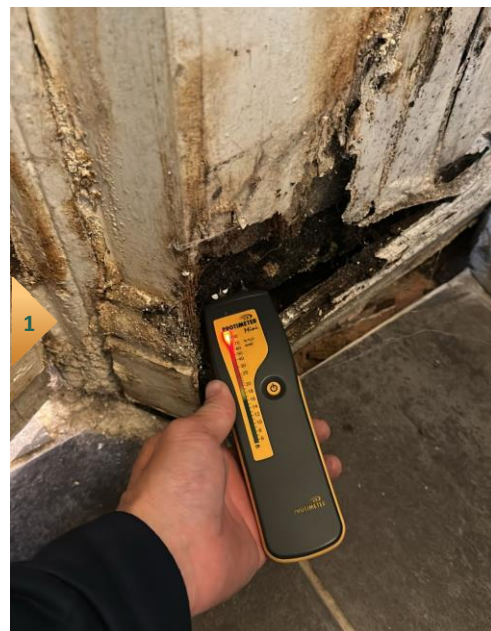
1. Historic water staining around chimney
2. No Insulation
3. No insulation
4. Birds' nests



HALLWAY

The walls to the hallway have been clad in tongue and groove boarding. There is widespread evidence of dampness to the timbers and, by extension, to the walls behind. The timbers are completely saturated to maximum levels and there is evidence of wet rot to the door casings and skirting boards, complete with fruiting bodies.

- Meter readings were:
- Wall 1: Red
- Wall 2: Red
- Wall 3: Red
- Wall 4: Red



CAPTIONS

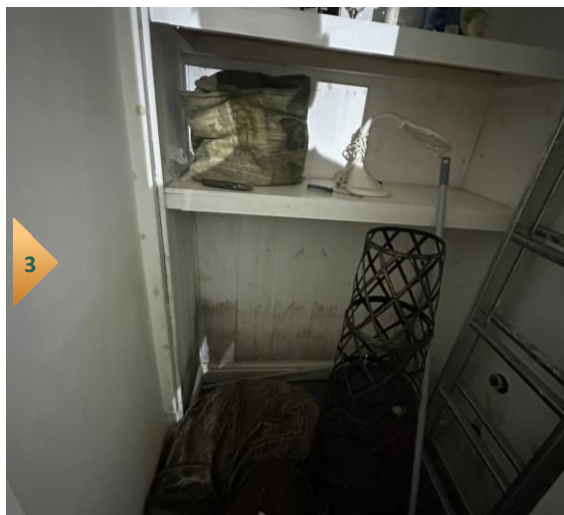
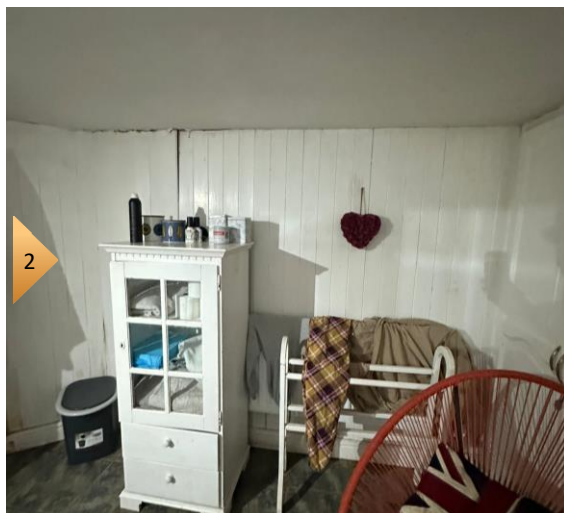
1. Wet rot and saturated timbers at low level
2. Wet rot and saturated timbers at low level

BATHROOM

The walls to the hallway have also been clad in tongue and groove boarding. There is widespread evidence of dampness to the timbers and, by extension, to the walls behind. The timbers are completely saturated to maximum levels and there is evidence of wet rot to the door casings and skirting boards, complete with fruiting bodies.

There is an extractor fan in the bathroom but it is obviously unfit for purpose. The fan discharges through ducting to the outside wall but the run is 7-8 metres long, far too long for the purpose

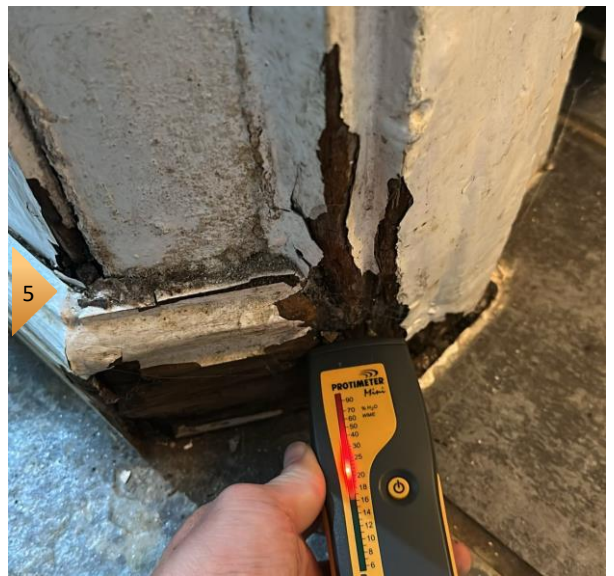
- Meter readings were:
- Wall 1: Red
- Wall 2: Red
- Wall 3: Red
- Wall 4: Red



CAPTIONS

1. General view of bathroom
2. General view of bathroom
3. Wet rot and saturated timbers at low level





CAPTIONS

4. Wet rot and saturated timbers at low level
5. Wet rot and saturated timbers at low level
6. Extractor fan

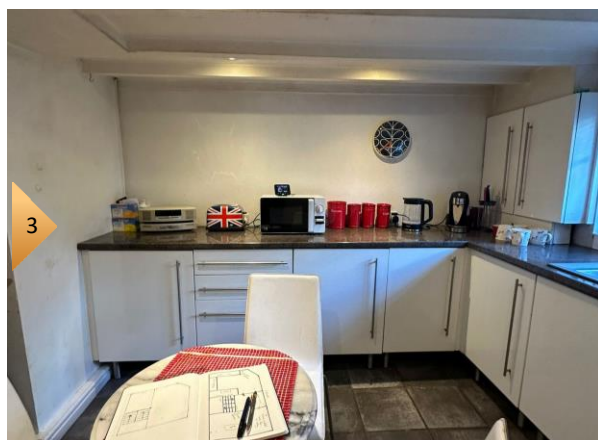


KITCHEN

The walls to the kitchen have been studded and plasterboard and skimmed. There is widespread evidence of dampness to the plasterboard and, by extension, to the walls behind. There is evidence of wet rot to the door casings and skirting boards, complete with fruiting bodies.

The walls to the chimney breast are plastered and are showing high reading at both sides of the opening.

- Meter readings were:
- Wall 1: No access
- Wall 2: Red
- Wall 3: Red
- Wall 4: No access



CAPTIONS

1. General view of kitchen
2. General view of kitchen
3. General view of kitchen





CAPTIONS

4. Wet rot and saturated timbers at low level
5. Chimney breast left hand side
6. Chimney breast right hand side



DAMP INVESTIGATION SURVEY



INSPECTION SUMMARY

CONCLUSION

1. The main problem with the property is that the cellar has been converted into a living space but has never been subject to any damp proofing treatment. There is widespread rot and dampness in all the basement rooms.
2. The extractor fan in the bathroom is unfit for purpose.
3. The living room and entrance hall at ground level are showing signs of rising damp to the external walls.
4. In the bedroom, widespread condensation staining has occurred to the external walls and ceiling due to lack of ventilation..
5. Within the roof space, old birds' nests and wasp nests are in evidence. In addition, there is no loft insulation present.
6. Externally there is evidence of water staining to the render adjacent to the rain water goods.
7. The front porch is completely dilapidated.
8. There is no cover to the extractor fan ducting.
9. There are no trickle vents to the windows.
10. There is insufficient air flow to the timber floor due to lack of sufficient air bricks.



RECOMMENDATIONS

1. The largest problem with the building is the rising and penetrating damp in the basement. To solve this issue it is recommended that the external and internal walls require plaster removing to ceiling height and a high performance damp proof membrane should be mechanically fixed to the walls. Following this treatment, it is recommended that all the walls be finished with 12.5mm plasterboard with a skimmed finish.
2. Regarding the rising and penetrating damp issue on the ground floor, the external walls and affected internal walls require plaster removing to 1 metre above floor level and drilling and injecting with a damp proofing cream. Then a damp proof membrane should be mechanically fixed to the walls. Following this treatment, it is recommended that all the walls be finished with 12.5mm plasterboard with a skimmed finish
3. Within the front bedroom, the mould to the walls and ceiling should be chemically removed. The external walls should then be studded and finished with insulated plasterboard to increase the thermal properties and reduce the risk of condensation. It is also recommended that a Positive Input Ventilation (PIV) unit be installed to improve air circulation.
4. The bird's nests and wasp nests within the roof space should be cleared. Then a minimum of 350mm of insulation be installed between the joists. It is also recommended that a qualified roofer check the roof to ascertain if entry points for birds are still extant.
5. The gutters require checking by a qualified roofer and possibly redesigning to prevent gutter overflow.
6. The front porch requires demolition.
7. The extractor fan requires an external grill to be fitted.
8. Trickle vents are required to the windows. If this is not possible, then installation of air bricks should be considered.
9. Installation of sufficient air bricks to provide air flow to the timber flooring.
10. The flue to the living room requires venting correctly

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