Damp Survey Comprehensive Report

[redacted]

Complete

Score	20 / 42 (47.62%)	Flagged items	0	Actions	0

Property Postcode [redacted]

Site Address [redacted]

Inspection Date 22.09.2025 12:30 BST

Domestic or Commercial? Domestic

[redacted] is a domestic residential property, recorded as a freehold terraced house. It is arranged as a typical family dwelling with multiple bedrooms, reception rooms and bathrooms, consistent with residential rather than commercial use. The property is listed in residential sales data and there is no indication of any industrial or commercial activity at this address. It is therefore categorised as a domestic property for the purposes of this damp report.

Photo 1

Photo 2

Prepared by [redacted]

Weather and temperature

On 22 September 2025 the temperature ranged between 3.7 °C and 15.4 °C, creating cool conditions that can encourage condensation and damp.

On 22 September 2025, at [redacted] the recorded temperature was about 9.6 °C on average, with a low of ~3.7 °C and a daytime high reaching ~15.4 °C.

These conditions have several implications for a damp report: given the cool ambient temperature (especially early morning or night), surfaces like walls and floors will tend to lose heat and may drop below the dew point, promoting condensation. The relatively low temperature and possibly more saturated air (morning mists, higher relative humidity overnight) increase the risk of moisture in the air condensing on cooler internal surfaces. If the building envelope or insulation is weak, thermal bridging may exacerbate cold spots, attracting moisture. In summary: the cool, damp-ish weather on that date would tend to favour condensation and slow drying of any existing damp, making signs of dampness more pronounced and persistent than during warmer, drier periods.

Property Age

The property is likely from the late Victorian to early Edwardian

period, built around 1880–1910.

likely to date back to the late Victorian or early Edwardian period, approximately between 1880 and 1910, which is consistent with much of the housing stock in the Highgate and Hornsey area. The age of the property is particularly relevant when assessing damp and timber issues, as buildings from this era were typically constructed with solid brick walls and early or sometimes absent damp proof courses, making them more vulnerable to rising and penetrating damp. Over time, any original damp proofing measures may have failed or been bridged through external ground level changes, internal alterations or the natural breakdown of materials. Timber within the structure, such as floor joists, skirting boards and wall plates, would also be at higher risk due to prolonged exposure to fluctuating moisture levels, with the possibility of decay, fungal attack or insect infestation if ventilation is poor. The older construction methods combined with minimal thermal insulation also mean that condensation is more likely to form on cold internal surfaces, further exacerbating damp issues. For these reasons, the approximate age of the property is a key factor in understanding its susceptibility to damp ingress and timber decay, and it must be carefully considered in the damp and timber report.

Inspection

18 / 39 (46.15%)

Construction type

Solid Brick

This property is most likely constructed with solid brick walls, as cavity wall construction only became common practice in London from the 1920s onwards, and the estimated build period is late Victorian to early Edwardian (circa 1880–1910). The presence of solid walls is highly relevant when assessing damp and timber concerns, as this form of construction is more prone to moisture penetration due to the absence of a cavity that would otherwise act as a barrier to prevent rainwater tracking through to internal surfaces. Solid walls are also more susceptible to rising damp where the original damp proof course has failed or is absent, allowing moisture to travel up through the porous brickwork. Internally, this can create cold surface areas where condensation is likely to form, particularly in poorly ventilated rooms, and over time this can increase the risk of damage to internal finishes, plaster and timbers in contact with damp masonry. Where embedded timbers such as joist ends, wall plates or skirting boards meet damp solid walls, there is also a heightened risk of fungal decay or infestation by wood-boring insects, as these organisms thrive in persistently moist conditions. Therefore, the solid wall construction of this property is a key factor in its vulnerability to both damp ingress and related timber decay, and this must be carefully considered within the damp and timber report.

Roof type

Pitched

The property is constructed with a traditional pitched roof along with a flat roof over the side extension, both of which appear to be in generally good condition at the time of inspection. While no obvious external defects were observed, it was noted internally that some rooms displayed water stain marks on the ceilings, which suggests there may have been previous roof leaks or water ingress at some stage. Although these stains may not indicate an active leak at present, they highlight the importance of monitoring the roof coverings and flashings for any signs of deterioration, as even well-maintained roofs can be vulnerable to weathering, blocked gutters, or minor defects that allow moisture to enter. Any prolonged ingress of water could affect plaster finishes, insulation, or even timbers within the roof structure if left unchecked, so further investigation and ongoing maintenance are recommended to ensure the issue does not reoccur.

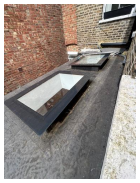

Photo 3

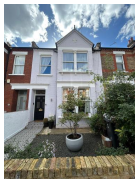

Photo 4

Window type

uPVC

The property contains a mixture of older timber sash windows, many of which do not have trickle vents. The lack of trickle vents is not ideal as it restricts background ventilation, meaning that internal humidity and condensation are more likely to build up, particularly in colder months when windows are kept closed. Poor air circulation in these areas can worsen damp issues, as moisture in the air has fewer escape routes, leading to condensation on cold surfaces and potentially encouraging mould growth. By contrast, the more recently installed uPVC windows within the loft conversion and extension are fitted with trickle vents, which is beneficial for managing damp and ventilation concerns. These vents allow a constant flow of fresh air into the rooms without the need to open the windows fully, reducing internal humidity and helping to regulate moisture levels throughout the property. This provides a more consistent and controlled form of ventilation, lowering the risk of condensation and protecting both the fabric of the building and the health of occupants.

Floor type

Suspended

The property is constructed with a suspended timber floor, which is a common feature in houses of this age and style. A suspended timber floor has several benefits when it comes to managing damp issues, as the void beneath the floor allows air to circulate freely, helping to keep the timbers dry and reducing the risk of rising damp transferring directly into the flooring structure. This ventilation helps to limit moisture build-up, which in turn lowers the chances of fungal decay such as wet rot or dry rot developing in the joists and floorboards. Another advantage is that any issues with damp, leaks, or timber decay can often be identified and accessed more easily in comparison to solid concrete floors, making repairs and maintenance less invasive. However, the effectiveness of a suspended timber floor in managing damp depends heavily on the condition and placement of airbricks or ventilation grilles, as blocked or insufficient ventilation can quickly

lead to high humidity in the subfloor void, creating the very conditions that encourage timber decay. When well-maintained, though, a suspended timber floor offers a practical and resilient design that can greatly reduce damp-related risks within the property.

Heating system (type) — Central heating

The property is fitted with a central heating system, which provides an efficient and consistent source of heat throughout the building. One of the main benefits of central heating is that it helps to maintain a stable internal temperature, reducing cold spots on walls and ceilings where condensation might otherwise form, which in turn can lessen the risk of damp and mould growth. A properly functioning system also improves comfort for occupants and can be controlled with timers and thermostats to manage energy use effectively. However, there are some disadvantages to consider, as central heating can sometimes mask underlying damp problems by drying out surfaces temporarily without addressing the root cause of moisture ingress. Additionally, if radiators are poorly positioned, blocked by furniture, or if the system is not regularly serviced, it may not circulate heat effectively, leading to uneven temperatures and potential condensation issues in colder areas. Running costs and maintenance requirements, such as boiler servicing and radiator bleeding, are also ongoing responsibilities that need to be managed to ensure the system remains reliable. Overall, while central heating is a strong advantage for comfort and managing condensation, it should be complemented with proper ventilation and damp proofing measures to fully protect the property.

External — 1 / 1 (100%)

Is there any visible damp on the wall? — Yes

During the inspection, visible signs of external damp were noted on the walls of the property. It was observed that an external damp proof course has been injected in the area of the front external bay window, which indicates that damp proofing works have previously been attempted to address moisture ingress. However, there are visible cracks around an airbrick, which is not ideal as it can compromise both the effectiveness of subfloor ventilation and the performance of the damp proof course. Damaged or cracked areas around airbricks may allow moisture to penetrate more easily and reduce airflow beneath the suspended timber floor, increasing the risk of condensation and timber decay. In addition, moss growth was observed on external brickwork adjacent to a downpipe, which suggests that rainwater may be escaping or overflowing in this area. The constant presence of moisture from a leaking or poorly functioning downpipe encourages moss to thrive, and this not only retains further dampness against the masonry but can also allow moisture to penetrate internally if left unresolved. Such conditions, if not addressed, can lead to persistent damp issues inside the property, affecting both wall finishes and structural timbers.

Photo 5

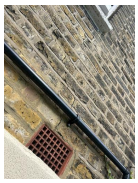
Photo 6

Photo 7

Is the guttering, roof tiles and drainage in good working order? — N/A

The guttering, roof tiles and drainage to the property appear to be in good working order, with no obvious defects noted during the inspection. At the rear of the property, some moss growth was observed on the brickwork adjacent to the downpipe, which suggests that there may have previously been an issue with rainwater discharge in this area. However, the downpipe now appears to have been rectified, as it has been extended directly into the external drainage system. This modification should help to prevent further water from spilling against the brickwork, reducing the risk of ongoing damp penetration and limiting the conditions that encourage moss growth. While the issue appears to have been addressed, the stained and moss-affected brickwork highlights the importance of regular maintenance to ensure the rainwater goods remain effective and continue to protect the property from damp ingress.

Is the damp Penetrating or Rising? — Penetrating

The moss growth on the external brickwork and the cracks observed around the airbrick may cause penetrative damp because both conditions allow moisture to be held against or directly enter the building fabric. Moss acts like a sponge, retaining water on the surface of the brickwork for prolonged periods rather

than allowing it to dry out naturally, which increases the risk of moisture being absorbed into the masonry. Over time, this constant saturation can lead to water ingress through the walls, particularly during heavy or prolonged rainfall. Similarly, cracks around the airbrick provide direct pathways for rainwater to seep into the structure and also reduce the effectiveness of subfloor ventilation by allowing damp air or water penetration into the void. Both issues compromise the integrity of the external envelope and, if not addressed, may lead to damp problems internally, such as stained plaster, deterioration of finishes, and potential timber decay.

Hallway

1 / 5 (20%)

Is there any visible damp on the walls or ceilings?

No

The hallways and landing spaces within the property did not show any signs of moisture-related issues during the inspection. On the first-floor landing, the relative humidity was recorded at 47.9%, while the ground floor hallway recorded a relative humidity of 52.6%. Both of these readings fall within the acceptable range set out in Building Regulations, which generally advise that internal environments should maintain a relative humidity between 40% and 60% to provide healthy living conditions and to minimise the risk of condensation and mould growth. No high moisture readings were detected in either of these areas, and the absence of visible staining, damp patches, or plaster deterioration further supports the conclusion that the hallways and landings are performing well in terms of ventilation and moisture control. This indicates that these spaces are not currently at risk of damp-related issues.

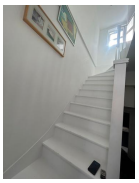
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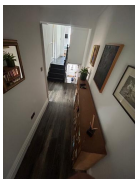
Photo 11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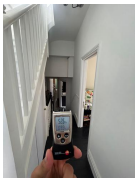


Photo 14

Is the damp Penetrating or Rising?

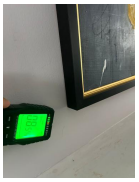
N/A

Living Room

1 / 2 (50%)

Is there any visible damp on the walls or ceilings?

The living room showed high moisture readings along the entire bay window area as well as on the walls containing the two chimney breasts. Moisture detector results confirmed that there is an excessive level of moisture present within the wall fabric, indicating the need for internal damp proofing works. Internally, damp proofing would typically involve hacking off the affected plaster back to brickwork, applying a damp proof membrane or a waterproof render system, and then replastering with a salt-resistant plaster to prevent future moisture transfer into the internal finishes. Although an external damp proof course injection has already been carried out around the bay window, the readings confirm that the bay area still requires internal damp proofing to fully address the problem and protect against future issues. In addition, the skirting boards have clearly been tampered with and lack proper silicone sealing, leaving gaps that may allow further moisture ingress or conceal ongoing damage. The electrical sockets situated on the bay window wall also show signs of historic damp-related damage, which underlines the extent of the problem and the potential risk if moisture continues to affect electrical components. The relative humidity in the living room was recorded at 52.9%, which sits within the acceptable range of 40–60% as recommended by Building Regulations; however, the elevated moisture within the wall fabric demonstrates that internal damp proofing is still required to bring the room back to a sound condition.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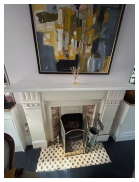
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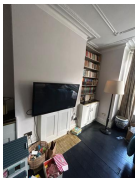
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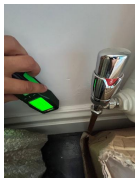
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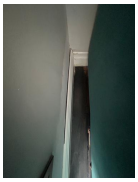
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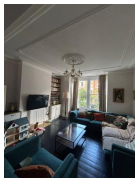
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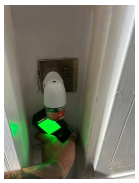
Photo 28

Is the damp Penetrating or Rising? Both

The damp affecting the bay window in the living room is consistent with rising damp, as the high moisture readings are concentrated at the lower levels of the wall and align with the typical pattern of ground moisture travelling upward through the brickwork. However, the chimney breast walls present a different profile, as the moisture readings were recorded at significant heights above 1.2m, which is higher than the usual reach of rising damp alone. This indicates that the chimney breast walls are affected by a combination of both rising damp at the base and penetrative damp further up the structure, likely due to the nature of the chimney construction and potential external water ingress through weathered brickwork or defective pointing. The presence of damp at these higher levels confirms that it is not solely a rising damp issue but a mixture of rising and penetrating damp, which requires both internal damp proofing and attention to any external defects to ensure the problem is fully resolved.

Dining Room

2 / 2 (100%)

Is there any visible damp on the walls or ceilings? Yes

Both structural pillars in the dining area, located on either side of the rear doors, displayed consistently high moisture readings from top to bottom. This type of moisture pattern is unusual for typical rising damp alone and may be indicative of incorrect or unsuitable building materials having been used during the construction or alteration of these pillars, allowing moisture to be absorbed and retained throughout their full height. To address this issue, the affected plaster would need to be hacked off, a damp proof membrane or specialist waterproof render system applied directly to the brickwork, and the surfaces replastered with a salt-resistant finish to provide a long-term barrier against moisture transfer. The relative humidity in the dining area was recorded at 51.3%, which sits within the recommended range of 40–60% under Building Regulations, meaning the internal air environment is not excessively humid; however, the construction itself is failing to manage moisture effectively. The kitchen extractor fan was recorded with an airspeed of 1.66 m/s, which converts to an approximate extraction rate of 10–11 l/s depending on the outlet size; this is below the Building Regulations requirement of 30 l/s for extractors positioned directly above a hob, or 60 l/s if elsewhere in the kitchen. To meet current standards, a higher-capacity fan should therefore be installed to ensure sufficient ventilation and to reduce condensation risk. In addition, the long flank wall of the extension also presented with high moisture readings despite the internal paintwork appearing sound, which suggests moisture is being absorbed within the wall fabric but not yet visibly affecting finishes. To prevent further deterioration, this wall would benefit from a new damp proof course injection, which would control rising damp and protect the internal surfaces from future moisture damage.

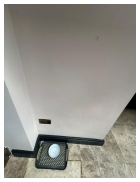
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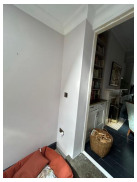
Photo 30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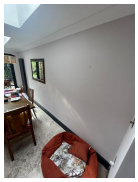
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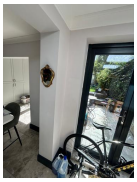
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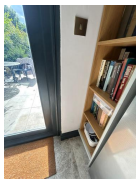


Photo 41

Photo 42

Photo 43

Photo 44

Photo 45

Is the damp Penetrating or Rising? — Both

The dining room is showing evidence of both rising and penetrative damp issues, with high moisture readings observed across the walls. Rising damp is likely travelling upward from ground level through the masonry, while penetrative damp is affecting areas higher up, most likely due to moisture entering through external defects or porous materials. To resolve this internally, the affected plaster would need to be removed back to the brickwork, after which a chemical damp proof course injection should be installed at the appropriate level to control further rising damp. Once cured, a waterproof render or membrane system should be applied to the exposed walls, followed by a salt-resistant plaster finish to prevent future hygroscopic salts migrating through and damaging new finishes. This process would address both the rising moisture from the ground and the penetration occurring at higher levels, providing a durable barrier against damp and restoring the dining room to a dry, stable condition.

Kitchen — 3 / 3 (100%)

Is there any visible damp on the walls or ceilings? — Yes

Kitchen and dining room included together.

Is the damp Penetrating or Rising? — Both

Is there an extractor fan? — Yes

requires replacement to meet building regs.

Are there any leaks in the plumbing that could be contributing to damp issues? — N/A

Bathroom — 1 / 3 (33.33%)

Is there any visible damp on the walls or ceilings? — No

The bathroom does not have an extractor fan installed, which is a concern as Building Regulations require adequate mechanical ventilation in wet areas to prevent excessive humidity and condensation. Without an extractor fan, steam generated from bathing and showering will linger in the room, raising moisture levels and significantly increasing the risk of condensation on walls, ceilings, and grout lines, which in turn can encourage mould growth and long-term deterioration of finishes. The lack of ventilation also means that

excess moisture may travel into adjoining rooms, contributing to damp issues elsewhere in the property. It was also noted that the bathroom is fully tiled, which prevented the use of a moisture detector on the walls, as the tiles act as a barrier and do not give an accurate surface reading of the underlying fabric. While no immediate defects were visible, the absence of an extractor fan remains a key issue that should be rectified to ensure proper ventilation and to comply with current regulations.

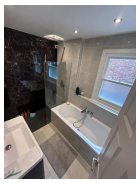


Photo 46

Is the damp Penetrating or Rising?	N/A
Is there an extractor fan?	No

Extractor fan requires instalment in bathroom

Are there any leaks in the plumbing that could be contributing to damp issues?	N/A

Bedroom 1

1 / 2 (50%)

Is there any visible damp on the walls or ceilings?	No

The loft conversion showed no signs of damp during the inspection, with no visible staining, damage, or high moisture readings detected. The relative humidity was recorded at 55.9%, which falls comfortably within the recommended range of 40–60% as set out in Building Regulations for maintaining healthy indoor air quality and reducing the risk of condensation. This indicates that the space is well-ventilated and performing effectively in terms of moisture control, with no evidence of damp-related issues present at the time of the survey.

Photo 47

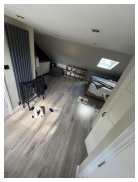


Photo 48

Photo 49

Is the damp Penetrating or Rising?	N/A
Is there any visible damp on the walls or ceilings?	Yes

The bedroom with the en-suite showed no initial problems, with no moisture detected throughout the bedroom itself. However, within the en-suite bathroom a water stain was noted on the ceiling, which may be the result of either a current or a historic leak from above. The extractor fan in the en-suite was also found to have no measurable extraction power when tested, which is a concern as poor or absent ventilation in wet rooms is a key cause of condensation build-up, mould growth, and general damp issues, and Building Regulations require a functioning extractor to adequately remove excess humidity. High moisture readings were detected around the extractor fan, which could be attributed to its lack of operation but may also be connected to the previous leak suggested by the ceiling stain. If the paintwork or plaster in this section begins to deteriorate or blow, internal damp proofing works will be required, including removing affected finishes and applying a damp proof system before replastering. To prevent further problems, a compliant extractor fan with sufficient extraction rate should be installed to meet Building Regulation standards, ensuring that the en-suite has the necessary ventilation to control moisture effectively.

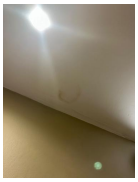
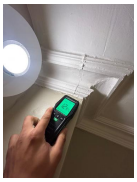


Photo 50

Photo 51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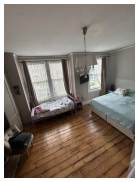
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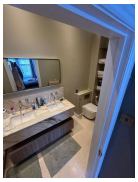
Photo 54

Photo 55

Is the damp Penetrating or Rising? Penetrating

Additional rooms and space 1 / 2 (50%)

Is there any visible damp on the walls or ceilings? No

The remaining bedroom did not show any signs of moisture ingress, with no high readings or visible issues detected. However, the extractor fan in the ground floor W/C was found to have little to no power coming from the outlet, which indicates it is not functioning effectively and should be replaced with a modern, compliant fan capable of meeting Building Regulation requirements for air changes per hour. If this is not rectified, the lack of adequate ventilation will allow humidity to build up in the confined W/C space, increasing the risk of condensation forming on surfaces, which can lead to mould growth and gradual deterioration of finishes over time. In relation to the structural elements, the timber joists on the ground floor were tested in random sections, and all readings returned low moisture levels, confirming that on the day of the survey there were no issues with excess moisture affecting the timbers and no evidence of decay or fungal activity was present.

Photo 56

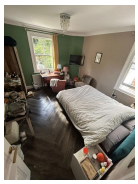
Photo 57

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Photo 59

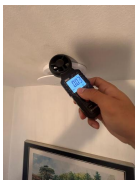
Photo 60

Is the damp Penetrating or Rising? N/A

Basement Flat 0 / 4 (0%)

Is there any visible damp on the walls or ceiling?

Is the damp penetrating or rising?

Is there any mould present?

1st Floor Flat 0 / 4 (0%)

Is there any visible damp on the walls or ceiling?

Is the damp penetrating or rising?

Is there any mould present?

Top Floor Flat 0 / 4 (0%)

Is there any visible damp on the walls or ceiling?

Is the damp penetrating or rising?

Is there any mould present?

Proposed Solutions

Outline a schedule of works with unit measurements

The total cost is £16,500, reduced to £14,350 if accepted within two months of receipt of report.

It is required that 5 extractor fans be replaced, as annotated on the floor plan, alongside internal damp proofing works and an internal DPC injection to ensure the overall effectiveness of the treatment. The total cost for this work is £16,500, which is inclusive of VAT, waste removal, labour, and materials. This quotation is valid for 12 months; however, if you decide to proceed within two months from the issue date of this survey, the total cost will be reduced to £14,350. These works are mandatory in order to address and remove the high damp readings identified throughout the property, while also ensuring that the extractor fans meet current Building Regulation standards for ventilation.

Photo 61

Option 2

Outline a quote.

Untitled Page

Terms & Conditions

This survey report is for the sole and confidential use of the client and no liability will be accepted in relation to third parties. Any such person relying on the survey report does so entirely at their own risk.

Media summary

Photo 1

Photo 2

Photo 3

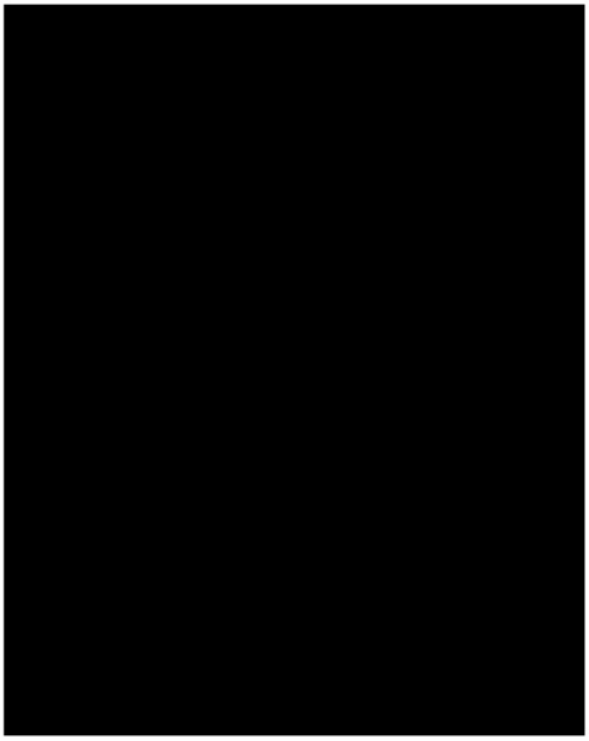

Photo 4

Photo 5

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Photo 7

Photo 8

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Photo 10

Photo 11

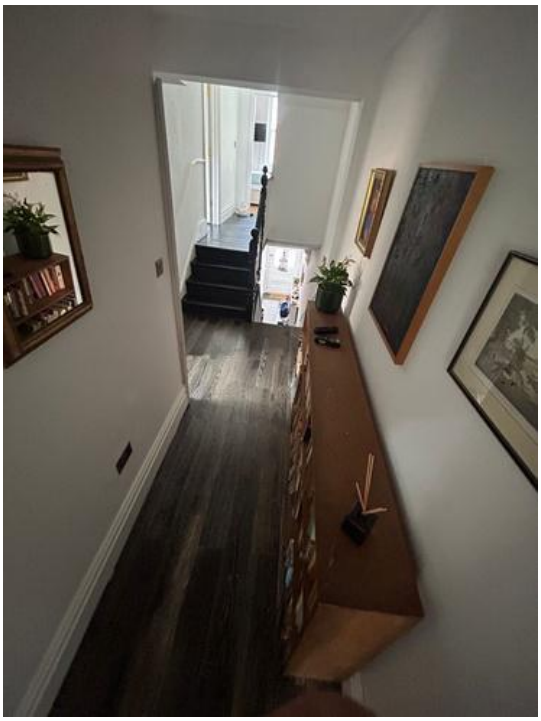

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Photo 13

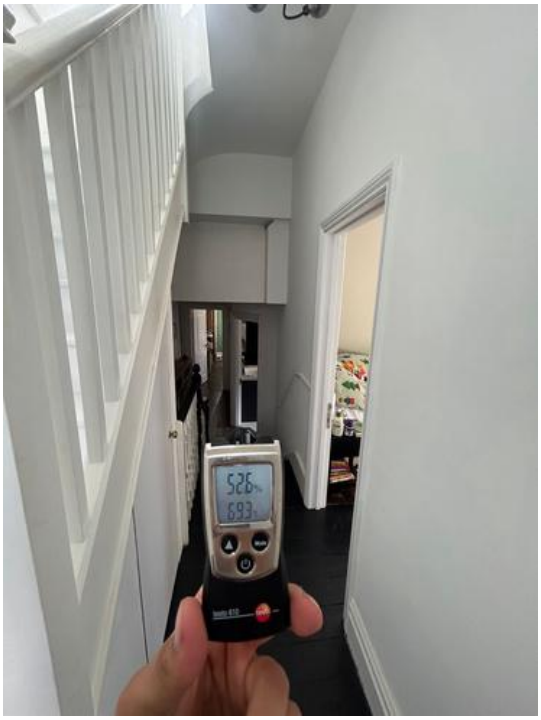

Photo 14

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Photo 17

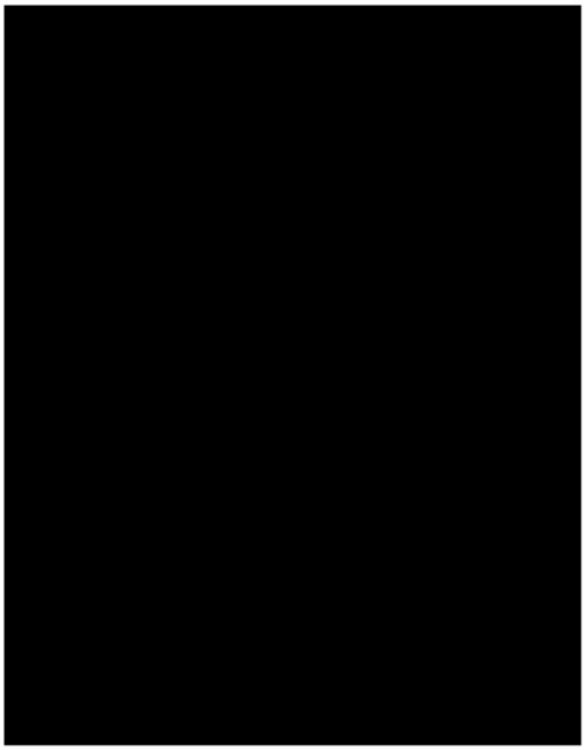

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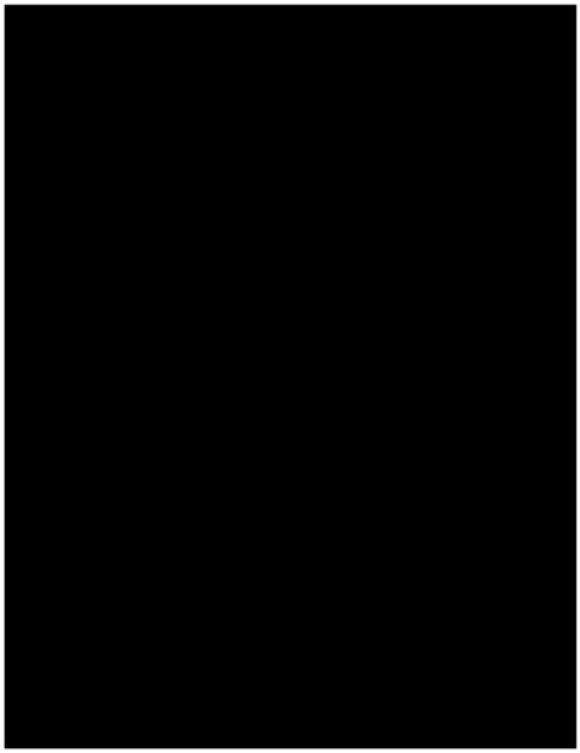
Photo 20



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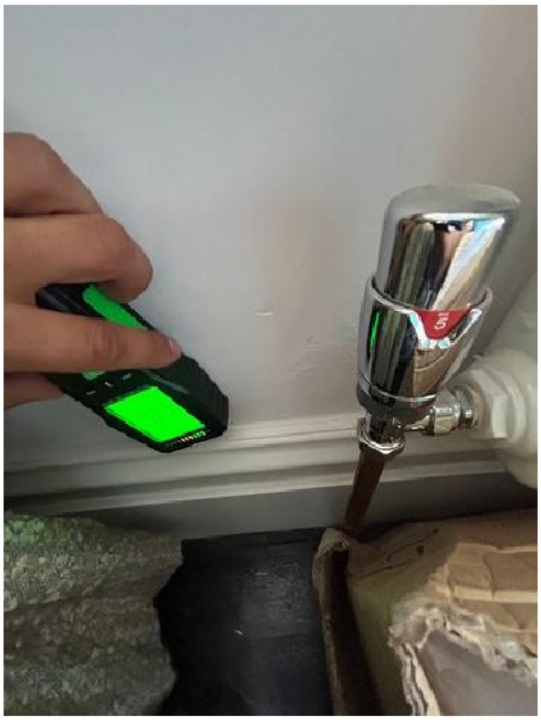

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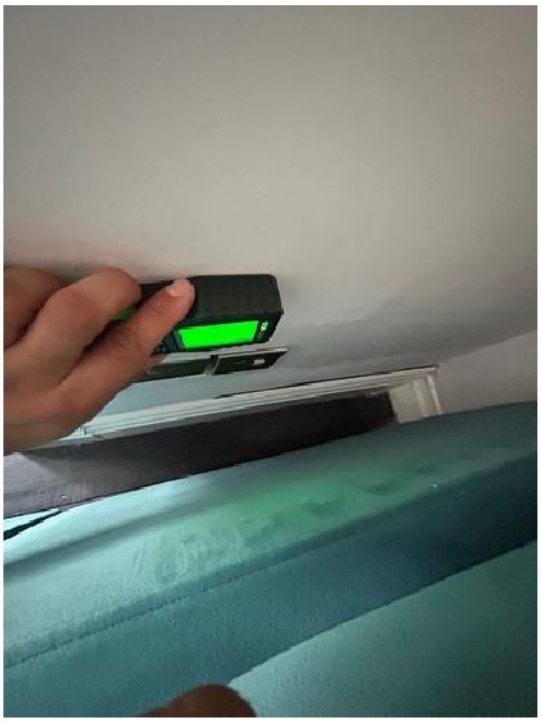

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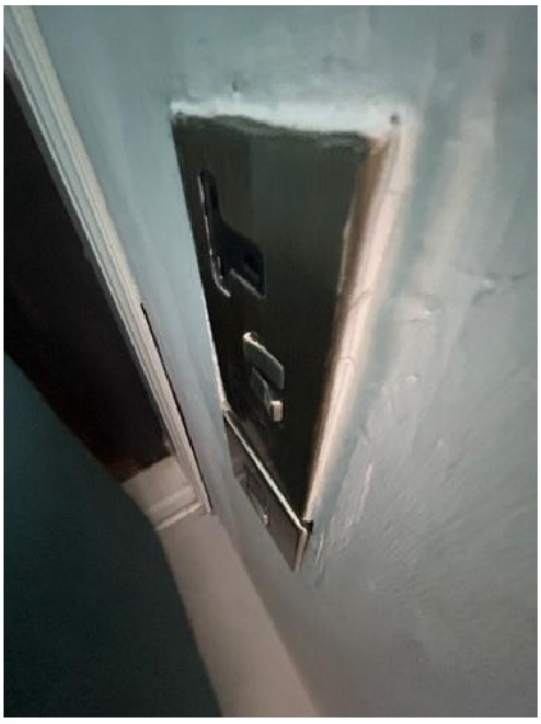

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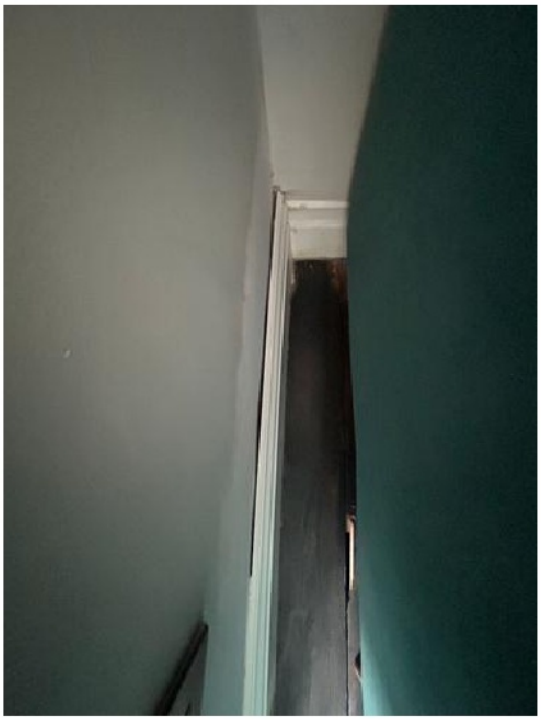

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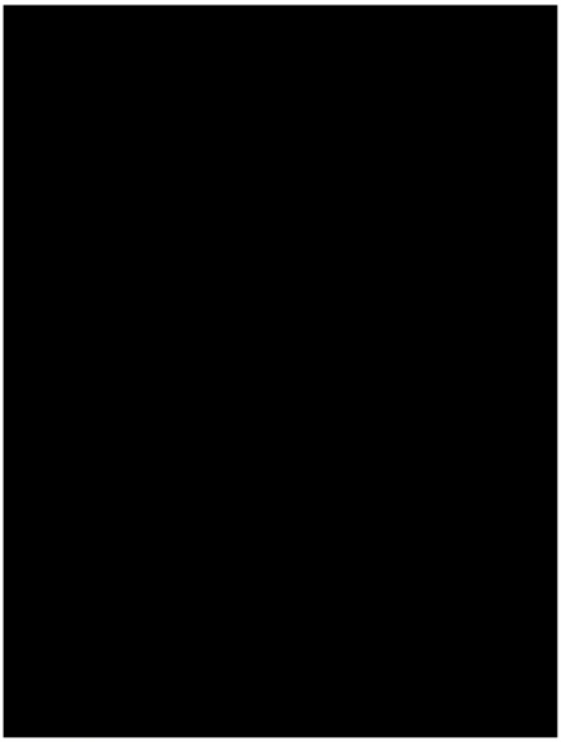

Photo 26

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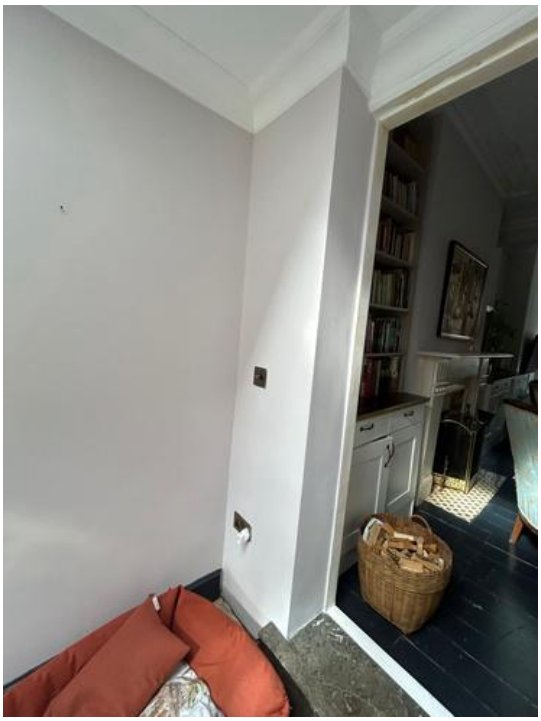

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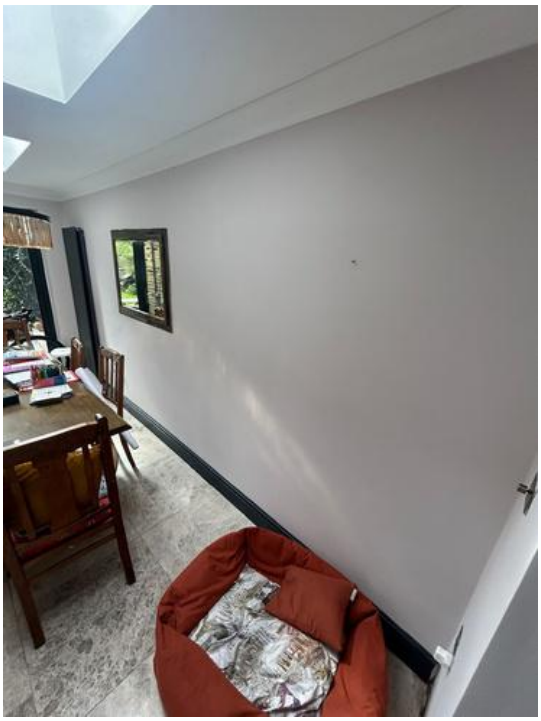

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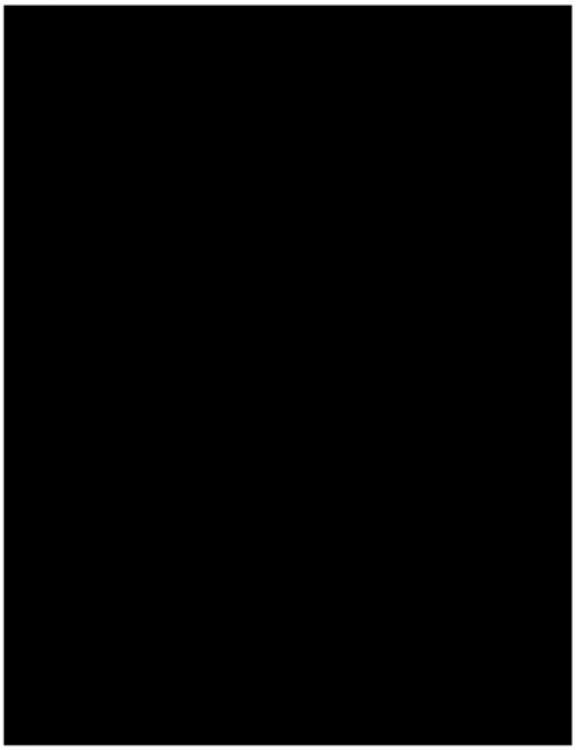
Photo 35



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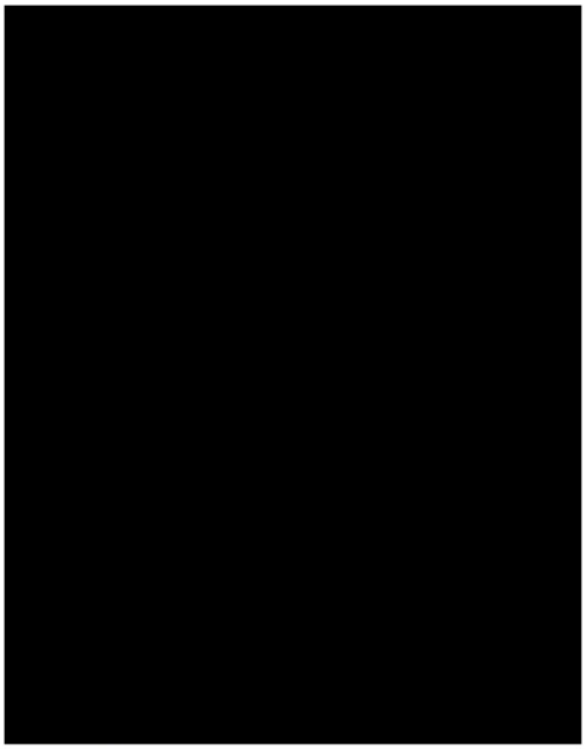

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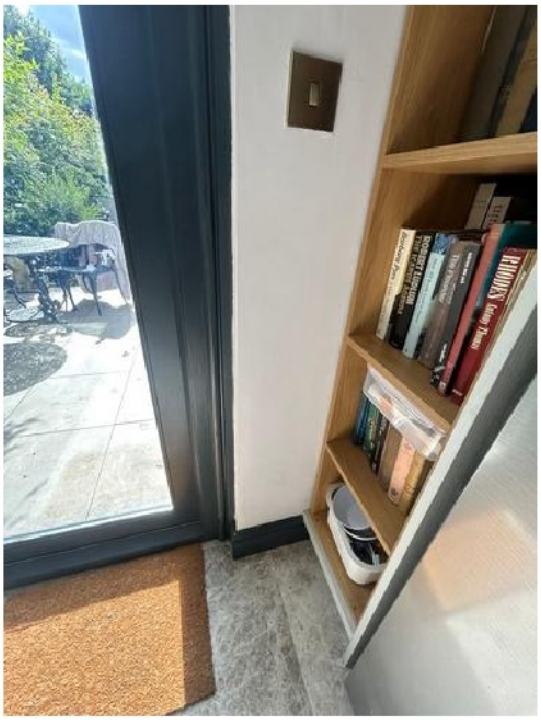
Photo 40



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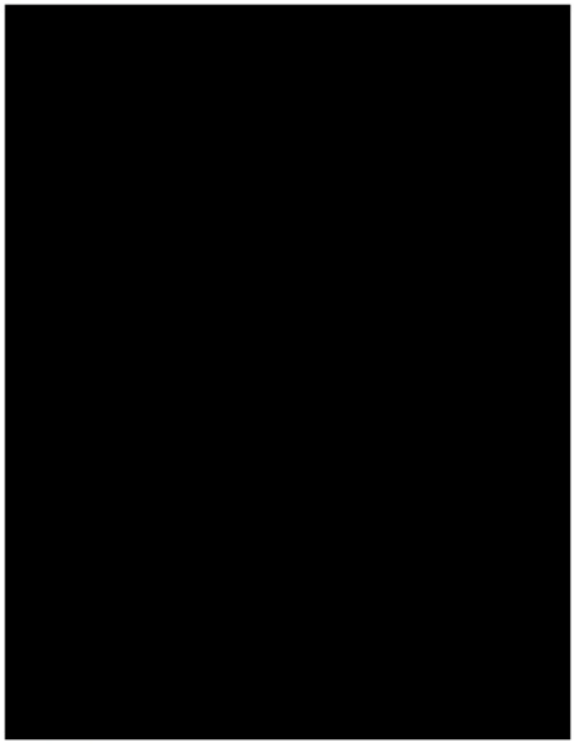

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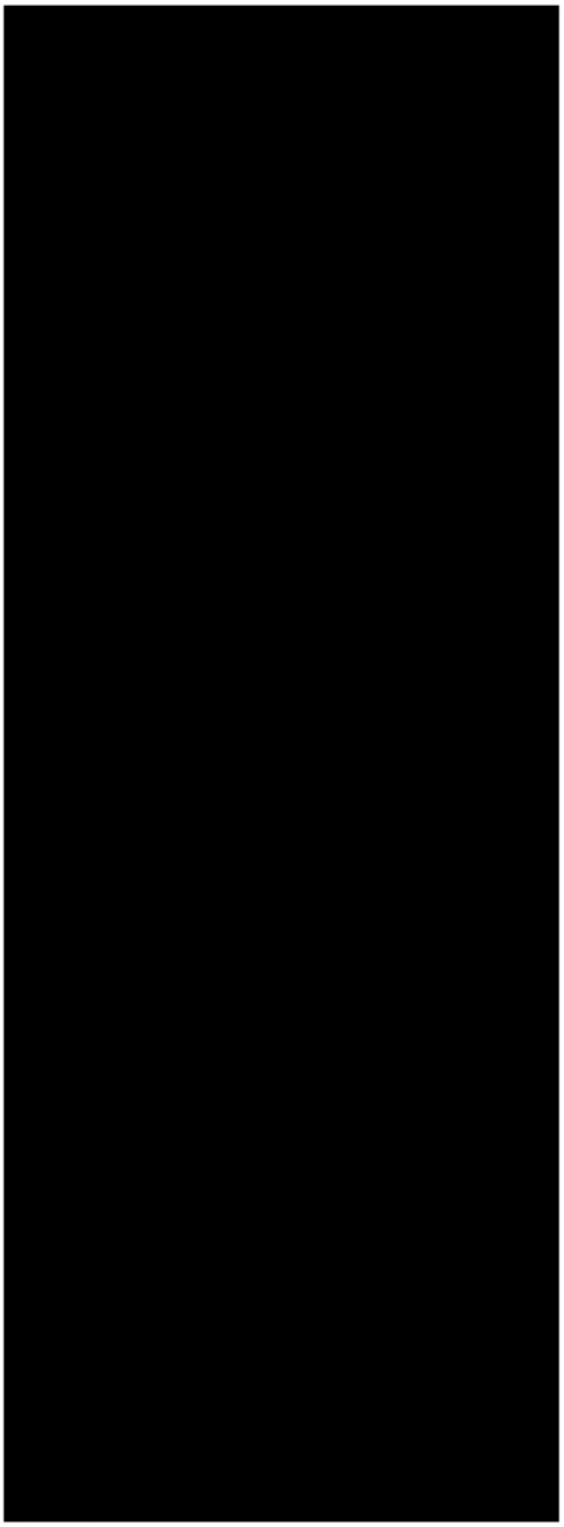
Photo 45



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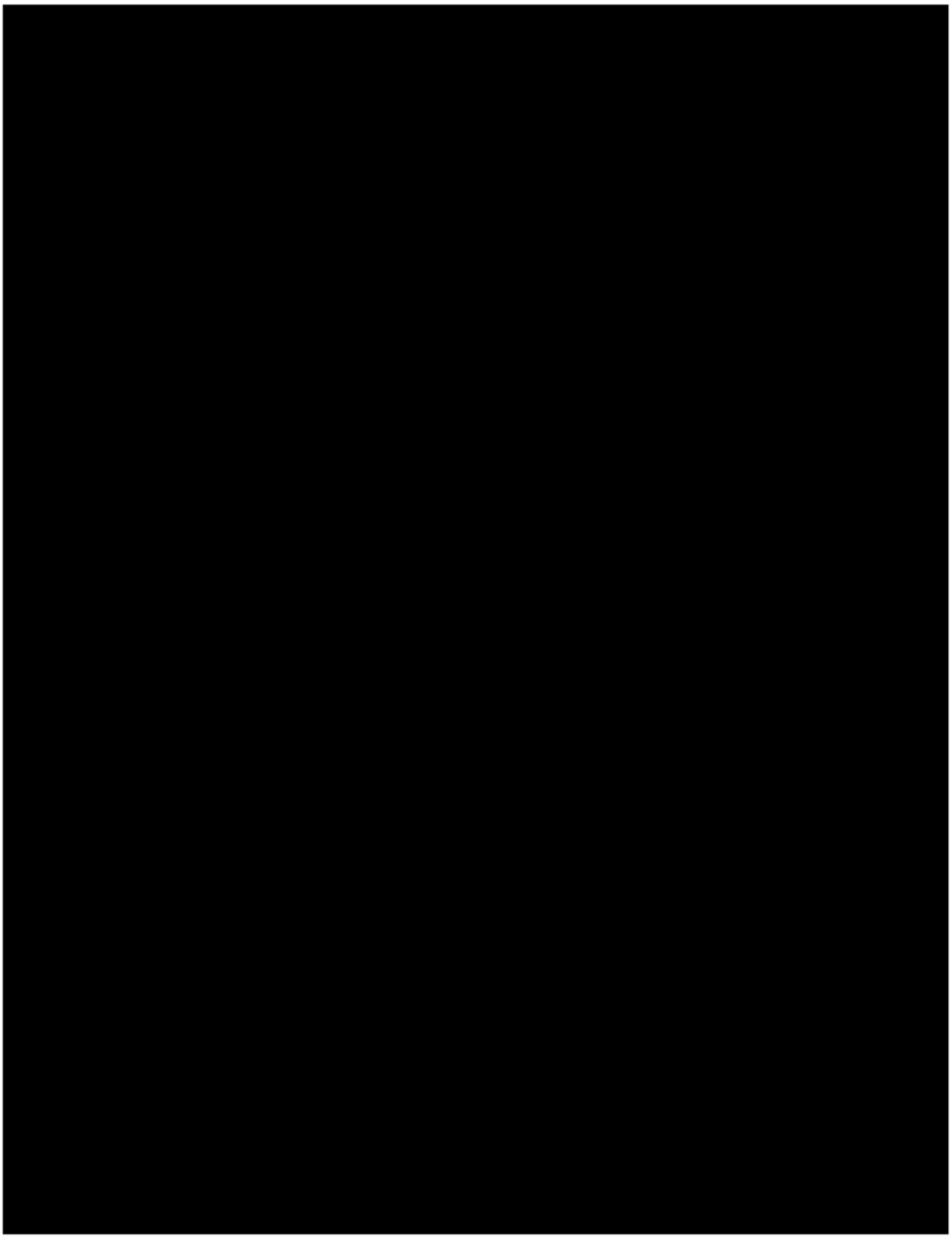

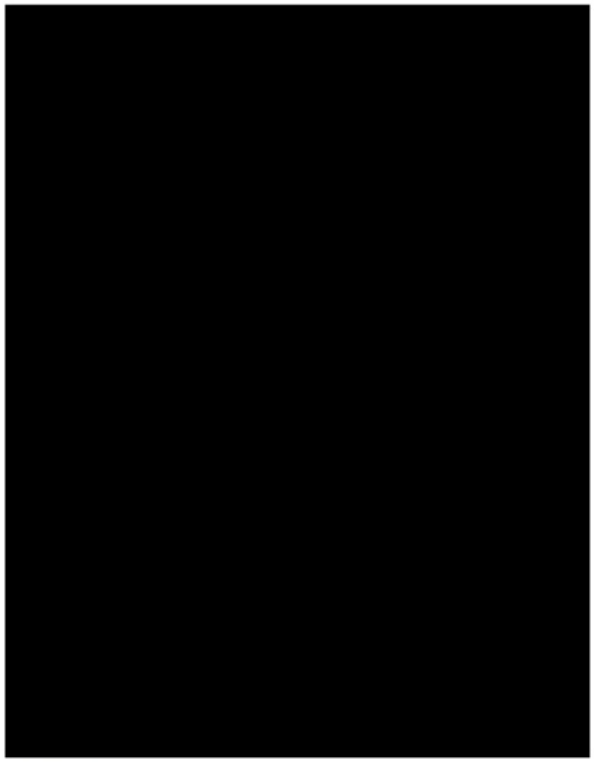

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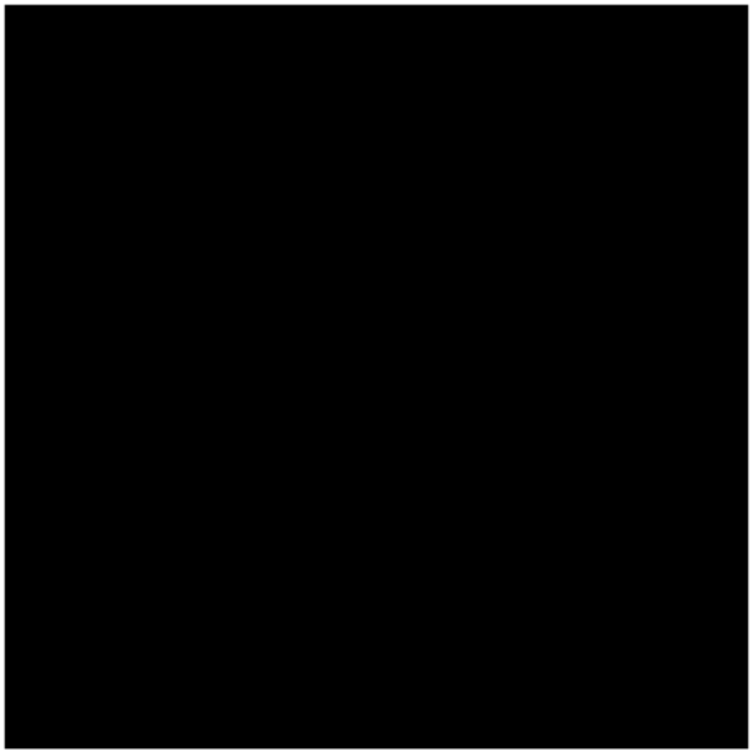

Photo 61