Martin & Mortimer
CHARTERED SURVEYORS &
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DAMP ASSESSMENT - CAISTER NORTH RD HP15 6ND

Survey date: 14th March 2026

Friday, 20 March 2026

Prepared For Mrs Bryony Edwards

ITEM 1

Location Driveway To Subject Property

I note that the property Face has a north easterly orientation. It is established within a principally rural area, with a degree of tree cover. It appears to date to the later 1920's / 1930's.

ITEM 2 FURTHER CONTEXTUAL CONSIDERATIONS

Location Viewed From The South South West

The property is established on ground that includes a slight incline running from the south east to the Northwest, but also a more notable gradient is observed along the roadside which runs from the south-west to the north east.

From local data regarding the ground strata appears to be based upon clay and flint with chalk and flint at a lower level. This indicates that the ground conditions below the surface levels includes cohesive soil types, and which may hold onto water as opposed to being entirely free draining.

Local Flood risk websites referred to the area having a very low risk of surface or other forms of Flood risk.

Notwithstanding the tree cover, the right hand side south west facing wall will be more exposed to the prevailing weather.

ITEM 3 EVOLUTIONARY HISTORY

Location Rear Flat Roof Extension

It appears that the property has been received at least two extensions in previous decades. This includes a rear flat roof extension as featured above, built in cavity brickwork.

I also note a single story fair face brick extension on the front elevation, full width and which includes a slate covered mono pitch roof. This incorporates part of the hallway / entrance porch in addition to an adding to the original front reception room.

ITEM 4 - EXTERNAL OBSERVATIONS

Location North East Facing Gable Elevation

Notably, the majority of the external building envelope, has been coated in what appears to be a sand and cement based (pebble dash) render. Although painted with masonry paint, please note that while such render provides a degree of weather protection it also can shrink and crack thus allowing moisture within. in this instance, I note that the external walls have been repainted with modern masonry paints in recent times and the cracks filled.

NB. In this instance, I commenced the external appraisal from the rear eastern corner and then worked along the north east Gable and a clockwise direction.

Please note the red arrow showing continuous cement based render which is linked to the external ground level.

ITEM 5 - REAR NORTHEAST FACING ELEVATION FASCIA BOARD

Location Rear Flat Roof Extension

Usefully soffit/ fascia vents are included within this extended section, and which will presumably be providing a degree of necessary natural ventilation.

ITEM 6 BLOCKED RAINWATER GOODS

Location North East Corner - Rear Extension

Notably, the rainwater goods serving this extension are partly blocked, in fact in this instance, the downpipe appears to be completely blocked based on leaf litter and other forms of detritus. Please note that all such items require periodic maintenance, especially where deciduous and other forms of trees are evident.

ITEM 7 REAR STACK/ SOIL PIPE

Location Rear Wall Elevation

Although the cement flashing around the base of this stack pipe has weathered, I saw no immediate signs of leakage.

The more important issue may be the penetration via the felt itself, which should be sealed appropriately to guide against any moisture penetration through the section of mineral felt and the actual pipe itself.

ITEM 8 FLAT ROOF (MINERAL FELT)

Location Rear Flat Roof Area

Not withstanding the moss growth upon the gravel, the roof appears to be in reasonable condition.

However, mineral felt roof coverings of this type, do you have a finite lifespan, depending upon the quality of materials and original workmanship.

Please note that I was unable to undertake a full and completed inspection of the roof in question.

ITEM 9 - FURTHER EXAMPLES OF CONTINUOUS RENDER

Location Rear Of Flat Roof Extension

It is notable to record that the majority of the external building envelope, includes continuous render, namely which is in direct contact with the external ground. This potentially creates what is known as a ‘damp bridge’, whereby via a process known as capillary action, moisture can slowly but progressively migrate up via such render, potentially bypassing any damp proof of course set upon the mortar bed typically, two brick courses above ground level.

ITEM 10- RENDERED EXTERNAL WALL

Location South West Flank Wall Elevation

This side of the property is significant in view of the orientation, which faces Southwest. This is commonly referred to as a ‘weather wall’ as it receives most of the prevailing wind and rain.

It is also notable to record further examples of the continuous render as described above. Furthermore, in view of the soil type including degrees of cohesive clay soils, it is possible that the immediate ground strata will retain levels of moisture throughout the seasons. This is partly illustrated by the growth of grass/plant material at the junction between the wall and the ground.

ITEM 11 PARTLY CONCEALED AIR BRICK

Location South Facing Elevation

Please note, that air bricks of this type remain an essential feature concerning this type of construction. This refers to the suspended wooden floors internally, which require a consistent and robust level of airflow from the outside running through them, in order to avoid potentially serious forms of deterioration. Examples can include an increase in humidity levels, which intern can promote condensation, which can also promote fungal rot in addition to a more conducive environment for woodworm to flourish.

N.B. in this instance, at least two of the original cast iron air bricks, have limited apertures, due to the application in previous years of masonry paint.

Furthermore, such ventilation serving the underfloor areas, should also have a form of cross ventilation. Fortunately, in this instance I do note air bricks at the front and rear as well as side walls, which will be providing such necessary cost flow ventilation.

ITEM 12 PAINTED RENDERED WALL

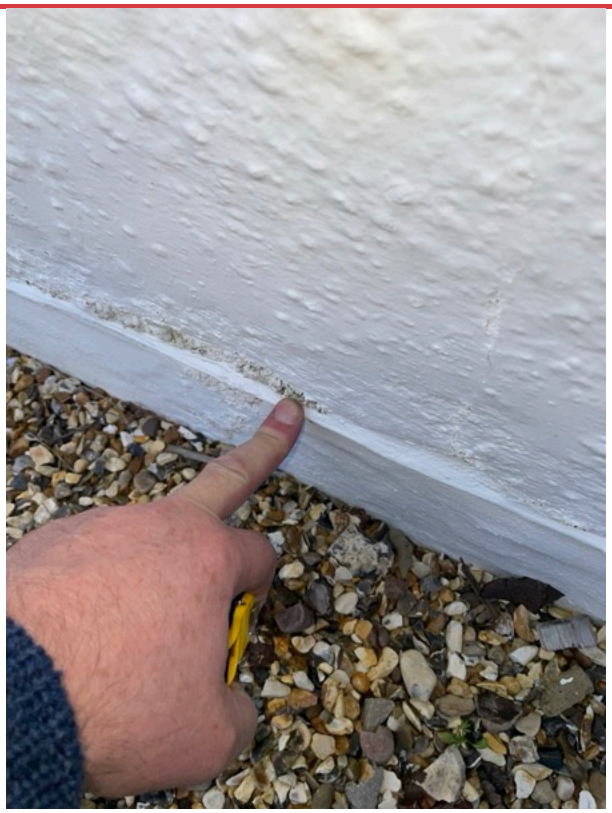
Location South West Facing Gable Wall

As noted above the render has been repainted and that a number of shrinkage cracks have been filled more recently.

This is normally recommended, where such render materials have been applied, i.e. for good quality (semi porous) masonry paints to fill hairline cracks.

NB. This helps to avoid the more deteriorating effects of the weather, however, such sand and cement based materials can enter via cracks and become trapped within the brickwork. Not least as cement plus synthetic masonry paints can to varying levels inhibit the migration of moisture if it penetrates via cracks.

It would appear that this has occurred in this particular instance, ie. Over many years and which accounts for some of the advanced deterioration of the original internal plaster work. See on re internals.



ITEM 13 EFFECTS OF TRAPPED MOISTURE

Location South West Facing Elevation

In this instance, the signs of bubbling and distressed render plus surface paint work, show what is known as the cauliflower effect. This results from trapped moisture seeking to evaporate out of the masonry (which is the normal process/direction).

This effect has resulted due to the deposition of mineral salts that are deposited upon the surface of such materials upon evaporation of moisture. It is another example of how the continuous render, has to some extent facilitated certain levels of trapped moisture within the masonry substrate.

ITEM 14 RAINWATER GOODS INTO A SEALED GULLY

Location Front South West Corner Of Property

For the most part, the rainwater goods appear to be functioning, although some joints and junctions show signs of leakage. In this case it is useful however to see that the down pipes are mostly terminated into sealed gullies.

I have not, however, been able to determine the efficacy of any soakaways or indeed determine whether the rainwater goods feed into the foul drainage system; otherwise known as a combined drainage system.

ITEM 15 EXTERNAL BUILDING ENVELOPE

Location Front Elevation Facing North West

For the most part, The wall surfaces appear to be intact, and likewise the slate roof appears to have been replaced using good quality slate in recent decades.

N.b. The rainwater guttering on the left-hand side does appear to have a leak at one of the junctions. This should be addressed with routine maintenance to ensure that all such rainwater goods are capable of efficiently discharging rainwater, as and when necessary. This is also an important consideration with properties constructed of mostly solid wall construction such as this.

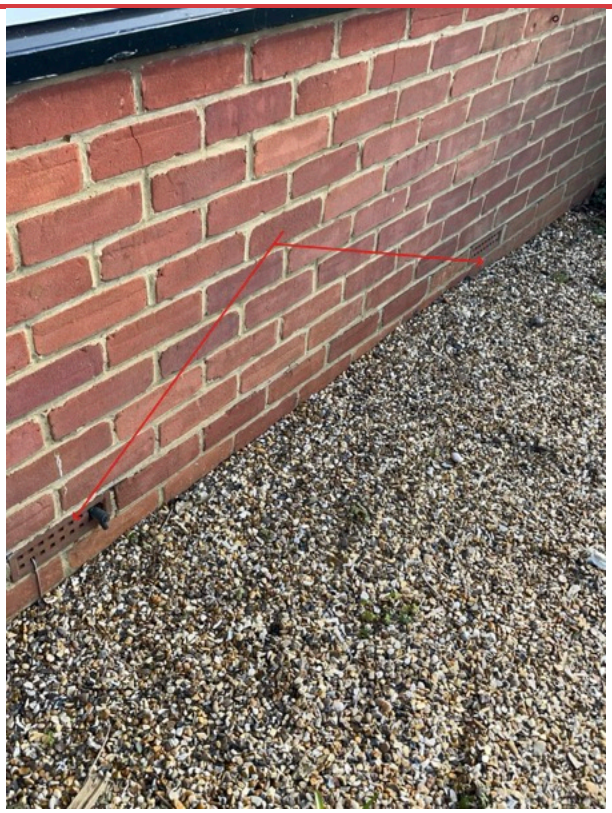
ITEM 16 MAIN (ORIGINAL) CHIMNEY

Location The Chimney Is Broadly Centrally Positioned On The Main Ridge

Please note that chimneys often undergo the effects of deteriorating influences from an external as well as internal perspective.

This includes the effects of wind and rain from the outside, notably the cement flaunching which beds the clay pots in place. In this instance, it was not possible to determine the condition of this particular element, although I know that they are two front pots are without caps or rain guards.

Notwithstanding, the brickwork appears to be broadly intact as is the lead flashing at the base between the brickwork and the roof itself. It is possible that this was replaced in recent years at the same time as the roof covering was replaced.



ITEM 17 AIR BRICKS

Location Front North West Facing Elevation

For reasons outlined above, it is important to ensure that the air bricks are not concealed or restricted in any way. Characteristically, the original damp proof course layer is visible in the first mortal bed above the air bricks.

ITEM 18 DAMP PROOF COURSE

Location Base Of Front Elevation

In this instance, evidence of a felt bitumen damp proof course is apparent.

These are particularly effective forms of control against the upward rise of capillary moisture, which occurs mostly through or via the mortar beds below.

In fact, it is my opinion that an effective damp proof course will be in place around the entire periphery of the brick built masonry walls.

However, and especially along the south west gable wall elevation, where there has been continuous rendering to the ground, this will have potentially compromised such damp proof coursing.

I would also add, that the material used in the original property appears to have been based on slate, as a form of damp proof material. See on.

Furthermore, I am of the view that a form of retrospective damp proof coursing has been undertaken particularly along sections of the south West facing gable wall.

ITEM 19 EXTERNAL JOINERY

Location Front Elevation – Verge Detail

For the most part, the external joinery appears to be in a fair order. And in this instance, it is evident that maintenance and upkeep has been undertaken over the years. Nevertheless, this will be an ongoing requirement in order to help preserve the longevity of such timber elements.

ITEM 20. MAIN ROOF – FRONT ROOF PITCH

Location Right Hand Side

As noted above, the slate roof coverings appear to be in reasonable order, having been replaced possibly 30 - 40 years ago. As such there lifespan will be with reasonable longevity as a roof covering material, such that it will not be in question, except occasional maintenance. There is however, a degree of weathering to the mortar beds fixing in the ridge tiles. These elements may require repointing from time to time, in order to ensure that they remain stable and watertight.

ITEM 21 - EXTERNAL BUILDING ENVELOPE

Location North East Facing Gable Wall

Notably, there is a slight string course detail between the pebble dash render on the first floor and roof gable, plus the bare faced brickwork below. Fortunately, the render has been applied to the outside face of the string course brickwork. This then prevents a buildup of moisture which can otherwise more easily penetrate into the brickwork.

I do note, however, some degree of residue having rundown from the higher sections of the wall in question. This is however not significant.

ITEM 22 BARE FACE BRICKWORK PLUS CEMENT FILLET

Location Front Northern Corner Of Property

The original bare face (red) brickwork, laid in a lime mortar, appears to have stood the test of time over many years. Also, the extended section towards the front of the property has successfully incorporated well matched red bricks, although this is laid in a cement base mortar.

Also of note, however, is what appears to be an original cement based skirt at the base of the wall. Of equal note, this is somewhat below the level of the damp proof course which at this section is a lot higher in view of the property having been built on sloping ground.

Effectively, the original Damp proof of course along this elevation appears to be fully functional and does not need to be added to or replaced.

ITEM 23. EXTERNAL BRICKWORK

Location Front Left Hand Corner

This represents a slightly unusual arrangement as it appears that the base brickwork has possibly been adapted at some point but not obviously tied in to the adjacent brick coursework. It is possible that this has been rebuilt for some other reason.

The wider mortar joint to the left hand side is what is called a ribbon line, and includes what is thought to be a slate damp proof course.

ITEM 24. CEMENT SKIRT AT BASE OF WALL

Location North East Facing Elevation

Again, I note that the ribbon line is sufficiently higher than the external ground level, and which accommodates the sloping nature of the site.

It is also evident that the cement based skirting at the base of the wall has come away from the outside brickwork in places. This could allow moisture to become trapped at the base, although this does not present a significant risk to the internal habitable wall finishes at this point.

ITEM 25 DOUBLE SLATE DAMP PROOF OF COURSE

Location North East Facing Elevation-Ribbon Line

This illustrates what is a double layer of slate forming two separate damp proof course layers. This is fairly typical of such properties from this era.

Not withstanding the age of such a damp proof course, slate materials can still remain effective. More generally, while for the most part damp proof courses do not fail, they can however, easily become compromised by high ground levels, or where in this instance and other sections of the property, where they have been covered with cement render.

ITEM 26 AIR BRICK

Location North East Facing Elevation

This appears to be one of two air bricks serving this elevation.
It will remain important to ensure that shrubbery / plants are not allowed to grow over such areas where the air bricks are located.

ITEM 27 RAINWATER GOODS

Location Front Right Hand Corner

I note that some of the junctions forming the rainwater goods show evidence of previous leakage. This can be quite typical for such plastic materials which, can degrade slightly due to the effects of ultraviolet light and a lack of regular maintenance.
As mentioned above, regular i.e. at least annual full maintenance of all rainwater goods remains essential.

ITEM 28. ROOF

Location Rear Roof Pitch

As described above, the replacement slate tiling forming the roof covering, appears to be in good order.

However, where such tiles either slip or crack, it is always important to replace them promptly, not withstanding in this instance the fact that there is also a secondary barrier in the form of sarking felt under the slate tiles.

ITEM 29 INTERNALS

Location Dining Room-Looking South West

It is particularly notable, that the evident physical manifestations of moisture have for the very most part all occurred along the south west facing internal wall space, i.e. both on ground as well as on the first floor levels.

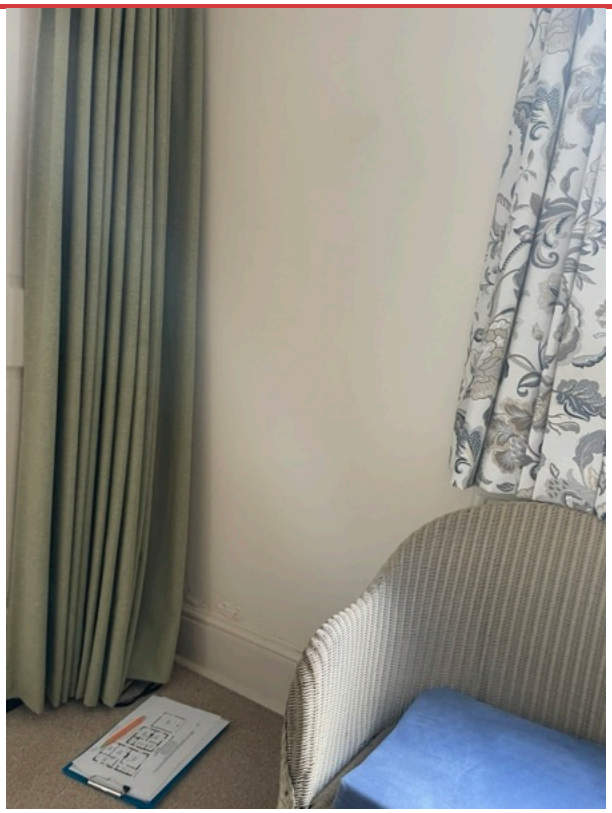
Starting in the rear right hand corner of the dining room, my internal assessments focus mainly in these areas, although other areas were checked also.

ITEM 30 DAMP PROFILING INTERNAL WALL SPACE

Location South East Corner Of Dining Room

Using a resistance type moisture meter, i.e. in ‘pin mode’ to assess surface moisture levels, there was evidence of high levels of moisture. Furthermore, this is characterised by peeling paintwork, plus evidence of efflorescence (sulphate salts) as well as in some ways unusually, mould on the adjacent external wall.

Please note that there is a distinction between the effects of masonry salt contamination which arise from external sources of (capillary) moisture, evaporating internally, as distinct from internally created moisture which is the primary causal agent for mould colonisation.



ITEM 31. DAMP PROFILING

Location Same South West Facing External Wall

I recorded high levels of (capillary) moisture together with characteristic salt contamination above the skirting board for most of the extent of this same section of wall space, albeit at lower levels. The evidence of masonry salts in this manner, indicates that the moisture has been residual in the brickwork and plaster i.e. masonry for some considerable time, namely many years.

It is my opinion, however, that the mould is possibly a more recent occurrence, e.g. previous months. This is part due to the fact that the property has been left empty without heating in previous times, which will have allowed levels of relative humidity during the colder winter season to have risen to consistently high levels.

ITEM 32 SALT CONTAMINATION

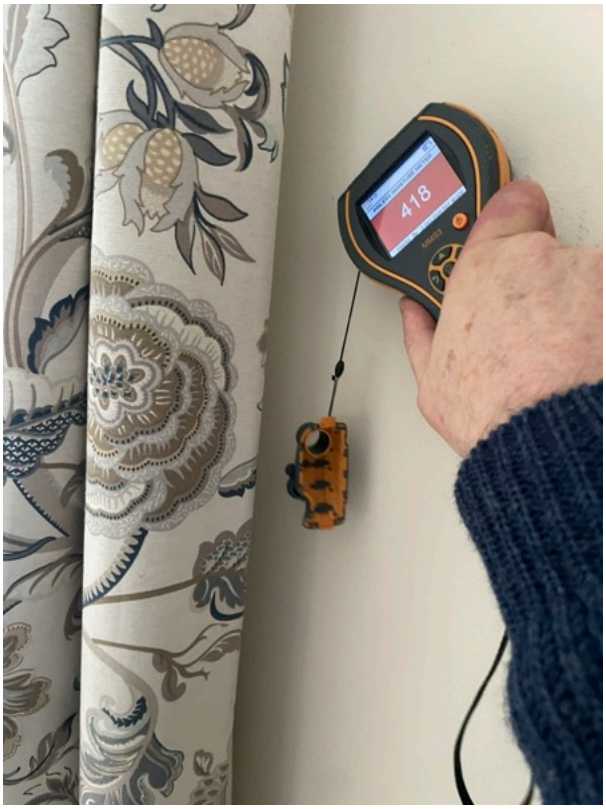
Location Same Wall Within The Alcove Cupboard

Again, evidence of salt contaminated plaster, in this instance within the alcove cupboard within the dining room. Please note, that the effect of manifest salts is due to capillary moisture, evaporating upon the surface of the internal plaster work, invariably causing a poor aesthetic appearance. However, it should be noted that this rarely has any significant bearing upon the fundamental structural adequacy of a building, nor does it present a notable health risk. However, instead, it does eventually lead to the delamination of the internal plaster work. See on.

ITEM 33 DAMP PROFILING

Location Hire Up The Wall On The South-West Facing Wall

Please note, by using the damp meter in what is known as ‘scan mode’, this can detect evidence of salts and moisture, up to 15 to 19 mm within the plaster/substrate. In this instance, the above average reading, denotes that there is indeed a degree of trapped moisture in view of the external cement render and (possibly) use of synthetic masonry paint. Such cement based materials can and



do inhibit the normal migration of moisture, normally moving from the inside to the outside of a property. Consequently, over a period of time and especially on the south-west facing whether wall, levels of moisture can build up within the solid brick construction and which ultimately can migrate (again via capillary action) to the inside surface of plastered materials. Further to the above, it is the natural process of evaporation, which causes inherent saline solutions within the masonry to transfer to a solid crystalline form, upon the evaporation process. Such salts are often possess a water absorbent nature, and which acts as a further catalyst to slow but progressive levels of deterioration to this plaster work itself.

ITEM 34 INTERNAL WALL SPACE

Location Ground Floor Hallway

By comparison to the external south West facing wall, for the most part, the remaining internal walls revealed very little if any moisture or indeed salt contamination.
This is as expected in the property of this type and age.

ITEM 35 DAMP FILING - SITTING ROOM

Location Ground Floor-Sitting Room

The photograph above shows the south West facing external wall together with a section of vertical boxing in. This appears to cover what is known as remnants of the original external wall. The section to the right hand side denotes the more recently added single story extension to this room.

As noted above, extensive evidence of salt contaminated plaster was noted along the entirety of this particular wall section.

By comparison, e.g. The northern corner of this sitting room, revealed no such moisture.

ITEM 36 DAMP PROFILING

Location South East Corner Of Sitting Room

In addition to the relative extensive manifestations of salt contamination along the extent of this south west facing wall, there is evidence of previous damp proofing having taken place, in previous decades.

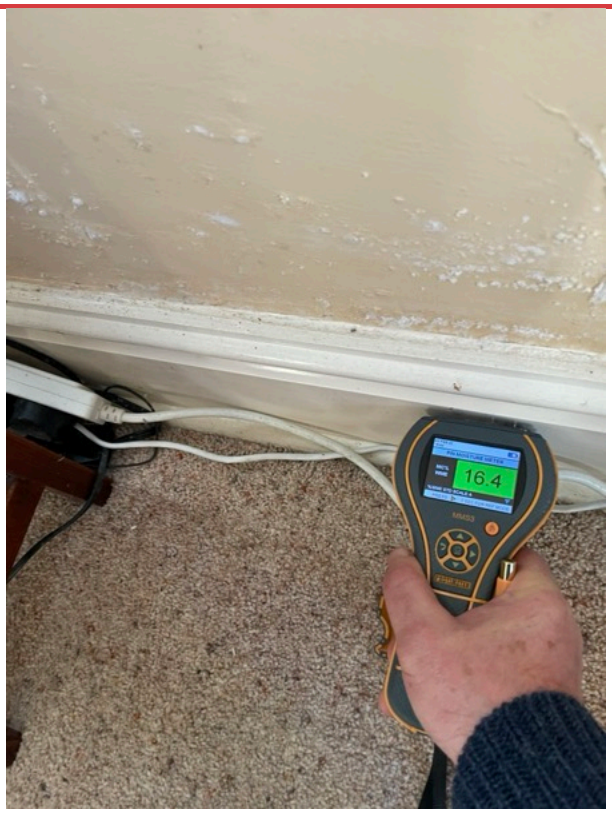
I am reasonably confident that the reason that this has failed, is because the external causal influences have evidently not been addressed. This refers to the continuous render, compromising any original damp proof course, together with the propensity for such render to form hairline shrinkage cracks and which intern allows moisture ingress that subsequently becomes trapped within the cement based render.

ITEM 37 USING THE METER IN SCAN MODE

Location Same South West Facing Wall

Notably, when using the damp meter in scan mode high up the wall profile, excessive readings were obtained. This suggests that there is potentially an accumulation of capillary moisture plus salts within the substrate. I.e. moisture that is trapped, albeit which is not sufficient to manifest with visible salt contamination.

In any event, in view of the condition of the plaster lower down the wall, plus the evidence of moisture higher up, it would be sensible to remove all such plaster from wall to ceiling across the entire south West facing external walls, I.e. in both rooms on both floors.



ITEM 38 TESTING FOR MOISTURE WITHIN THE SKIRTING BOARD

Location Same South West Facing Wall

Please note that such Damp metres using them in pin mode, as in this instance, does provide an accurate or quantitive assessment of actual moisture within the wooden material. In this instance, the reading of 16.4% moisture content is considered modest, and at which point there is no risk to the timber from e.g. fungal rot or mould.

ITEM 39 NIB WALL

Location South West Side Of Sitting Room

It appears that this section of nib wall forms part of the original external wall, prior to the extended section to the right hand side.
Further investigation, suggests that gypsum bonding plaster has been applied, and which is highly water absorbent. Therefore, in its previous form as an external wall, applying such (inappropriate gypsum) material, would always allow salt to readily migrate through it, in addition to allow allowing ambient humidity to be readily absorbed also.
It is for these reasons, why the damp staining together with salt is particularly prevalent on this section of nib wall detail.
Please note, in view of this, there is no other option than to remove the entirety of the plaster.

ITEM 40 DAMP PROFILING

Location North West Facing Front Wall

A view of the cavity construction forming the more recent front elevation extension, as expected there are no signs of inherent capillary moisture.

ITEM 41 DAMP PROFILING HIGHER UP THE WALL

Location Front North West Facing External Wall

Again, using the meter in scan mode, there is no evidence of residual or trapped moisture within the wall profile higher up.

ITEM 42 ORIGINAL PINE FLOORBOARDS

Location North West Corner Of Sitting Room

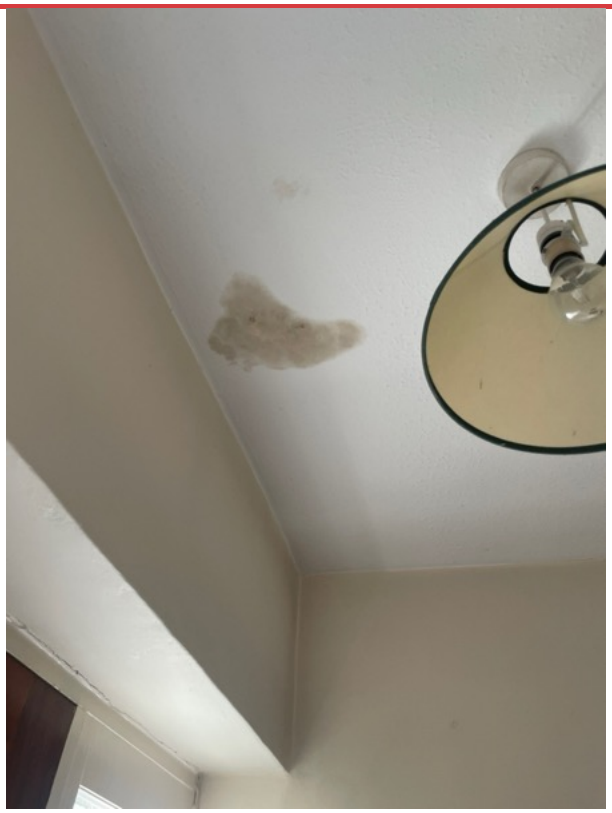
Although I was unable to pull back extensive amounts of carpeting and underlay material, the area that I did expose, revealed no evidence of deterioration or any sign of e.g. Woodworm. I cannot vouch, however, for the subfloor areas below the floorboards.

ITEM 43 TESTING FOR MOISTURE

Location Same West Corner Of Sitting Room

The moisture level recording 7.2% is very low and in view of the gaps between the abutted floorboards, indicates that there is likely to be a reasonable amount of subfloor ventilation present.

Please note, at this level of moisture, any risk of deterioration is again particularly low.



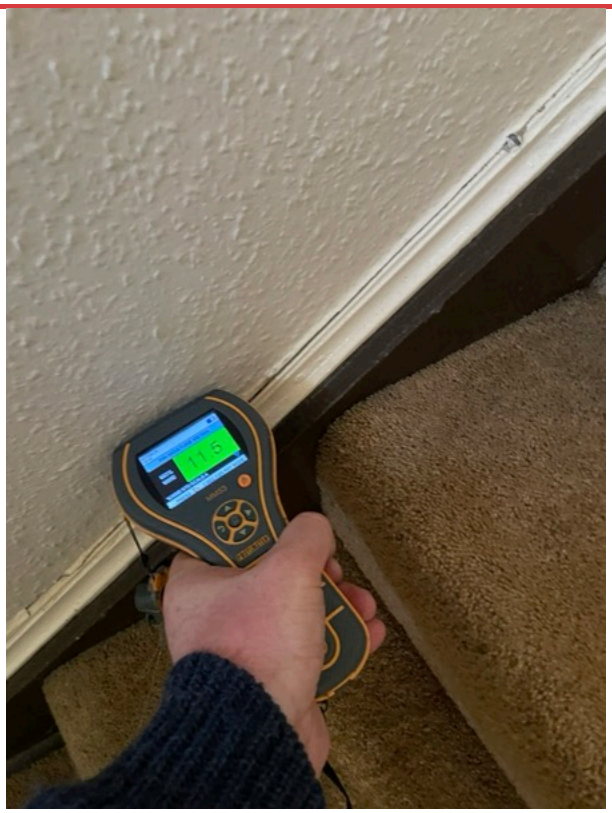
ITEM 44 CEILING STAIN

Location Front Enclosed Porch Area

I was unable to determine the possible causes of the stain within the ceiling.

This is not least as the tiling above the enclosed porch area appears to be suitably intact.

However, it is possible that there is an insufficient degree of ventilation serving this particular mono pitch roof section. It is sometimes the case that enclosed steel supporting beams (where present) should they get sufficiently cold due to little or no insulation being incorporated, may lead to the formation of condensation which is a possibility in this instance.



ITEM 45 DAMP PROFILING

Location Internal North East Facing Wall

Profiling along this section of wall space toward the stair string revealed no evidence or indication of either salt contamination or moisture. Again, this is in keeping with what I would expect, where external ground levels are much lower and a robust double slate damp proof course is in place.

ITEM 46 THE ORIGINAL PINE TIMBER STAIRCASE

Location Under Stair Cupboard

Notably, the original staircase has been constructed from comparatively slow growing quality pine wood, which is a strong and durable timber material.

It can also be quite resistant to woodworm attack and other Wood boring beetles. In this instance, I saw no evidence of flight holes from either present or past woodworm infestations.

ITEM 47 HEAD AND SHOULDERS ROOF INSPECTION

Location Main Roof Void

Please note, but there are a number of items to observe when looking in a roof space. These include the following:

Firstly, the roof has been renewed in terms of its outer covering (slate) and which at the same time has included the adding of a secondary barrier using in this case sarking felt. The felt appear to be consistent and in reasonable order.

Although there are no obvious roof vents, I did sense a degree of air movement in what is a fairly large and expansive roof space.

The insulation material appears to be at more modern levels, namely between 250 and 300 mm in depth.

Please note that although some pipework and header tanks remains in situ, I could not assess all, or the full extent of the pipework. That which was exposed appears to have satisfactory levels of foam insulation lagging.

ITEM 48 MOISTURE ASSESSMENT IN THE TIMBER

Location Rear Self East Facing Roof Pitch

The level of moisture recorded at 17.5% is satisfactory, and presents little or no risk to the timbers at this level. Furthermore, it suggests that the roof space does have a degree of ventilation.

As Wood is hygroscopic, namely water absorbent, where there is inadequate levels of ventilation, this can often show up with higher readings of moisture in structural roof timber such as this.

ITEM 49 FIRST FLOOR ASSESSMENT

Location Rear Right Hand Side Bedroom

For the most part, the rear south East facing external wall within the rear bedroom appears to be intact, except the area nearer to the south east corner itself. Moreover, the Southwest facing external wall shows very severe signs of in some areas dramatic delamination (detached) plaster work. In many other areas on the same wall and adjacent wall, there are signs of delamination to varying degrees.
As noted earlier, it is clear that the external render has trapped moisture which has penetrated the solid brickwork and which over many decades has slowly but progressively created the deterioration as seen.
In essence, the original lime plaster work has come to the end of its useful economic life. As noted earlier, all of the plaster work along this elevation should be removed, and which provides an opportunity to not only make good but provide a thermal upgrade using appropriate forms of insulation at the same time.

ITEM 50 CLASSIC PLASTER DELAMINATION

Location South West Facing External Wall Of The Rear Bedroom

Although the appearance of the complete to delamination of the original lime plaster seems dramatic, it is the end result of trapped / penetrating moisture, on this particular weather wall.

It also suggests that the application of lime plaster originally, did not form a consistent (suction) bond to the common brickwork forming the wall itself. I also suspect that heating patterns may have also been somewhat irregular in previous times.

It is recommended that consideration be given to formally upgrading the whole of the entirety of the south West facing wall on the first and ground floor floors and which may also incorporate e.g. cavity drainage membrane to prevent the transmission of any inherent masonry salts from penetrating through.

N.b. please note however, there will be many ways to provide such a thermal upgrade, and which will include options for dry lining with insulation materials.

ITEM 51 DAMP PROFILING

Location Same Southwest Facing Wall

When checked with the moisture meter in pin mode, high levels of moisture quite noted.

With regards to future remediation for any purchaser, there will be merit in leaving the walls bare particularly over the spring/summer periods to help facilitate the drying out of the brickwork, before the internal wall finish is reinstated. As above, this should include insulation, and which will also significantly help to stem the current rate of heat loss, which will be high. Please note that the degree of heat migrating through a cold substrate will be excessive compared to a dry wall.

ITEM 52 DAMP PROFILING

Location Cupboard Within The Front Bedroom – South Facing Wall

In addition to the modest signs of salt contamination in the plaster, the readings again show relatively high levels of moisture/salt contamination.

It should be noted that although the plaster work along this whole section of wall space has served it useful lifespan, it does not present any health risks, and should not be conflicted with the effects of mould.

ITEM 53 EVIDENCE OF BLACK MOULD

Location North West Corner Of Front Bedroom

By contrast to the previously recorded signs of salt contamination, please note that mould which grows upon the surface of in this case lining paper, is due to a different source and type of moisture. This relates to production of internally created levels of relative humidity, i.e. level levels of water vapour held in the air according to varying temperatures, measured in terms of RH%.

This refers to the fact that the colder the temperature the higher the humidity levels will be. As such

where properties are left empty and unheated for extended periods, higher levels of RH invariably result.

Unlike masonry salt contamination within plasterwork, which requires plaster removal back to brickwork, mould can be removed using widely available mould removal materials. See Safeguard chemicals.

Moreover, it should always be remembered that mould is a symptom and not a cause itself of moisture. As such, if both ventilation and the heating regime are maintained, such that the humidity levels do not exceed 65 to 70% RH, then such mould colonisation, will not occur.

If therefore the existing mould is cleared and the internal environmental conditions are maintained the mould issue can be abated.

ITEM 54 SIGNS OF CONDENSATION

Location North East Facing First Floor Window

These signs of condensation upon this window, suggest that internal levels of relative humidity have been consistently high. Please note that single glazing on North facing orientations will more readily indicate signs of such humidity. More generally, such symptoms will continue to fade as the warmer weather predominates, whereas in previous colder winter months, it is another reason why not only does condensate form on such cold surfaces but also Black mould has begun to colonise in other areas.

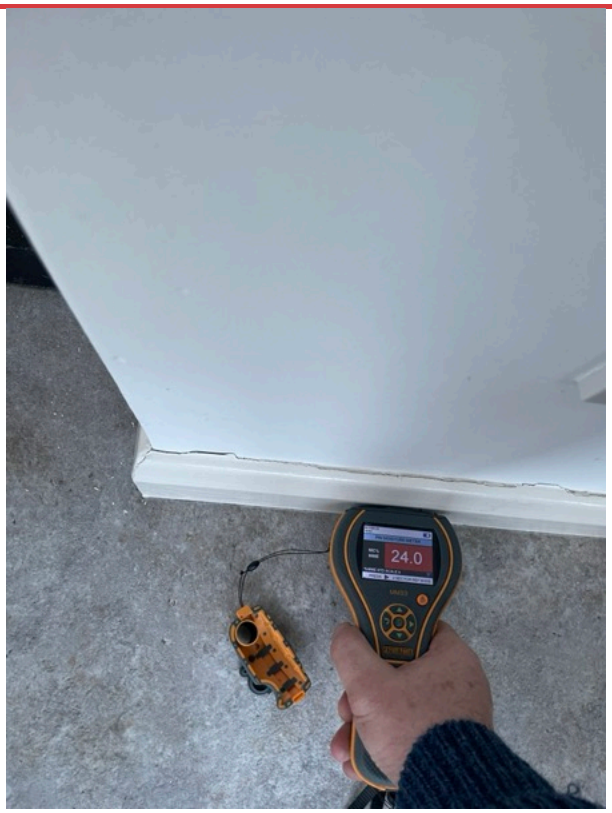
ITEM 55 FURTHER EXAMPLES OF MOULD GROWTH

Location Rear Section Of Flat Roof Extension

Please note that in this situation, the mould growth, in addition to being caused by the above average levels of humidity, has been exacerbated by what appears to be an uninsulated area. As a consequence, this is a form of what is known as ‘cold bridging’.

This occurs where building materials without insulation become comparatively colder and therefore naturally attract ambient surface humidity. Namely to the extent that levels of RH will accommodate mould germination and which thereafter will colonise certain areas.

Put in perspective, such symptoms are also related to the lack of internal air movement and the fact that the property has been empty for some considerable time, over the winter period.



ITEM 56 ABOVE AVERAGE MOISTURE IN THE SKIRTING BOARD BOARD

Location Rear Extension On South-West Facing Wall

Please note that it is likely that this extended section has been constructed with cavity brickwork and laid with a solid floor. By comparison The remainder of the ground floor area in other rooms, includes suspended wooden floors. Therefore, in this instance, I suspect that the original plastering has been completed continuously to be in contact with the cement slab/screed layer. Furthermore, where inadequate protection at the floor/wall Junction has been incorporated, this can often encourage either humidity or a small degree of capillary moisture from what is known as a damp bridge.

This can easily be addressed by removing the bottom 20 mm of any continuous plaster such that that there is a gap created.

Alternatively, that once skirting boards have been removed, a layer of bitumastic wall/floor junction sealant is applied before reinstating the skirting board.

ITEM 57 CONCLUSIONS

1. Although the property has been maintained and looked after over the years, it is clearly reached the point at which a more comprehensive refurbishment is needed to bring it to modern levels of thermal efficiency and during which, damp proofing works (along the south West facing wall elevation in its entirety) should also be undertaken.

2. I also emphasise the supreme importance of attending to a number of external preventative measures regarding moisture. This includes breaking the external damp bridging from continuous render, plus ensuring that all rainwater goods are fully serviced. Also ensuring that a consistent and robust level of subfloor ventilation is maintained via the existing air bricks.

ITEM 58 FINAL THOUGHTS

As discussed, the property would very much lend itself to being extended, most notably to the right hand side south West facing elevation. This would therefore deal with the various issues as cited in this photographic report, plus any new extension would be built in a more weatherproof cavity brick wall.

As mentioned above, creating the right internal conditions such as regular but low heating plus more robust levels of ventilation, in addition to normal occupation, Will limit if not eradicate the conditions which you have otherwise created the existing mould growth.