

Example survey

Damp & Timber Report

8 Coleridge Road, Crouch End, London

REFERENCE	CLIENT
EXAMPLE-DT-001	Example Client
INSPECTION DATE	SURVEYOR
12 May 2026	A. Surveyor MRICS
COMPANY	
SurveyorSuite Example Reports	

Contents

A Inspection Details

B Property Description

C Methodology

D External Inspection

E Internal Inspection

F Damp Findings

G Timber Findings

H Summary & Recommendations

I Declaration

J Damp & Timber Report – Reference Notes

K Photographic Record

A Inspection Details

SURVEYOR NAME	A. Surveyor PCA
QUALIFICATIONS (OPTIONAL)	CSRT, CSSW (example only)
COMPANY (OPTIONAL)	SurveyorSuite Example Reports
PCA MEMBERSHIP NUMBER (OPTIONAL)	PCA-12345 (example only)
DATE OF INSPECTION	12 May 2026
REPORT REFERENCE (OPTIONAL)	EXAMPLE-DT-001
CLIENT NAME	Mr & Mrs Example
INSTRUCTING PARTY (OPTIONAL)	Pre-purchase enquiry via solicitor (Carstairs & Pugh LLP)
PURPOSE OF REPORT	Pre-purchase
RECENT WEATHER (OPTIONAL)	Heavy rain 24-36 hours prior; dry on day of inspection
WEATHER CONDITIONS (OPTIONAL)	Clear / Dry

B Property Description

PROPERTY ADDRESS	8 Coleridge Road, Crouch End, London N8 8EH
PROPERTY TYPE	Terraced
APPROXIMATE AGE	Late Victorian, c.1895
CONSTRUCTION	Solid 9-inch London stock brickwork with lime mortar; pitched slate roof; suspended timber ground floor over ventilated sub-floor void; first floor of timber joists with lath-and-plaster ceilings.
FLOOR CONSTRUCTION	Suspended Timber
DPC TYPE	Original Physical
DPC NOTES (OPTIONAL)	Two-course slate physical DPC at approximately 150mm above external ground level. Visible at the front elevation; partly bridged to the rear where the

	path has been raised approximately 200mm above DPC.
SUB-FLOOR VENTILATION	Inadequate
SUB-FLOOR VENTILATION NOTES (OPTIONAL)	4 cast-iron 9×3 airbricks to front elevation; 2 to rear (one partly obstructed by rear path build-up; one painted over). No cross-flow ventilation on the south party-wall side. Distance to opposite wall ~7m — at the limit of effective cross-flow for the airbrick spec.
ACCOMMODATION	Two reception rooms + kitchen-diner on ground floor; three bedrooms + family bathroom on first floor.
HEATING TYPE	Gas-fired wet central heating via combi boiler with TRVs
VENTILATION	Trickle vents to all uPVC windows (where present); original sash windows to front retain perimeter air leakage. Extract fans to kitchen and bathroom — both operational. Sub-floor airbricks as above. No mechanical ventilation with heat recovery (MVHR).
OCCUPANCY STATUS (OPTIONAL)	Occupied

C Methodology

METHODOLOGY	Non-intrusive visual inspection supplemented by electronic moisture meter readings at fixed points in each room (skirting level, 1m, 1.5m) and at any visible damp pattern. Surface temperature and relative humidity logged at three internal locations for dewpoint analysis. Sub-floor void inspected via the inspection hatch in the front reception room.
EQUIPMENT USED	Protimeter Surveymaster (electronic + pin-probe moisture meter), Protimeter Hygromaster II (RH + temperature), borescope (Hama HS-1080), torch.
SUB-FLOOR ACCESSED	Yes — Hatch
ROOF VOID ACCESSED	Yes — Hatch
SUB-FLOOR CONDITIONS (OPTIONAL)	Earth floor with approximately 350mm clearance to joist soffit. Damp earth at the southern half (party wall

	side) — measurable surface dampness, no standing water. Older timber joists appear sound on probe; one secondary joist (rear) shows historic beetle flight holes (no fresh frass).
ROOF VOID CONDITIONS (OPTIONAL)	Approximately 270mm mineral wool insulation between and over joists. Rafters and purlins sound. Felt underlay intact. No staining or active leak observed.
AREAS NOT INSPECTED	Behind fitted kitchen cabinets and behind the bathroom panelling — not opened up at the client's request. The first-floor bay window roof was inspected from below only.
LIMITATIONS	This is a non-intrusive inspection. Concealed defects behind finishes cannot be ruled out. Moisture meter readings on plaster are influenced by hygroscopic salts; the readings are indicative not absolute.
EXTERNAL TEMPERATURE (°C) (OPTIONAL)	12.5
EXTERNAL RELATIVE HUMIDITY (%) (OPTIONAL)	78.0
INTERNAL TEMPERATURE (°C) (OPTIONAL)	19.2
INTERNAL RELATIVE HUMIDITY (%) (OPTIONAL)	65.5
DEWPOINT (°C) (OPTIONAL)	12.3

D External Inspection

Record external observations relevant to damp and timber. Include DPC, drainage, external ground levels, rainwater goods, roof, walls, and ventilation.

FINDING 1 Rear elevation — base of wall / External ground levels

MODERATE

SEVERITY (OPTIONAL)	Moderate
OBSERVATION	Rear path has been raised approximately 200mm above the original DPC line by addition of new paving on top of the existing concrete sub-base. The DPC is bridged at this point.
NOTES	See related internal observation — rear kitchen wall (Finding F1).

FINDING 2 Front elevation — meter cupboard area / Pointing

MINOR

SEVERITY (OPTIONAL)	Minor
OBSERVATION	Localised pointing loss at low level — depth approximately 10mm — over a 0.5m² area adjacent to the meter cupboard.
NOTES	Mortar texture suggests historic cementitious repointing of original lime joints.

FINDING 3 Rear elevation — soil stack / Plumbing / external waste

MINOR

SEVERITY (OPTIONAL)	Minor
OBSERVATION	Iron soil stack — paint flaking and minor surface rust pitting. No active leak observed. Caulking at the WC junction has perished.

E Internal Inspection

Record internal observations room by room. Note moisture readings, staining, mould, timber condition, and ventilation.

FINDING 1 Skirting / base of north (party) wall

MODERATE

ROOM / AREA	Ground floor — rear reception room
SEVERITY (OPTIONAL)	Moderate
OBSERVATION	Salt efflorescence to plaster behind skirting board; tide-mark visible to approximately 600mm above floor. Decorative finishes discoloured and slightly blown.
MOISTURE READING (%)	32
READING HEIGHT (OPTIONAL)	150mm
SURFACE TEMPERATURE (°C) (OPTIONAL)	17.4
ROOM AIR TEMPERATURE (°C) (OPTIONAL)	19.2
ROOM RELATIVE HUMIDITY (%RH) (OPTIONAL)	67
NOTES	See Finding F1.

FINDING 2 Wall plaster

MINOR

ROOM / AREA	Kitchen — north wall behind sink
SEVERITY (OPTIONAL)	Minor
OBSERVATION	Patch of black mould approximately 300×300mm to the corner behind the sink, at low level. No visible plumbing leak; meter reading low (8%).
MOISTURE READING (%)	8
READING HEIGHT (OPTIONAL)	200mm
SURFACE TEMPERATURE (°C) (OPTIONAL)	14.1
ROOM AIR TEMPERATURE (°C) (OPTIONAL)	18.6

ROOM RELATIVE HUMIDITY (%RH) (OPTIONAL)	72
NOTES	Surface temperature reading is approximately 4°C below dewpoint at the time of inspection — see Finding F2 (condensation).

FINDING 3 Window reveal

MINOR

ROOM / AREA	First floor — bathroom
SEVERITY (OPTIONAL)	Minor
OBSERVATION	Spotty black mould to window reveal — typical seasonal condensation pattern. No active plumbing leak.
MOISTURE READING (%)	12
READING HEIGHT (OPTIONAL)	1500mm
NOTES	See Finding F2.

F Damp Findings

Summarise each distinct damp problem identified, its type, cause, and recommended remedial works.

DAMP FINDING 1 — Ground floor — rear reception room — north (party) wall

MODERATE

DAMP TYPE	Rising Damp
SEVERITY	Moderate
ACTIVE OR HISTORIC (OPTIONAL)	Active
EVIDENCE FOR ACTIVE / HISTORIC (OPTIONAL)	Classic rising-damp profile: tide-mark at approximately 600mm above floor, salt efflorescence on plaster behind skirting, moisture meter readings dropping with height (32% at 150mm, 24% at 600mm, 9% at 1200mm). Pattern is currently active — fresh salt growth on plaster.
MOISTURE READING (%)	32
HEIGHT OF DAMPNESS (OPTIONAL)	600
CAUSE	The rear paving has been raised 200mm above the original DPC line, bridging the slate DPC. Moisture is wicking up through the brickwork at the bridged section and tracking laterally into the reception room internal plaster.
REMEDIAL WORKS	Reduce the rear external ground level by 200mm to expose the original DPC and provide a 150mm clear margin between paving and DPC. Allow a 3-6 month drying-out period after which the affected internal plaster should be hacked off to 1m AFFL, salt-neutralising membrane applied, and re-rendered in lime plaster with sand-and-cement undercoat. Decorate in breathable paint after 6-week drying.
ESTIMATED COST (£)	£2,800

DAMP FINDING 2 — Kitchen north wall behind sink + bathroom window reveal

MINOR

DAMP TYPE	Condensation
SEVERITY	Minor

ACTIVE OR HISTORIC (OPTIONAL)	Active
EVIDENCE FOR ACTIVE / HISTORIC (OPTIONAL)	Surface temperatures measured 3-4°C below internal dewpoint at the time of inspection. Pattern is intermittent — black mould is the diagnostic signature.
MOISTURE READING (%)	8
CAUSE	Internal humidity (65-72% RH at inspection) is elevated by cooking, drying laundry indoors, and a partially blocked bathroom extract. Cold surfaces on the north-facing kitchen wall and bathroom window reveal fall below dewpoint during occupancy periods.
REMEDIAL WORKS	Clean affected mould areas with a fungicidal wash. Service or replace the bathroom extract fan and check the kitchen extract for adequate flow rate (target ≥30 l/s in kitchen, ≥15 l/s in bathroom). Encourage occupants to ventilate after cooking / showering and to avoid drying laundry indoors. Where appropriate, consider an internal upgrade to insulation behind the kitchen wall.
ESTIMATED COST (£)	£450

G Timber Findings

Summarise each distinct timber defect identified, its type, extent, and recommended remedial works.

TIMBER FINDING 1 Sub-floor void — one secondary joist near rear

DEFECT TYPE	Woodworm (Common Furniture Beetle)
SPECIES / TYPE	Anobium punctatum (Common Furniture Beetle)
ACTIVE OR HISTORIC (OPTIONAL)	Historic
EVIDENCE FOR ACTIVE / HISTORIC (OPTIONAL)	Old, oxidised flight holes — no fresh frass. Hole edges weathered. Owner reports no fresh dust over the past 5 years.
EXTENT	Localised
STRUCTURAL IMPACT (OPTIONAL)	None
DESCRIPTION	Approximately 15 flight holes (2mm diameter) observed on one secondary joist over a 600mm length. No fresh frass; no fresh emergence holes. The joist remains structurally sound on probe test.
REMEDIAL WORKS	No active treatment required. Monitor — if fresh frass appears in future, a targeted boron-based treatment can be applied without need for property fumigation. Improve sub-floor ventilation per the recommendations in Findings F1/F2 (better airflow reduces moisture, which deters re-infestation).
ESTIMATED COST (£)	£0

H Summary & Recommendations

OVERALL DAMP ASSESSMENT	Two distinct damp problems were identified, both addressable through targeted remedial works. The most material is the bridged DPC at the rear (Finding F1 — moderate rising damp). Treating only the symptoms (e.g. internal re-plastering) without correcting the bridged external ground level would result in recurrence.
OVERALL TIMBER ASSESSMENT	One historic woodworm finding only; not currently active and no structural concerns. The sub-floor void is moderately damp on the south party-wall side, which slightly elevates the risk of future re-infestation — improving sub-floor ventilation is therefore recommended as a preventive measure.
PRIORITY WORKS	1. Reduce rear ground level to expose DPC (cause of rising damp). 2. Clear / unblock obstructed sub-floor airbricks; consider additional ventilation to party-wall side. 3. Service or replace bathroom extract fan; check kitchen extract. 4. Allow 3-6 month drying period, then re-plaster affected reception-room wall. 5. Treat mould areas; advise on lifestyle ventilation changes.
TOTAL ESTIMATED COST (£)	£3,250
FURTHER INVESTIGATIONS RECOMMENDED	A follow-up inspection 12 months after the rear ground-level reduction is recommended to confirm drying-out is progressing before internal re-plastering is commenced. No laboratory analysis is necessary.
HEALTH & SAFETY (OPTIONAL)	The black mould growth in the kitchen and bathroom presents a Category 2 hazard under HHSRS. Cleaning with a fungicidal wash and addressing the underlying ventilation issues should remove the hazard. Any vulnerable occupants (asthma sufferers, infants, elderly) should be advised of the position pending remediation.
GUARANTEE INFORMATION (OPTIONAL)	A PCA-member contractor undertaking the re-plastering would typically offer a 10-year insurance-

backed transferable guarantee on the chemical-DPC / re-plastering element (not relevant here as no chemical injection is required) and a 6-12 month workmanship guarantee on the re-plastering. The ground-level reduction is a builder's job and would not normally carry a PCA guarantee.

Declaration

DECLARATION

I confirm that I have personally inspected the property and prepared this Damp & Timber Report. The inspection has been undertaken in accordance with current Property Care Association (PCA) Codes of Practice and the relevant British Standards relating to the identification of dampness, timber decay and wood-boring insect infestation. The findings and recommendations are based on the conditions observed at the date of inspection and are inherently limited by the non-intrusive nature of the survey. I am suitably qualified and experienced to identify and report upon dampness, timber decay and wood-boring insect infestation in residential property and am covered by suitable Professional Indemnity Insurance for the work I have undertaken.

WAS AI USED IN THIS REPORT? Yes

AI USE

The following AI tools were used in preparing this report: AI-generated text or descriptions.

RELIABILITY ATTESTATION

I have reviewed the AI-assisted sections of this report. Applying professional judgement, I consider the output suitable for its intended purpose.

Surveyor & signature

SURVEYOR NAME

A. Surveyor PCA

DATE OF REPORT

14 May 2026

SIGNATURE



Damp & Timber Report – Reference Notes

Understanding Rising Damp

Rising dampness is water from the ground, rising through the bricks and mortar joints of a wall, via the fine capillaries and pores that are present in all building materials.

The four main factors that determine the quantity of moisture in a wall and the height to which it rises are: (1) the permeability of the material; (2) the thickness of the wall; (3) how wet the surrounding ground is; and (4) how quickly the moisture can evaporate.

True rising dampness can only be defined as moisture rising up a wall by capillary action due to the lack of a damp-proof course or the failure of the damp-proof course to perform its design function. Bridging of the DPC is commonplace and should always be investigated.

The typical life expectancy of a chemical DPC is approximately 20–30 years. The performance of any existing chemical damp-proof course cannot be properly evaluated with an electrical moisture meter alone. A true evaluation requires drilling a series of vertical holes and subjecting the samples to gravimetric testing or calcium carbide meter analysis, in accordance with BRE Digest 245.

Condensation Explained

Relative humidity is defined as the amount of water vapour present in a volume of air at a given temperature, expressed as a percentage of the amount needed for saturation at the same temperature.

The warmer the air inside a property, the more water vapour it will support. The more saturated the air is (higher the R/H), the less it needs to be cooled down in order for condensation to occur.

Vapour-laden air coming into contact with surfaces that cool the air down to the dewpoint temperature or lower is likely to result in the formation of condensate on those surfaces, especially at times when the relative humidity is high.

If mould spores are present, growth will usually occur at times when the relative humidity exceeds 70.0% for prolonged periods of time.

To reduce condensation: improve ventilation (passive vapour vents, trickle vents, extractor fans); maintain consistent heating (thermostatically controlled, 18–23°C); avoid drying clothes indoors; fit foil behind radiators on external walls; consider anti-condensation paint on affected surfaces.

Moisture Meter Readings

Accessible wall surfaces are typically tested using a Protimeter Surveymaster (or equivalent) in 'measure' (surface) mode. The readings are expressed as a wood moisture equivalent (WME). This is not a measurement of the actual percentage of moisture in any material other than timber.

Readings range from 7.0% to 99.9%: 'Air Dry' = 7.0–16.9% (Green); 'At Risk' = 17.0–19.9% (Amber); 'Wet' = 20.0–99.9% (Red).

Readings above 30.0% are considered 'qualitative' and not 'quantitative' — they can only be interpreted as 'this area is damper than this area' or 'this area is drier than this area'.

Timber Decay – Fungi Reference

Dry Rot (Serpula lacrymans): Minimum moisture content in timbers of about 20%. Optimum growth occurs at 30–40%. The optimum temperature is about 23°C; maximum temperature for continued growth is about 25°C. The fungus is rapidly killed above 40°C.

Wet Rot: Wet rot fungi usually occur in persistently damp conditions needing an optimum moisture content of 50–60%. Wood-rotting fungi differ in their optimum temperatures but for most the range is between 20–30°C.

Common Furniture Beetle (Anobium punctatum): The most common wood-boring insect in the UK. Flight holes are typically 1–2mm diameter. Active infestation is indicated by clean, sharp-edged holes with fine bore dust (frass).

Remedial Plastering Specification

Skirting timbers, architraves, picture rails etc. should be removed prior to re-plastering. All products should be used in accordance with the manufacturer's instructions.

Remove plaster back to masonry to at least 300mm past the last visible sign of dampness. Rake out all mortar joints to a depth of 15mm to help resist the natural shrinkage of new cement renders.

First Coat: Prepare 3 parts sand and 1 part cement using a salt-retardant gauging solution (e.g. Renderguard Gold). Compact mix into raked-out joints, render to 10–12mm thickness. Scratch to form a key. The render should finish clear of concrete floors by approximately 20mm.

Second Coat: As for the first coat except plain water is used. Apply a further 10–12mm, giving a total thickness of approximately 20–24mm. Apply before the first coat has finally set.

Finishing Coat: A 2–3mm layer of gypsum skim finish or similar. Care should be taken to ensure no plaster 'snots' bridge the gap between the masonry and the floor.

No decoration should take place for at least 28 days after re-plastering, and then only non-vinyl water-based paints should be used on new plaster.

BS 6576 Extracts

4.2.1.3 — All other possible causes of damp conditions should be located. Particular attention should be paid to: (a) condensation; (b) lateral penetration associated with changes of floor/ground level; (c) leaks from roofs, gutters and downpipes; (d) faulty drains; (e) internal plumbing leaks; (f) water penetration through external walls; (g) water penetration around window frames and doors; (h) mortar droppings or debris in cavity walls; (i) history of flooding.

4.2.1.5 — If positive evidence of rising damp is being obscured by other faults such as those described in 4.2.1.3, it is preferable that those faults should first be remedied, and that an appropriate period of time should be allowed to elapse before making further checks to ascertain the presence of rising damp.

External Ground Levels

It is recommended that ALL external ground levels finish at least 150mm below the height of the damp-proof course or the underside of the sub-floor timbers (whichever is greater) in order to prevent bridging of the DPC through the splashback of rainwater (see Approved Document C, 2013 edition, Building Regulations 2010).

External cement render or plinth coatings in contact with the ground can also bridge the DPC. All external coatings should finish clear of the ground and ideally terminate in a stainless steel or plastic bell-mouth drip bead.

Painting external coatings with impervious masonry paints should be avoided wherever possible, because if rainwater finds its way through tiny cracks it becomes trapped and prevented from evaporating. Breathable mineral paints are usually a better option.

Photographic Record

D – External Inspection

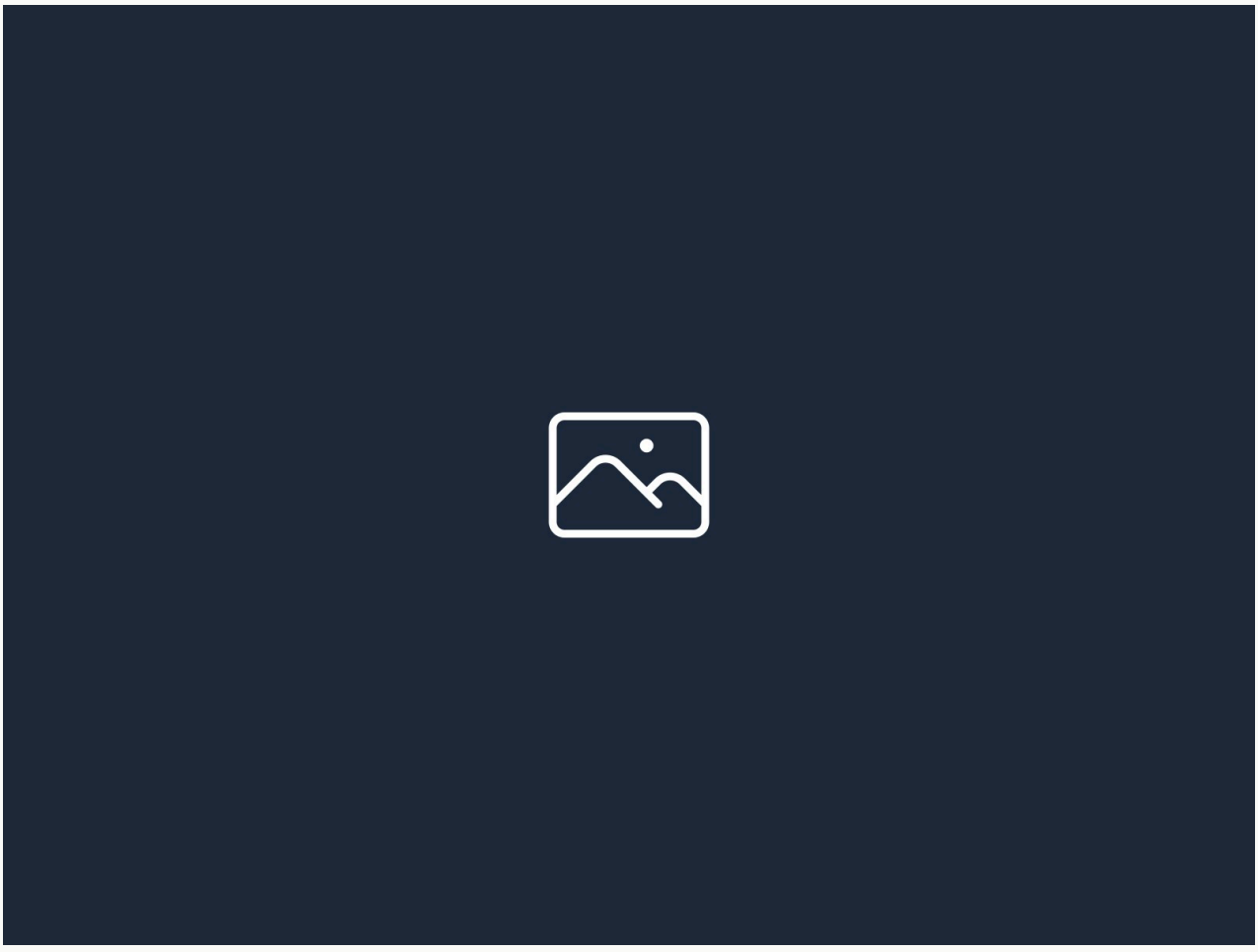


Fig. 1 — Rear path — raised above DPC

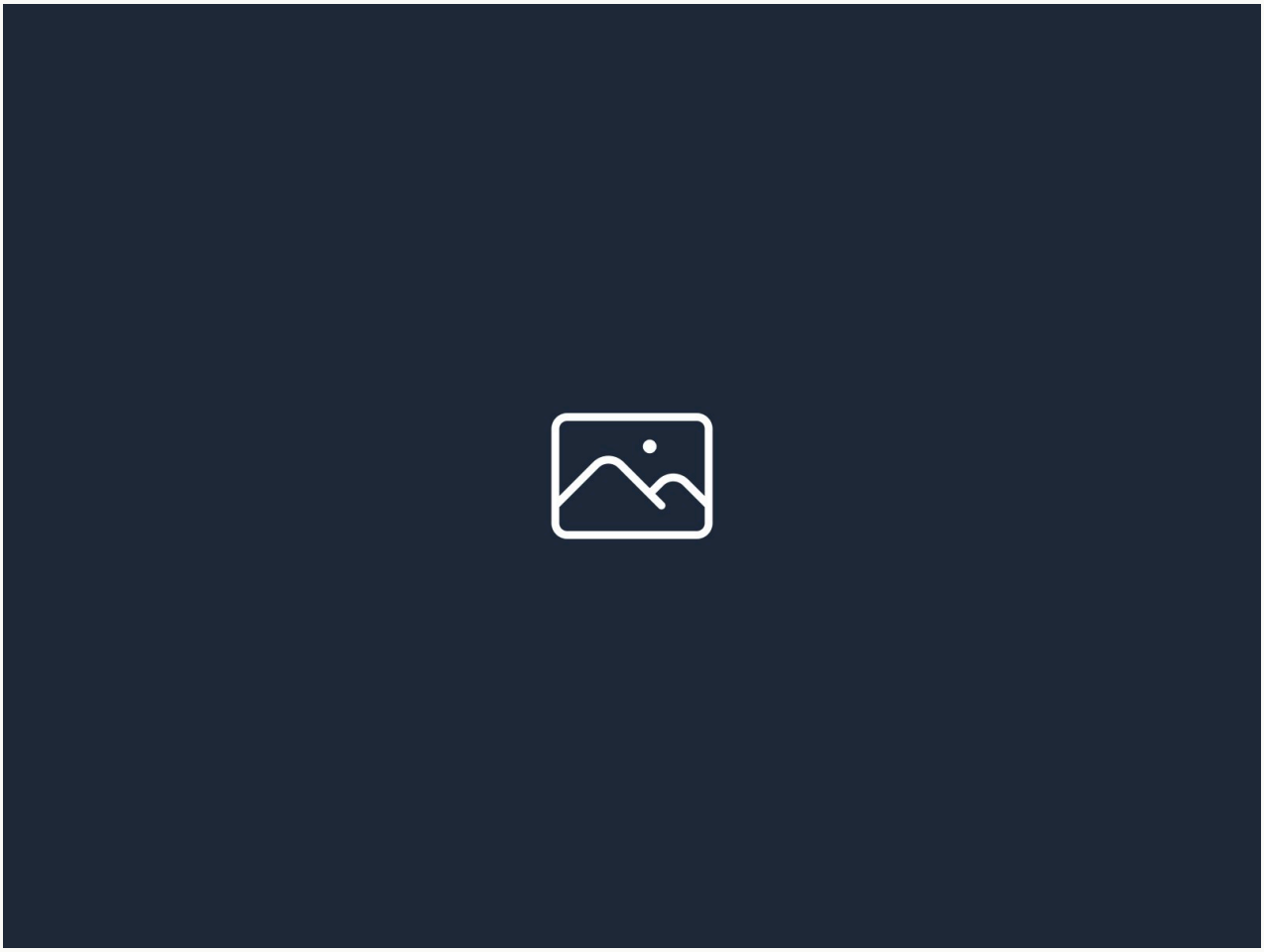


Fig. 2 — Front pointing loss — meter cupboard area

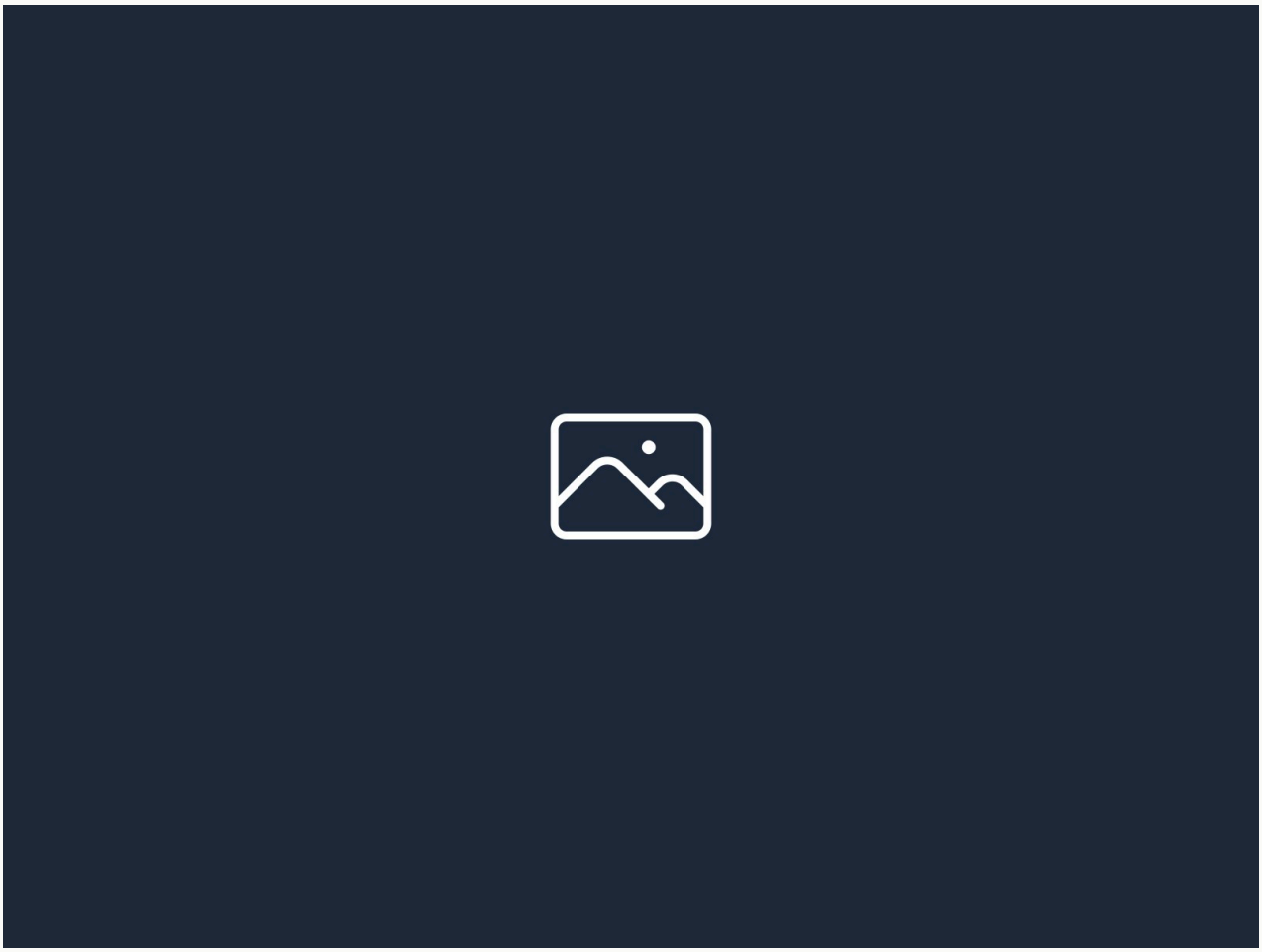


Fig. 3 — Rear reception room — salt efflorescence behind skirting

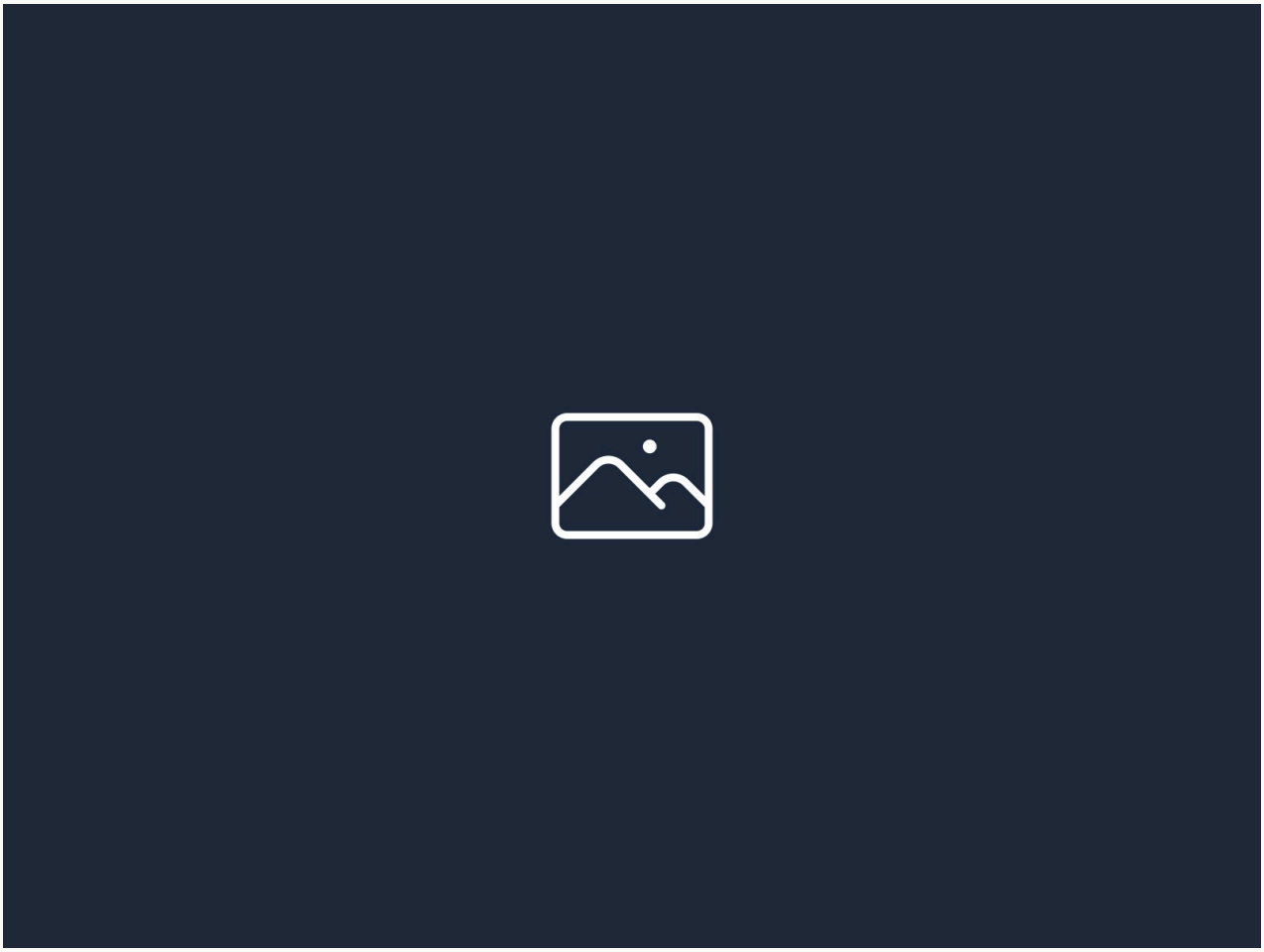


Fig. 4 — Kitchen north wall — mould patch behind sink

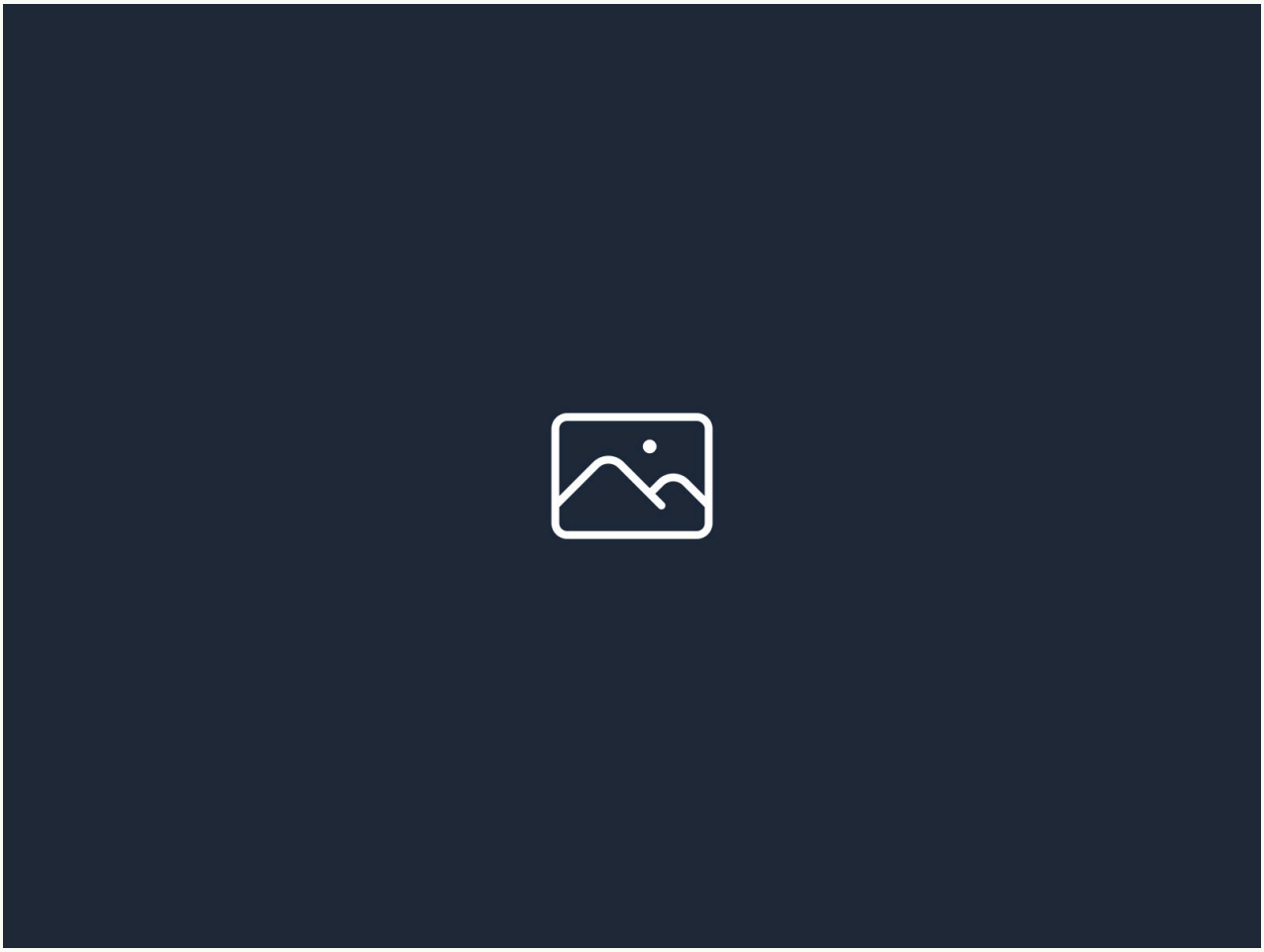


Fig. 5 — Bathroom window reveal — condensation mould

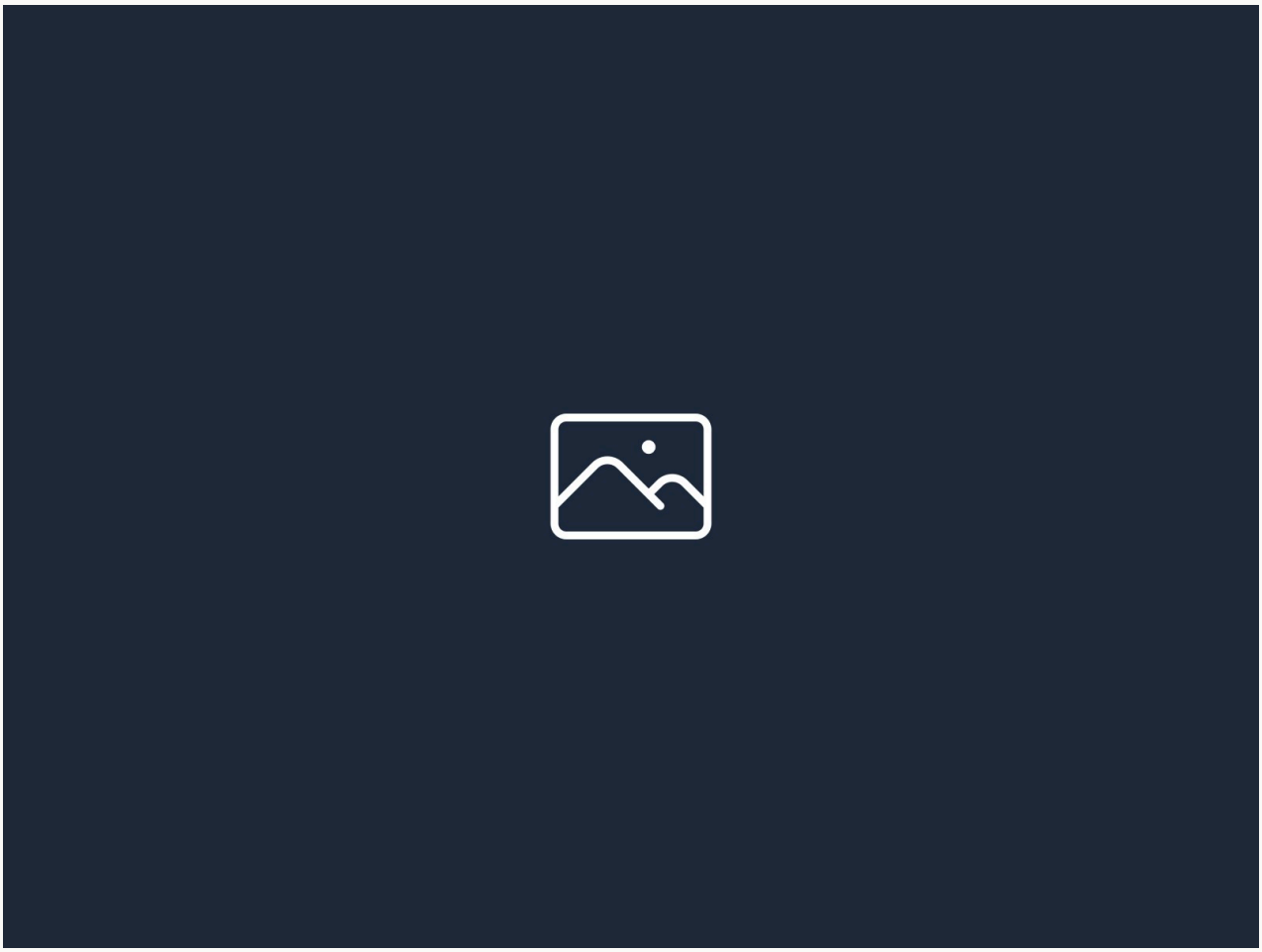


Fig. 6 — Rising damp — tide-mark + salt pattern

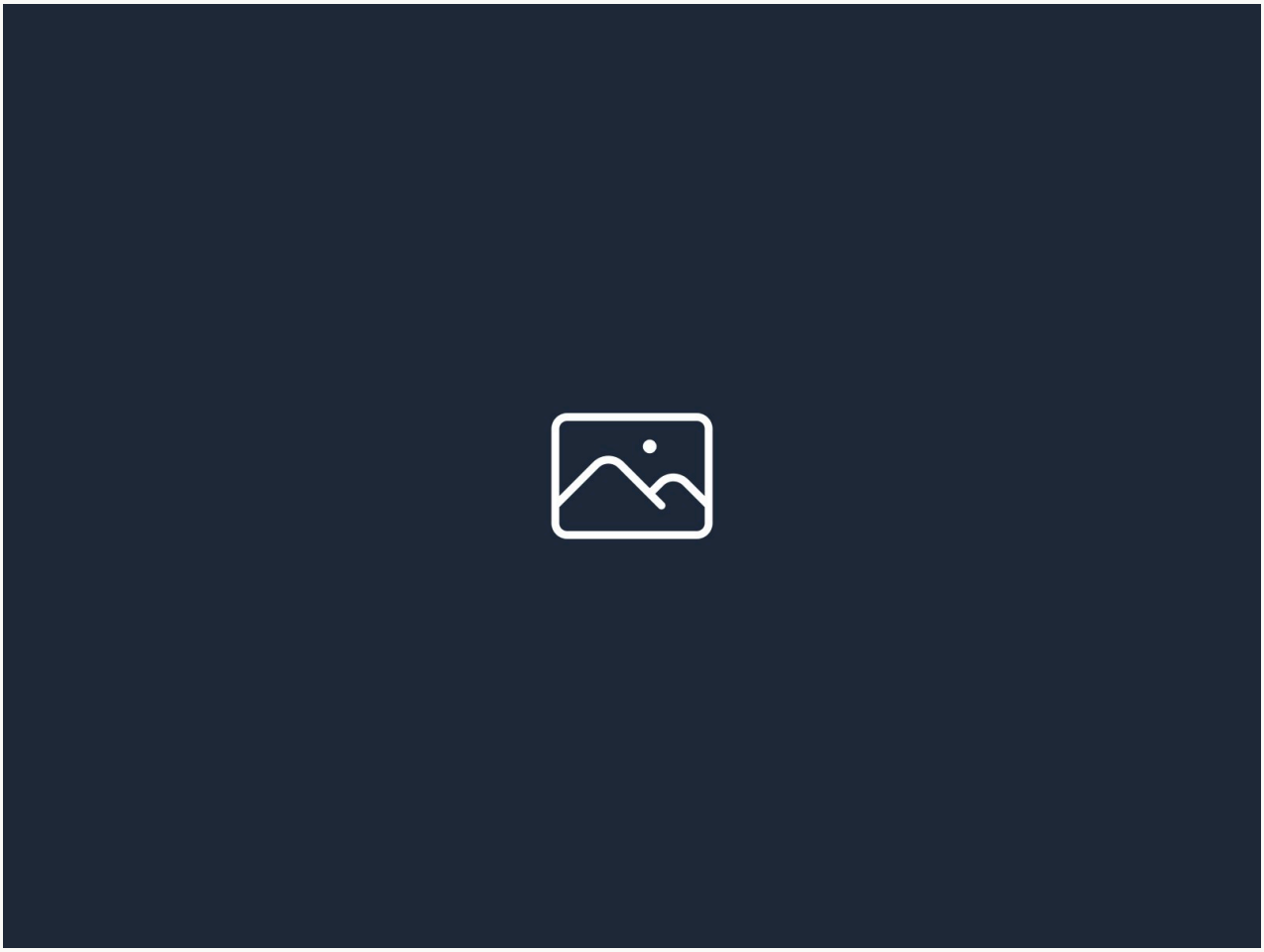


Fig. 7 — Bridged DPC at rear — context view

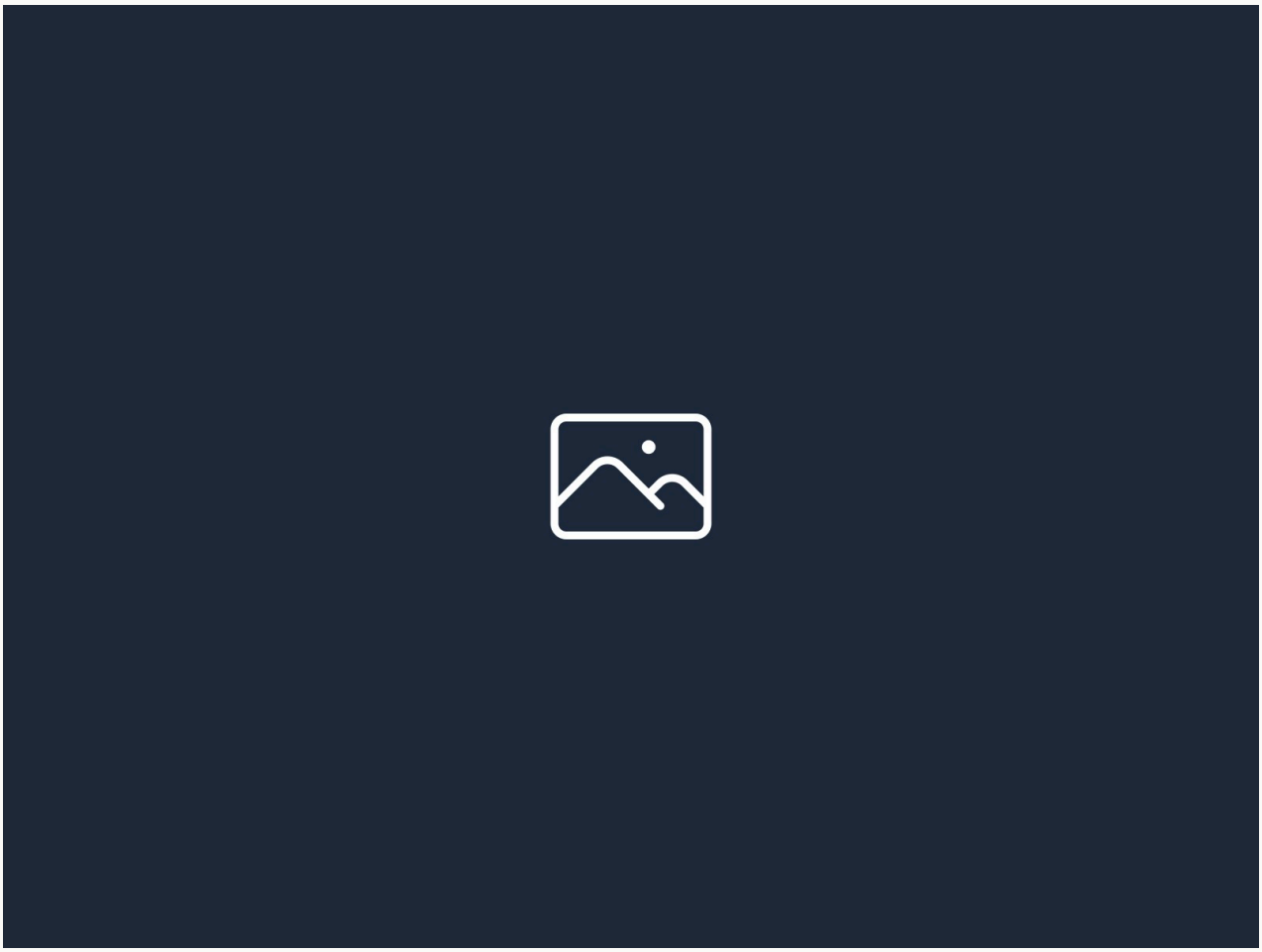


Fig. 8 — Sub-floor joist — historic flight holes