DAMP & TIMBER REPORT

For and on behalf of XXXX

Property surveyed XXXX

This report is for the sole use of XXXX for whom the survey was undertaken and can only be relied upon for 90 days from the survey date. Unless expressly stated otherwise in this report, nothing in this report confers or is intended to confer any rights on any third party pursuant to the Contracts (Rights of Third Parties) Act 1999.
Dear XXXX,

Please find the Damp and Timber Report for XXXX, the survey was carried out on 28 December 2017 on your behalf.

OVERALL OPINION

Overall the shop is in reasonable order with a few issues, mainly caused by a flood 3 years ago, a recent leak, now fixed, and resultant rot, fungus and condensation. These should be easy and not too expensive to rectify. This report is intended to be read in full. Observations and opinions must not be taken in isolation.

Like any building, especially a period property, you need to be aware of the risk of damp arising in the future and plan a programme of prevention and maintenance accordingly.

We recommend you spend time understanding our advice in this assessment, which we would be happy to discuss in person. We would also be delighted to revisit at any time for a modest fee.

INDEPENDENCE AND METHODOLOGY

Our only income is through damp survey fees. Our motivation is integrity and practical, durable solutions. There is no conflict of interest as we are independent of contractors and never profit from remedial work.

SURVEYOR’S DECLARATION

I confirm that I inspected XXXX on 28 December 2017. There were a number of damp issues, the most significant being wet rot and elevated humidity, both caused by a flood about 3 years ago, made worse by a recent leak. There is also condensation caused by the elevated humidity. These should be easy to remedy.

Simon Hichens

Simon Hichens, BSc (Chemistry), AISSE (Institute of Specialist Surveyors & Engineers)
PCA (D&T qualified by Property Care Association), MARLA, MNAEA, X-ACA (audit)
Senior Surveyor

Report completed on 2 January 2018
ABOUT DAMP SURVEYS LTD

Damp Surveys Ltd is an independent specialist damp surveying company incorporated following the development of analytical technology employed to rapidly and accurately differentiate types of damp. Our confidence in this technology allows us to categorically state whether or not there is a high risk of rising damp. If we are satisfied that there is minimal risk of rising damp, we can offer a warrantee subject to application and conditions.

Independence is key to understanding how we operate and why we provide a unique service quite different to any other company. Many contractors, looking for chemical damp work, offer low cost, or sometimes “free” surveys. We do not and never will benefit financially from any recommended remediation. We are motivated to recommend optimal treatment to protect the property now and into the future.

Your peace of mind is our goal. For you to be satisfied that the property will be properly protected against damp and for you to recommend us in person, or by social media such as by following www.twitter.com/dampsurveys.

REASONS FOR ASSESSMENT AND REQUESTS

We were sent photos of mushrooms growing around the edges of the rotten Formica flooring.

Ellie, the manager and her team as well as the neighbours, were very helpful and informative, providing crucial information. It would have been a challenge to identify the cause of dampness without knowing the background detail.
CONCLUSIONS

We conclude that the Formica covered wooden floor has wet rot from a flood that took place about 3 years ago. It is significant that the wet rot is in this section of floor as the combination of concrete below the timber and Formica above, impedes the evaporation of moisture. Wet rot in a concrete basement is not that great a risk to the property, nor are the mushroom. However, they are unsightly, musty and reduce the value of the basement storage area.

Mushrooms have grown around the perimeter of the rotten Formica floor. It is likely that the spores are not recently transported there, but picked up by the timber when this section of flooring was prepared or stored.

Humidity has risen significantly in recent weeks due to a leak. Mushrooms need relative humidity levels of over 80% RH (Relative Humidity). The humidity had dropped to about 60%RH by the time of the survey, it is likely that the humidity will continue to drop with the dehumidifier and as the door is being left open to the front basement, as recommended.

The elevated humidity is causing condensation on the cold-water pipe (measured at 9.5°C compared to the ambient 19°C). Condensation will cease once the humidity levels normalise, as is the case in the left-hand corridor, which has a similar temperature range, but 42%RH.

A few additional matters came to light.
1. The flood 3 years ago was caused by water pouring from the alleyway through the side door, down the stairs into the basement. The result is that the whole basement floor would have been subject to damp. There could be other areas of rot, since the lacquered timber floor is laid on concrete. Trapped moisture cannot evaporate easily from the floor.
2. The wall to the front basement on the right-hand side is damp, this may be caused by the high humidity levels, or it could be caused by moisture penetrating from the pavement above. The corridor to the side has been “tanked”. It may also be necessary to put up a dry lining to separate the plaster from the wall to the front basement on the right-hand side.
3. The wooden panel on the left of the entrance, at the base of the shop front, appeared to be rotten. It is immediately above the cold-water pipe in the basement and so could be contributing to damp there. The square down-pipe to the left of the shop looked like it may be leaking at the T-junction between the first and second floor. It was dry during the survey so not possible to establish if there is a concern or not. It is worth observing the pipework to the shop front when it’s raining, and monitoring the state of the wooden panel.
ILLUSTRATIONS

1 The cause of the damp

Water flooded from the alleyway 3 years ago. The floor rotted, especially under Formica.

Water leaked a few weeks ago. Although the leak has been fixed, the rise in humidity was enough for mushrooms to grow. There is ongoing condensation on the cold-water pipe (10°C colder than ambient temperature). This will stop once the humidity normalises to that of the remaining basement area.

2 The resultant rot and fungus

The timber has wet rot, especially under the plastic covered flooring (probably Formica). The wet rot is not recent, probably caused, or started after the flood 3 years. The lower half of the picture above, is the wet rot trapped under plastic covering (pealed back).

Mushrooms have grown around the rotten timber Formica floor.
3 Other issues

The vent did not appear to be working. The wall by the vent is damp. This may simply be condensation resulting from humidity. It may be necessary to “dry-line” the wall, with battens behind plasterboard.

The wet area under the cold-water pipe leak remains wet. Condensation continues to fall on the debris underneath the pipes. This should be cleared out with the cupboard door opened for ventilation.

RECOMMENDATIONS

Our recommendations address items identified in this report as areas of concern. In line with every property, we recommend ongoing observation, repair and a periodic programme of maintenance, including regular clearing of gutters, repainting, repointing and noting of perimeter ground level and water table fluctuations.

1, Take-up rotten floor
Depending on what the lease allows, we recommend taking-up the timber floor in the front basement area, especially under the plastic covering / Formica. The concrete beneath the timber floor could be adequate, as it is in the next-door shop. Alternatively, a new floor for the basement need not cost that much to install.

2, Talk to neighbours
Giuliana, the manager at Gap, kindly gave me some of her time, away from serving customers on a busy festive day. She said that she managed Gap when its shop included 256-258 and the front basement. She described how water had flooded down the stairs from the alleyway. It would be a good idea to speak to her for longer, to get a clearer picture of what happened, the level of the flood, where it came from, the amount of damage etc.
Mar, was also helpful. She has worked for a number of years at the kitchen designers, the shop on the other side. She confirmed the flood. Her basement to the front was inspected and found to be is dry. The floor there is concrete.

It was not possible to access the alleyway during the survey, to see if there is an on-going risk of a repeat flood. Although from the photo in the illustrations, it appears the door to shop (256-258) is at the lower end of a cul-de-sac, and that therefore there may be risk of future flooding. It would be wise to establish the cause of the flood, check that the gutters and pipes are in good order.

It would also be wise to lift the computers off the ground in the basement, with a daily off-site file back-up system (probably already in hand).

3, Vent and wall to the front right of the basement
the vent to the front of the basement, did not appear to work. It would be better if there was some venting out, if this could be fixed.

Although there is limited risk of damage caused by the damp wall to the front of the basement, and it may dry to an adequate level once the humidity normalises, it could be worth dry lining the wall in time.

4, Debris by the cold-water pipe
The damp debris by the cold-water pipe to the front basement should be cleared, and the cupboard door kept open to allow moisture to evaporate.

5, Managing condensation
Once the front basement is ventilated, the level of condensation will reduce to around 40%RH.

CONDITIONS DURING THE SURVEY

<table>
<thead>
<tr>
<th>Date and time</th>
<th>11am 28 December 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevation and signs of standing water</td>
<td>Elevation 8M, no standing water on ground</td>
</tr>
<tr>
<td>Orientation of front door</td>
<td>South</td>
</tr>
<tr>
<td>Occupancy</td>
<td>Occupied shop</td>
</tr>
<tr>
<td>Weather</td>
<td>Overcast and dry</td>
</tr>
<tr>
<td>The previous 24 hours</td>
<td>Dry</td>
</tr>
<tr>
<td>Humidity inside front basement</td>
<td>60%</td>
</tr>
<tr>
<td>Humidity outside front basement</td>
<td>42%</td>
</tr>
<tr>
<td>Temperature inside front basement</td>
<td>19°C</td>
</tr>
<tr>
<td>Temperature outside front basement</td>
<td>21°C</td>
</tr>
</tbody>
</table>
OBSERVATIONS AT TIME OF SURVEY
As part of our assessment of the likely causes of damp we check internally and externally for symptoms of dampness. Our findings are not an assessment of the state of the property as a whole, merely in the context of damp. This was a non-invasive survey so we did not see below the timber floor. We were unable to inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible, and are therefore unable to report that such parts of the property are free from defect. We only inspected the basement.

LIMITATIONS
The survey was conducted when the weather was overcast and dry. Moisture will condense more noticeably when the weather is colder and more humid.

Gutters are more likely to fail when full of leaves and during periods of prolonged rain. We are happy to return to the property and update our observations and advice.

We carried out a careful and thorough inspection of as much of the property as was accessible. However, when it is not possible to make a full inspection, we make a professional judgement about the likelihood of a defect being present. In certain circumstances, this may lead to a recommendation for further action to open up an area for further investigation.

Damp Surveys Ltd reports are designed to provide you with an informed independent professional opinion as to the condition of the property together with any recommendations for further investigation or remedial work.

We are unable to see the whole roof, all the guttering and some of the drains. We were unable to inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible, and are therefore unable to report that such parts of the property are free from defect. There were no obvious signs of damp resulting from these limitations.

We do not warrantee findings in this report unless we enter into a separate warrantee agreement with you. We are damp experts and strive to identify all sources of damp. However, damp, especially penetrating dampness is not always visible. Furthermore, damp is often found in combination, we may not be able to identify all forms of damp until after initial remediation is complete, when it may be necessary to re-inspect the property.
APPENDIX - STANDARD TERMS OF ENGAGEMENT

Terms of Engagement

1) You may cancel this contract with Damp Surveys Ltd at any time 24 hours before the time and day of the pre-arranged inspection.

2) We may cancel this contract at any time including the day of the inspection if we determine after arriving on site, that it is unsafe or that we do not have sufficient skills to complete the exercise for you. In such a case, we will refund full payment less our travel expenses.

3) You are engaging Damp Surveys Ltd, to undertake an inspection of the property in question at a pre-arranged time and the production of a report in a timely fashion thereafter. We will carefully and thoroughly inspect both the inside and outside of the property but NOT any outbuildings unless specifically requested to do so in writing.

4) Before the inspection, but after the appointment has been made, we will undertake a desk top analysis of the property by checking various different websites and other information sources for details about the property and its location.

5) Terms of Payment – we accept instructions after advance payment.

6) Liability – our report is provided for your use only and may not be relied upon by third parties for any use.

7) We are often unable to inspect parts of the structure which are covered, unexposed or inaccessible, and are therefore unable to report that such parts are free from damp. We may express a professional opinion as to the likelihood of damp. Different forms of dampness are often found in combination. We may not detect every form of dampness affecting the property.

8) No disruptions will be made to the building’s fabric save for a few pin sized holes, left by a measuring device. Access hatches and inspection chamber lids will only be lifted where it is easily possible to do so. Floor coverings and furniture cannot be moved, unless we have the prior written consent of the property owner. Floor voids will only be inspected if access panels permit. If there is a covered area you particularly wish us to investigate, please ensure that the owner of the property gives us prior written permission to uncover it.
9) We sometimes publish damp related images on websites to inform the public of damp and the causes of damp. We make every effort to ensure individual and corporate privacy is protected.

**Follow-up**
We are happy to return to a property to re-inspect the property after the initial recommended remedial work has been completed.

**Insurance**
For peace of mind, Damp Surveys Ltd have Public Liability insurance of £1,000,000 and Professional Indemnity insurance of £250,000 (annual aggregate) both through Hiscox.

**Quotations**
We recommend obtaining three quotes for any significant remedial work. We are happy to review your quotes, but always remain independent of contractors.