

# Damp Report



## Property Address

A Property

## Date of Inspection

A Date

## Report Reference

21393

SAMPLE

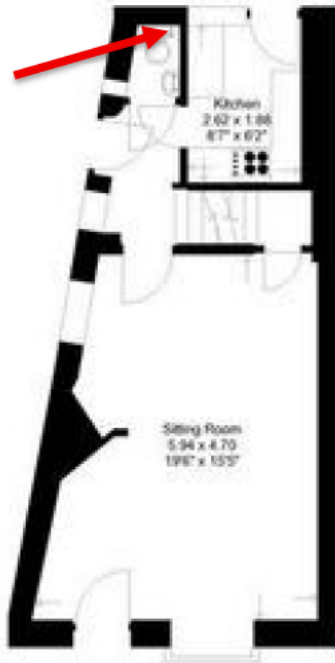


## 2. About the Defect



The property was noted to be affected by damp in two locations:

### Location 1 – Ground floor cloak room



### Location 2 – First floor bathroom



### 3. Diagnosis and Repair



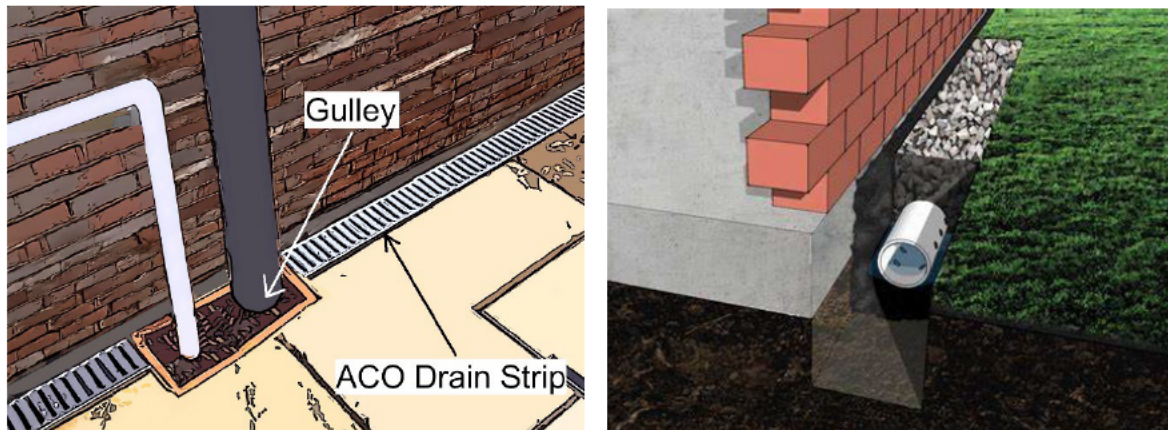
**Location 1** - The dampness in the ground floor cloakroom appear to be caused by rainwater pooling in the courtyard and penetrating the base of the external wall.



I recommend that a drainage channel is installed at the base of the wall to allow rainwater to drain in to the adjacent gully:



## Examples



In addition, the floor of the cloakroom should be stripped and replaced with laminate or vinyl, and the extractor fan should be replaced with a modern humidistat controlled model.

**Location 2** – The brown staining suggests rainwater penetration; the most likely source is an overflowing gutter:



The rainfall from a large section of roof is being directed in to a short length of gutter. The left side has an elbow joint connected to a downpipe, however the right side appears to rely on overflow in to a hopper below.





I recommend the right side section is reconfigured as per the left side and that the left side of the gutter is lower than the right side to direct as much of the rainwater as possible in to the left downpipe



## 4. Summary



### Location 1

1. Install drainage strip along external wall, directed in to adjacent gulley
2. Remove carpet and replace with ceramic tiles, vinyl or laminate
3. Upgrade extractor fan

### Location 2

1. Reconfigure right section of gutter/downpipe to match left section
2. Ensure gutter is angled away from the window

Additionally, given the age and type of construction, it is imperative that the internal relative humidity is maintained between 40% and 60% to prevent condensation and mould issues. To that end, you should ensure that the kitchen and bathrooms are fitted with working external extractors. You may wish to consider installing a PIV (positive input ventilation) system:

