

DAMP & MOISTURE ASSESSMENT REPORT

Thomas Damp Surveys

PROPERTY DETAILS

Property:	24 Example Lane, Sampleton, Worcestershire, WR1 1AA
Client:	Sample Client
Inspection Type:	Buyer — Pre-Purchase Damp and Moisture Assessment
Inspection Date:	25th June 2026
Prepared by:	Stephen Thomas – Thomas Damp Surveys
Report Reference:	25th June 2026

Confidential — Thomas Damp Surveys

FRONT OF PROPERTY



Front of property — 25th June 2026

BUYER — Pre-Purchase Assessment

Executive Summary

This inspection was commissioned as a pre-purchase damp and moisture assessment of 24 Example Lane, Sampleton, Worcestershire, WR1 1AA, a Grade II Listed eighteenth-century solid-wall property. The inspection did not identify evidence of active rising damp, no evidence of widespread penetrating damp, no evidence of significant damp-related timber deterioration, no mould growth and no damp odours anywhere within the property.

The only elevated moisture readings identified were confined to two isolated and localised areas: the lower wall of the entrance adjacent to the front doorway, and immediately at the base of the fireplace breast in the living room. In both cases, surface readings were elevated at low level but reduced rapidly with height, and pin meter readings provided only minimal support at the very base of the wall. Neither pattern is consistent with active rising damp through a failed damp-proof course. Both are consistent with the normal moisture characteristics expected in an eighteenth-century Grade II Listed solid-wall building, together with historic salt contamination at the entrance wall.

No damp-proof course is visible or expected in a property of this age and construction. The absence of a damp-proof course is entirely normal and should not, in itself, be interpreted as evidence of a defect. The property was unoccupied at the time of inspection. Exposed structural timbers were inspected and tested: no elevated moisture readings and no evidence of active timber decay were found.

The external inspection found roof coverings, chimneys, lead flashings and rainwater goods to be visually satisfactory from ground level. Rear ground levels appeared acceptable with no obvious evidence of external bridging contributing to internal dampness. No external defects were identified which would explain an active internal damp problem.

The suggested works are minor and proportionate. The entrance wall requires a small local plaster repair to address a hand-sized hollow area and to minimise the effect of historic salts on future paint finishes. The kitchen extractor fan is operational but replacement with a humidity-controlled model is recommended as a sensible housekeeping improvement. Chemical damp-proofing treatment is not recommended on the basis of these findings. The overall pattern of moisture readings does not support the presence of an active or widespread damp defect within the scope of this inspection. The findings indicate a generally well-maintained historic property exhibiting the normal moisture characteristics expected of a Grade II Listed building of this age and construction.

Contents

1. Reason for Inspection
 2. Terms of Inspection
 3. Diagnostic Methodology
 4. Moisture Testing Methodology
 5. Property Description
 6. External Observations
 7. Internal Observations
 8. Moisture Readings Summary
 9. Diagnosis
 10. What is Ruled Out
 11. Environmental Conditions
 12. Condensation and Ventilation
 13. Limitations
 14. Suggested Works
- Photographic Evidence
- Disclaimer and Sign-Off

Reason for Inspection

This assessment was commissioned by the prospective purchaser of 24 Example Lane, Sampleton, Worcestershire, WR1 1AA, a Grade II Listed eighteenth-century solid-wall property, after a damp survey was requested in connection with the mortgage/lending process. This report is based entirely on Thomas Damp Surveys' independent damp and moisture inspection and the observations made during the inspection on 25th June 2026.

Terms of Inspection

This damp and moisture assessment is undertaken as a visual, non-invasive inspection of accessible areas of the property at the time of inspection. The purpose of the inspection is to identify visible indicators of dampness, moisture movement, condensation risk, and related building defects, and to provide professional guidance on the likely causes where these can reasonably be identified. No opening-up works are undertaken during the inspection. Floor coverings, fitted furniture, wall linings, structural elements and concealed voids are not removed or disturbed, and the condition of elements hidden behind finishes cannot therefore be confirmed. Moisture meters and other diagnostic tools are used as indicators of potential moisture presence only. Such readings must always be interpreted alongside building construction, environmental conditions and visual observations. Thomas Damp Surveys provides independent diagnostic advice only. No damp-proofing treatments or remedial products are supplied.

Diagnostic Methodology

The inspection followed a systematic approach. External elevations were examined first to establish likely sources of moisture risk before internal readings and observations were recorded. This sequence ensures that external defects are properly considered before internal findings are interpreted, reducing the risk of misdiagnosis. Moisture readings are always assessed in context: the building's construction, the pattern of readings across multiple locations, the height at which readings are taken, and any corroborating visual evidence. A single elevated reading in isolation is not treated as diagnostic. The overall pattern is what matters.

Moisture Testing Methodology

Readings were taken using both a surface/capacitance meter and a pin/resistance meter. Surface/capacitance readings are comparative indicators only and can be influenced by salts, dense materials, bitumen, non-breathable finishes and trapped surface moisture. Pin/resistance readings penetrate the surface and provide a better indication of whether free moisture is present at depth. The two methods have been used together throughout this inspection, and readings have been interpreted alongside pin readings and visual evidence rather than as stand-alone figures. Where surface readings were elevated but pin readings were not, this distinction is clearly noted.

Property Description

24 Example Lane is a traditional Grade II Listed eighteenth-century solid-wall property arranged over two floors. The external walls are of solid masonry construction with painted render to the elevations. The property forms part of a terrace fronting directly onto the road. No damp-proof course is visible or expected in a building of this age and construction type, and the absence of one is entirely consistent with the property's character and history. The property was unoccupied at the time of inspection. Internal finishes were generally in good order with recent redecoration evident in places. Exposed structural timbers are present and are consistent in appearance with the age of the building.

External Observations

Front elevation: The property fronts directly onto the road with no setback. The painted render to the front elevation appeared generally satisfactory. Rainwater goods to the front elevation appeared visually intact and serviceable. The roof coverings were inspected from ground level and appeared generally satisfactory. Two chimneys are present and both appeared visually serviceable at the time of inspection. No significant defects were observed from ground level.

Rear elevation: The rear elevation is rendered and painted. Rainwater goods to the rear appeared visually satisfactory. Rear ground levels appeared acceptable with no obvious evidence of external ground levels bridging the wall base in a way that would contribute to internal dampness. A rear garden area was present and vegetation was noted, though this did not appear to be causing any immediate concern to the fabric of the building at the time of inspection.

General: No obvious external defects were identified at the time of inspection which would explain an active internal damp problem. Access for close inspection of high-level areas, chimney stacks, leadwork and roof coverings was not available, and the limitations of a ground-level visual inspection apply.

Internal Observations

Entrance area: Concrete floor construction. A localised area of historic salt contamination was visible to the lower left-hand corner of the wall adjacent to the entrance doorway. Surface moisture readings at this location reached approximately 100% at the very base, reducing rapidly with height. Pin meter readings provided support only immediately at the base of the wall, with no meaningful pin reading through the middle or upper sections. Percussion testing identified a small area of hollow or blown plaster approximately the size of a hand at low level. No mould growth or damp odour was detected. Doors opened and closed freely with no evidence of moisture-related movement or distortion.

Living room: Surface readings of approximately 50% were recorded immediately above floor level at the base of the fireplace breast, with rapid reduction through the wall above. No significant pin meter support was recorded. No mould growth was observed and no damp odours were detected. Exposed structural timbers were present in the living room ceiling and were tested with the pin meter: no elevated moisture readings were recorded and no evidence of active timber decay was found.

Kitchen: The kitchen was clean, dry and presented no evidence of active moisture ingress. Humidity readings were acceptable. The wall and floor surfaces appeared in satisfactory condition with no active moisture or staining observed. Under-sink plumbing was visually inspected: no obvious leakage was observed, though minor historic marks were noted on the cabinet base. The kitchen extractor fan was tested and found to be operational.

General: No damp odours were detected anywhere within the property during the inspection. No mould growth was observed in any room. With the exception of the two isolated areas described above, no elevated moisture readings were identified. All moisture readings throughout the remainder of the property remained within normal limits.

Moisture Readings Summary

Location	Reading	Classification	Notes
Entrance wall — low level (surface)	~100%	Damp (surface)	Rapid reduction with height. Pin support at base only. Consistent with historic salts.
Entrance wall — mid level (surface)	Dry range	Dry	No pin support. Normal for solid-wall construction.
Living room — fireplace base (surface)	~50%	Minimal damp (surface)	Rapid reduction with height. No significant pin support.
Living room — fireplace mid level (surface)	Dry range	Dry	No pin support. Normal for solid-wall construction.
Exposed structural timbers — living room and elsewhere.	Dry range	Dry	Pin tested. No elevated readings. No evidence of active decay.
Kitchen — walls and floor	Dry range	Dry	No elevated readings. No moisture or staining observed.
General throughout property	Dry range	Dry	No elevated readings identified elsewhere in the property.

Readings were taken using both a surface/capacitance meter and a pin/resistance meter. Surface readings are comparative only and can be influenced by salts, dense materials, bitumen, finishes and trapped surface moisture. The readings have been interpreted alongside pin readings and visual evidence.

Hygrometer Reading Temperature: 28.4°C Current RH: 60%

Diagnosis

Historic salt contamination — entrance wall: The localised elevated readings at the base of the entrance wall are consistent with hygroscopic salt contamination within the plaster and masonry. The salts are drawing moisture from the air and producing elevated surface meter readings. The rapid reduction in readings with height and the absence of meaningful pin meter support through the wall above the base confirm that this is a surface phenomenon rather than active moisture rising through the wall. A small area of hollow plaster was identified at low level; this is consistent with salt-related plaster deterioration over time.

Normal solid-wall moisture characteristics — living room: The low-level surface readings at the base of the fireplace breast are characteristic of older solid-wall construction, where residual moisture or hygroscopic material at the base produces elevated surface readings. The rapid reduction with height and the absence of significant pin meter support indicate that this does not represent active rising damp.

The overall pattern of moisture readings throughout the property, together with the absence of widespread pin meter support, elevated timber moisture, mould growth, damp odours and moisture-related movement in doors or finishes, does not support the presence of an active or widespread damp defect within the scope of this damp and moisture inspection. The findings are consistent with the normal moisture characteristics commonly expected in an eighteenth-century Grade II Listed solid-wall building.

Key Finding

Primary cause: Historic salt contamination at entrance wall; normal solid-wall moisture characteristics at living room fireplace base.

Chemical damp-proofing treatment recommended: No.

The property does not present as actively damp. The minor local plaster repair identified is a proportionate maintenance item. No chemical damp-proofing treatment is recommended on the basis of these findings.

What is Ruled Out

The following were considered and ruled out on the basis of the inspection findings:

Active rising damp — not supported. Surface readings at low level reduced rapidly with height in all locations. Pin meter readings provided only minimal support at the very base of the wall in two localised areas. The overall pattern of readings, the absence of mould, the absence of damp odours and the absence of moisture-related movement are inconsistent with active rising damp.

Penetrating damp — not supported. No external defects were identified from ground level which would explain internal moisture. No staining, tide marks or localised damp patches consistent with penetrating damp were observed internally.

DPC failure — not supported. No damp-proof course is present or expected in a property of this age and construction. The findings did not support a diagnosis of DPC failure. Significant timber decay — not supported. Exposed structural timbers were pin-tested throughout. No elevated moisture readings and no evidence of active decay were identified. Chemical damp-proofing treatment — not recommended on the basis of these findings.

Environmental Conditions

Relative humidity (RH) describes how much moisture the air is holding compared with the maximum amount it could hold at that temperature. Warm air can hold significantly more moisture than cold air. When warm, moisture-laden air encounters colder surfaces such as external walls, window reveals or ceiling corners, condensation may form. For most occupied homes in the UK, background humidity levels typically fall between approximately 40–65% RH. Sustained humidity levels above approximately 70% RH increase the likelihood of condensation and mould development.

At the time of inspection the internal temperature was recorded at 28.4°C with a relative humidity of 60% RH. This reading falls within the normal comfort range and is consistent with a warm summer day. The property was unoccupied, which means there was no active moisture generation from cooking, bathing or respiration. The environmental conditions on the day of inspection did not indicate a condensation risk and were not conducive to artificial elevation of moisture meter readings.

Condensation and Ventilation

Trickle ventilation within the property is limited, which is not unusual in a building of this age. The kitchen extractor fan was found to be operational at the time of inspection. No mould growth was observed anywhere within the property.

As a sensible housekeeping improvement, the kitchen extractor fan is recommended for replacement with a humidity-controlled (humidistat) model. This will improve background moisture management in the kitchen without requiring any structural works.

A Positive Input Ventilation (PIV) unit is a whole-house ventilation option which introduces filtered air into the property to dilute and displace moisture-laden air. This is noted as a future moisture-management option should the new occupant wish to consider it in years ahead. It is not recommended as a response to any current damp problem identified during this inspection.

Limitations

This inspection was carried out visually and with non-invasive moisture meters. No opening up of the structure was carried out, and no floorboards, wall coverings or ceiling finishes were lifted or removed. Readings are taken from accessible surfaces only. This report represents the condition of the property at the date of inspection. Conditions may change. The report should not be relied upon as a structural survey and does not cover services, drainage, or roofing in detail. Any areas obscured by furniture, floor coverings, fitted units or stored items were not inspected.

Suggested Works

Works are listed in priority order. Priority 1 — before or immediately after purchase. Priority 2 — within the first year. Priority 3 — advisory or routine maintenance.

Work Needed	Description	Priority	Likely Trade / Further Advice
Local plaster repair — entrance wall	Remove loose and hollow plaster at low level to the entrance wall (approximately hand-sized area). Allow masonry to dry. Apply a breathable lime-based plaster repair. Redecorate when fully dry. This will minimise future salt contamination affecting paint finishes.	1	Plastering contractor (lime-compatible materials recommended for listed building)
Not applicable	No second Priority 1 work identified.	1	N/A
Kitchen extractor fan replacement	Replace existing kitchen extractor fan with a humidity-controlled (humidistat) model. Sensible housekeeping improvement to assist background moisture management.	2	Electrician or general contractor
Monitor and general maintenance	Monitor the entrance wall and living room fireplace base following purchase. If elevated readings persist or worsen, arrange further investigation. Maintain rainwater goods and pointing routinely.	3	General maintenance contractor as required

Priority 1 — Essential	Priority 2 — Recommended	Priority 3 — Advisory / monitor
-------------------------------	---------------------------------	--

Key Statement

The inspection identified no active or widespread damp defect at 24 Example Lane. The isolated low-level readings recorded are consistent with historic salt contamination and the normal moisture characteristics commonly expected in an eighteenth-century Grade II Listed solid-wall building. Chemical damp-proofing treatment is not recommended on the basis of these findings. The suggested works are minor and proportionate.

Photographic Evidence

All photographs were taken during the inspection on 25th June 2026. Captions reflect the original filenames as recorded at the time of survey.



Photo 1 — *Rear of property*



Photo 2 *Chimney check*



Photo 3 — *Front rainwater goods check*



Photo 4 — *Rear rainwater goods check*



Photo 5 — *Rear levels check*



Photo 6 — *Kitchen*



Photo 7 — *Living room moisture checks throughout*



Photo 8 — *Moisture check*



Photo 9 — *Damp check*



Photo 11 — *Under kitchen sink*

Photo 10 — *Evidence of minor salt damage — small local repair*



Photo 12 — *Moisture and temperature readings on the day*

Disclaimer and Sign-Off

This report has been prepared by Thomas Damp Surveys for the sole use of Sample Client in relation to the property at 24 Example Lane, Sampleton, Worcestershire, WR1 1AA. It is based on a non-invasive visual inspection carried out on 25th June 2026 and reflects the condition of the property at that time only. Thomas Damp Surveys provides independent diagnostic advice only. No damp-proofing treatments or remedial products are supplied. This report does not constitute a structural survey and should not be relied upon as such. Building conditions can and do change over time due to weather, occupation, maintenance and other factors.

Signed: Stephen Thomas, Thomas Damp Surveys

Date of Inspection: 25th June 2026

Date of Report: 25th June 2026