

Damp Survey

1 & 3 Beach Road, South Shields, NE33 2QA



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1. Property Details:

Property Address:	1 & 3 Beach Road, South Shields, NE33 2QA
Tenancy:	Void
Contact Tel:	
Survey Request:	Mandeville Properties Ltd
Contact email:	
Purchase Order:	TBC
Date of Survey:	27-01-2022
Weather:	Overcast with strong wind; outside temperature 9°C
Orientation:	South facing
Property Description:	The property is an end-terraced three storey residence with rooms in the roof and is of traditional solid brickwork construction estimated as built circa early 1800. The property is noted to be built on slightly sloping ground and consists of 4 floor levels: -part buried basement floor -ground floor above external ground level -1st floor -2nd floor in roof space. The property has most recently been in used as commercial office space. Differing brickwork colours and beams supporting removed loadbearing walls are indicative that a later extension has been added between the rear gable and rear staircase.



2. Client Brief:

- 2.1 Elvet Chartered Surveyors were appointed to complete a damp survey to 1 & 3 Beach Road, South Shields. At the time of receiving the order no further information was provided regarding the type and location of the damp.
- 2.2 Elvet's surveyor has inspected the whole property, where easily accessible to identify any obvious concerns.



3. Limitations:

- 3.1 The inspection is based upon a visual and non-destructive exploratory examination of the subject property. Where appropriate specialist equipment as listed in Section 4.0 has been employed. The purpose of this report is to comment on the findings and areas of damp identified on the date of inspection only. The client should note that the dampness recorded can arise or fall following the date of inspection.
- 3.2 No invasive testing has been undertaken as part of this investigation, therefore comments on the following are made based solely upon indicative findings of the limited visual inspection:
- 3.3 Current performance and integrity of external wall cavities or condition of underlying superstructures.
- 3.4 Underlying damp proof details (damp proof courses, membranes, flashings etc).
- 3.5 Underlying floor construction and substructure.
- 3.6 Any other underlying elements not readily accessible for visual inspection.
- 3.7 Areas inspected include only those which were readily accessible during the inspection, as the following were not accessible, they remain uninspected:
- 3.8 Roof elements (except those clearly visible from ground floor level or another safe vantage point).
- 3.9 Roof space (except where visible from the loft hatch).
- 3.10 No/limited areas of the floor construction due to the presence of floor finishes, furnishing and permanent fixtures (such as sanitary ware, kitchen units etc).
- 3.11 Floor voids.
- 3.12 We may recommend further invasive inspections to enable the inspection of concealed and inaccessible building elements, this is subject to further instructions and subsequent costs.

4. Methodology:

- 4.1 A visual survey was undertaken of the dwelling. The investigation also included internal and external photographs using a digital camera (selected copies of which are included in Appendix A) and site notes relating to the visual findings.

Several internal capacitance readings were taken using a Protimeter Surveymaster calibrated moisture meter in 'Search Mode'. An indicative Equilibrium Moisture Content (EMC) reading was taken at a suitable internal wall location in order to quantify the nature of the readings elsewhere. This method of investigation enables the identification of sub-surface moisture up to 19mm deep (depending on material). Readings are relative to the EMC and are 'mapped out' to illustrate the contours and extent of any damp issues.

4.2



Moisture Ranges: Search Mode (REL)

Description	"Dry"	"At Risk"	"Wet"
%WME	70-169	170-199	200-999
Indicator	Green	Yellow	Red

- 4.3 Several readings capturing the wood moisture equivalent (%WME) were taken throughout the property where deemed necessary by the surveyor using a Protimeter Surveymaster calibrated moisture meter. These moisture readings are calibrated to a wood moisture equivalent value and therefore do not provide quantitative measures of moisture content levels on or in masonry substrates. However, the fact that a meter does not record a quantitative measurement is of little consequence as the diagnosis is based on the overall distribution of meter readings and not the reading itself.

4.4

Moisture Ranges: Pin Mode - (%WME)

Description	"Dry"	"At Risk"	"Wet"
%WME	7-16.9	17-19.9	20-99.9
Indicator	Green	Yellow	Red



5. Observations:

Chimneys:

- 5.1 A brick chimney stack measuring approximately 1800mm in height (measured from its lowest intersection), is positioned at the party wall and saddles both the front and rear pitch of the the roof. From a ground level inspection it appears that the top 10-courses of brickwork have been rebuilt in more recent times; however a review if historic images suggests that no obvious work has been undertaken after 2008. There are 8nr. terracotta chimney pots which all appear to be intact and in reasonable condition. The surveyor was able to observe several small openings in the side of the chimney stack which appear to have been created where mortar joints have spalled away or brick fragments have detached.

It would appear that weatherproofing at the junction between the roof and chimney stack has been formed using mortar, which appears to exhibit evidence of cracking and some detachment. In addition it appears that there has been a prior attempt to further protect this area where evidence of a material reminiscent of a black bituminous paint has been applied to the flashing detail.

It is believed that the flashing detail is of poor quality and the element is vulnerable to rainwater penetration.

(See figures 1 - 4)

Roof:

- 5.2 The natural slate roof coverings at the front of the the property were inspected from ground level; however the surveyor was able to observe a number of slipped and absent tiles; some of which were shown to have collected within the rainwater goods.

The surveyor noted that there is evidence of remedial works to the clay ridge tiles where a rudimentary repair has been undertaken by roughly applying mortar to re-bed loose coverings.

Conversely the hip tiles appear to have been neatly dressed in rolled lead (pre 2008) to provide additional weather proofing.

(See figures 5 - 7)

Parapet Wall:

- 5.3 A stone parapet wall forms the boundary at the party wall. The flashing detail between the roof is formed from cement mortar, and from a ground level inspection appears to be in poor condition with evidence of cracking and detachment rending the element vulnerable to rainwater penetration.

Rainwater Goods:

- 5.4 Vegetation was observed to be established and growing within the gutters, which can form an obstruction preventing rainwater from dispersing into the downpipes and away from the property. Furthermore the timber fascia board exhibited evidence of decay in isolated areas which is likely attributed to sustained wetting as a result of this defect.
- (See figure 8)

Windows:



- 5.5 The timber sash windows are in a poor state of disrepair, with evidence of rot and decay documented in varying levels of severity within both properties. In many cases the surveyor discovered sizeable gaps formed around the window openings, where mortar fillets have cracked and detached facilitating water ingress within the property.
(See figures 9 - 11)

External Walls:

- 5.6 The surveyor identified appreciably recessed mortar joints to all elevations on both properties, which can form a passage for rainwater penetration.

Moreover, a structural survey undertaken by a third party consultant (Arc Associates) in March 21 documented evidence of vertical cracking estimated to measure between 8-10mm at the rear gable of the property, where some historic remedial and re-building work appears to have been undertaken and is identifiable by the discoloration of the brickwork. Cracks were also documented at the gable elevation under the ground floor level at the right hand side of the window sill (3-4mm wide). There is also evidence of vertical cracking at the rear elevation where again some historic remediation works has been undertaken however movement has manifested again with a 5-7mm wide fracture at the joint between original and comparatively newer masonry appearing. In all cases it is advised any recommendations to stabilize the properties and prevent any further movement are undertaken prior to pointing the property and preventing water ingress.
(See figure 12)

1 Beach Road - Second Floor (Room 3): Party Wall

- 5.7 On the party wall the surveyor identified a large prominent area of water staining (circa 2m²), which appears to be emanating from the ceiling level. The surveyor plotted the relative moisture content of the wall, which revealed high 'wet' readings (999REL) within a concentrated patch and a sharp change to 'dry' conditions (166REL) outside of the discoloured surface.

The surveyor also captured the wood moisture equivalent (%wme) of the ceiling at the party wall junction, which confirmed excessively 'wet' readings i.e., 99.9%wmc.

It is noted that a chimney stack is positioned against the party wall separating properties 1 & 3 Beach Road; and penetrates the roof at the gable peak.
(See figures 13 - 17)

1 Beach Road - Second Floor (Room 3): Ceiling

- 5.8 In addition to the water staining identified at the ceiling junction with the party wall; dark brown water marks have also manifested in concentrated patches above the dormer window. The surveyor recorded the wood moisture equivalent of the ceiling within this area and discovered 'wet' readings (23.7%wme). The profile and characteristics of the symptoms are believed to be synonymous of penetrating damp.
(See figures 18 - 19)

1 Beach Road - Second Floor (Room 1): Hip Rafter

- 5.9 The hip rafter is exposed within the bedroom; however has been painted, which can conceal underlying defects. The surveyor noted that water staining is visible to the decorated surface finish and the timber exhibits a wood moisture content of 21.7%wmc, which illustrates 'wet' conditions.
(See figures 20 - 21)



1 Beach Road - Second Floor (Room 1): Ceiling

- 5.10 As observed elsewhere within the second floor accommodation, large areas of staining have appeared on the ceiling finish. The surveyor captured the wood moisture equivalent of the ceiling, within the affected area, which in this instance revealed 'dry' readings (i.e., 10.9%wme), suggesting that the source of water ingress has been removed or is potentially intermittent in nature. (See figure 22)

1 Beach Road - Second Floor (Room 4): Party Wall

- 5.11 The profile and damp contours exhibited on the party wall within the rear, second floor bedroom are comparable to those evidenced within the accommodation at the front of the property and are likely attributed to the same defect. For assurance the surveyor captured the relative moisture content within the stained area, which confirmed 'wet' readings (999REL) before exhibiting a sharp change to 'dry' condition outside of the visible area (i.e., 182REL). (See figures 23 - 27)

1 Beach Road - Second Floor (Room 4): Ceiling

- 5.12 Emulsion paint was observed flaking from the ceiling at the junction with the party wall. The surveyor captured the wood moisture equivalent within the affected area which confirmed high 'wet' readings (99.9%wme). (See figure 28)

1 Beach Road - Second Floor (Room 4): Dormer Window

- 5.13 Water staining and black spot mould (*Aspergillus Niger*) was recorded on the internal face of the dormer cheeks. The surveyor recorded the relative moisture content within the affected area, which illustrated high 'wet' readings i.e., 999REL. Similarly, the wood moisture equivalent of the ceiling was documented as 31.9%wme which again represents 'wet' conditions.

The surveyor noted a gap (circa 25mm wide) between the right-hand side of the window jamb and dormer cheek, which is considered to impair the weathertightness of the property. (See figures 29 - 31)

1 Beach Road - Second Floor (Room 2): External Walls

- 5.14 The underside of the roof and walls are finished with timber panelling, which has potential to conceal underlying defects; however no obvious evidence of damp or water damage was observed to the surface finish on the date of inspection.

The surveyor noted significant gaps around the edge of the roof light, which are considered to be vulnerable to rain water penetration. The timber frame on the roof light is considered to be at the end of their predicted life expectancy where evidence of rot and deterioration is evident. (See figures 32 - 33)

1 Beach Road - First Floor (Room 3): Chimney Breast

- 5.15 A large chimney breast is sited against the party wall, and is finished with a decorative textured wall paper finish. As observed in the accommodation directly above; the chimney breast exhibits localised areas of dampness confirmed by high moisture readings to the fabric within the affected areas (i.e., 999REL).



A static vent was documented at the foot of the chimney breast, confirming that it is redundant.
(See figures 34 - 36)

1 Beach Road - First Floor (Room 3): Ceiling

- 5.16 The plaster on the ceiling was noted to be blistered and cracked in isolated areas toward the front elevation. Owing to the height of the ceiling and restricted access the surveyor was unable to record the current moisture content of the ceiling finishes; however the pattern is believed to be indicative of penetrating damp.
(See figures 37 - 38)

1 Beach Road - First Floor (Room 3): Windows

- 5.17 The sash timber window frames are in a poor state of disrepair where the external paint has cracked and flaked away to expose the underlying surface to the elements. The timber components were shown to be suffering from evidence of rot and decay, which is a progressive defect.
(See figures 39 - 40)

1 Beach Road - First Floor (Room 1): Chimney Breast

- 5.18 Defined isolated patches of water staining were recoded on the face of the chimney breast, which is covered with a decorative textured wall paper finish. Inside of the discoloured area the surveyor captured high relative 'wet' readings (999REL), which illustrated a sharp change to dry conditions outside of the affected area. This profile is considered to be indicative of penetrating damp.

The surveyor noted that a timber panel concealing the fire place had been removed prior to the inspection by the client. A significant amount of soot and debris was noted to have accumulated in the mouth of the fire opening.
(See figures 41 - 44)

1 Beach Road - First Floor (Room 5): Chimney Breast

- 5.19 As observed elsewhere within the dwelling the chimney breast is finished with a textured wall paper finish.

Water staining can be observed streaking down from the ceiling level and a vertical hairline crack has manifested at the junction with the solid partition, which has torn the wall paper.

A moisture meter was used to record the relative moisture content on the face of the chimney breast, which illustrated concentrated patches of damp, exhibiting high 'wet' readings (999REL).
(See figures 45 - 47)

1 Beach Road - Ground Floor (Room 2): Chimney Breast

- 5.20 The chimney breast exhibited no obvious visible damp staining; however the moisture meter detected a similar damp profile to that evidenced directly above, with concentrated patches on the surface illustrating a high moisture content (999REL) before quickly dissipating to dryer conditions.

A timber panel concealing the fire place was removed and unveiled a significant amount of soot and debris in the mouth of the opening, where the flue appears to have suffered from collapse.
(See figures 48 - 50)



1 Beach Road - Ground Floor (Room 3): Chimney Breast

- 5.21 As common throughout the property high relative damp readings (999REL) were evidenced on the surface of the chimney breast above the limits of rising damp and in a pattern considered indicative of penetrating damp.

Again upon removing the timber panelling, which conceals the underlying fire opening, the surveyor discovered a significant amount of soot and debris, which appears to have fallen from the lining of the stack within the above floors.

(See figures 51 - 53)

3 Beach Road - Second Floor (Room 2): Dormer Window

- 5.22 No visible damp symptoms were identified on the party wall shared with '5 Beach Road' however damp staining was evidenced around the dormer window. A moisture meter was used on the ceiling within the dormer, which revealed a wood moisture equivalent of 21.4%wme 'wet'.
(See figures 54 - 55)

3 Beach Road - Second Floor (Room 1): Party Wall

- 5.23 On the party wall (shared with '5 Beach Road') the wall is finished with a decorative textured wall paper, which appears to have suffered from water damage and has been torn away in areas. The surveyor recorded the relative moisture content, which revealed high 'wet' readings (999REL) within the affected area.
(See figures 56 - 57)

3 Beach Road - First Floor (Rear Extension): External Wall

- 5.24 The rear extension is formed from solid external walls, which are identifiable owing to the header course brickwork built into the construction at every sixth course. Within the internal accommodation the plaster on the western gable wall is severely blistered and damaged, with algae growing on the surface within the worst affected areas.

The surveyor reviewed historical external images of the property taken from 2009 to present day and was able to clearly observe a visible damp patch on the external face of the wall which has grown in size and severity in each passing year. It appears that the gutter above the wall is damaged and has facilitated sustained wetting, which has over time saturated the fabric of the wall and eventually penetrated through to the internal finishes. This occurs both when the rate of absorption exceeds the rate of evaporation and/or when rainwater overflows or leaks from the gutter and disperses down the face of the brickwork infiltrating any gaps in the mortar. Moreover, sustained wetting can accelerate deterioration of the mortar joints, which in turn further compromises the weathertightness of the structure.

(See figure 58)

3 Beach Road - Ground Floor (Room 2): Chimney Breast

- 5.25 The surveyor captured the relative moisture content of the chimney breast at regular increments across both the height and span, which revealed isolated patches of damp. The profile of the damp was illustrated as high 'wet' readings (999REL) in concentrated areas, before quickly dissipating to dryer conditions e.g., ave. 172REL.

Within the mouth of the fire opening a significant amount of soot and debris was documented which



appears to have been attributed to partial collapse of the flue lining.
(See figures 59 - 62)

6. Conclusion:

- 6.1 Visible damp patches have manifested within the internal accommodation, with particular prominence upon the surface of the chimney breasts throughout the property. The relative moisture content (REL) was recorded within concentrated patches of water staining and revealed maximum 'wet' readings (999REL) before quickly dissipating to 'dry' conditions outside the area of discolouration. These symptoms are believed to be indicative of penetrating damp, which in this instance is attributed to a number of factors including the poor condition of the cement flashing which provides limited weatherproofing at the junction between the roof and chimney stack. Similarly the masonry which forms the chimney stack was shown to have several small openings formed from spalled mortar and brickwork which again is vulnerable to water ingress.
- 6.2 Similarly cement mortar has been used to form a flashing detail at the stone parapet, which penetrates the roof at the party wall. Again the surveyor was able to document evidence of cracking and detachment, which is believed to have significantly comprised the weather protection to this element. It is noted that the severity of damage to the internal finishes although significant does reduce at lower levels as rainwater has migrated down through the fabric of the building and is worst at the point of entry.
- 6.3 The timber sash window frames and roof lights were both discovered to in a poor state of repair, with evidence of rot and decay identified in varying states of progression. Gaps around the jamb of several openings were identified, which forms an obvious passage for damp penetration and exposure to the elements.
- 6.4 Vegetation was identified growing within the rainwater goods, which can form an obstruction, preventing collected water from dispersing away from the property. Where gutters become blocked rain water will overflow and run down the face of the external wall; and if sustained or able to migrate through cracks or openings will lead to damage of internal finishes. The surveyor noted that where visible the timber fascia boards to which the gutters are fixed, appeared to be suffering from evidence of decay.
- 6.5 A significant number of roof slates were shown to have slipped and fallen away, which has left the roof structure vulnerable to rainwater penetration. The survey was taken from ground level which provided limited access and visibility of the roof; however one isolated slate was discovered within the gutter (viewed from dormer window) which still had its fixing holes intact, which may suggest that nail sickness is affecting the coverings.

7. Recommendations:

Chimneys -

- 7.1 Redundant chimneys are vulnerable to rain penetration through the sides of the stack, which can cause damp issues in the accommodation below as observed. All chimneys should have a cap with a drip to shed water clear of the brickwork below, flashing to prevent rain passing between the chimney and adjacent roof coverings and a DPC built in to the chimney at lowest intersection to prevent downward transmission of dampness within the masonry. From a ground level the inspection



deficiencies in the chimney stack can be observed; however to provide a detailed repair schedule it is recommended that high level access equipment is provided.

Roof -

- 7.2 Again it is evident from a ground level inspection that a significant number of roof slates have cracked and fallen from their fixed position, which has left the roof structure vulnerable to rainwater penetration. Replacement slates should be reinstated and securely fixed into place where absent. It is recommended that a high level inspection be undertaken to determine whether nail holes have cracked or whether nail sickness is a contributory factor.

Parapet Wall -

- 7.3 It is recommended that the defective mortar flashing to the parapet walls be removed and replaced with new. The client may wish to consider specifying leadwork as opposed to mortar as observed on neighbouring properties; as this can provide a more robust form of weather protection; however does incur higher material and labour costs, which the client may find prohibitive.

Rainwater Goods -

- 7.4 The rainwater goods and waste pipework on both properties are believed to be at the end of their predicted life expectancy and it is advised that they be replaced to prevent rainwater discharging against the face of the external walls. It would also be considered prudent to replace the damaged timber fascia boards in conjunction with this element of work.

Windows -

- 7.5 Similarly, the timber window frames within both properties are in a poor state of disrepair and it is envisaged that replacement will be required to a number of units; however others can potentially be salvaged and overhauled.

External Walls -

- 7.6 A full repoint of the dwelling is recommended to improve the aesthetics and to weather proof the open joints; however, owing to the cost implications the client may wish to consider treating isolated areas where openings have manifested in the external leaf. Lime gives better adhesion to bricks and improves the mortars ability to cope with thermal and moisture movement: -

-Rake joints squarely to a depth of twice their width: (depth should be approx. 15-25mm and never more than 35mm. Where raking out needs to be deeper than 25mm, rake and repoint small areas approximately 3 courses high by three stretchers.

-Brush and wash raked joints to remove dust and to ensure that repointing mortar bonds well.

-Ensure that raked joints are moist when repointing mortar is applied; if joints need to be re-wetted flick a wet brush at them.

-Batch the re-pointing mortar accurately, allowing for bulking of damp sand; batched quantities must be small enough to be used within two hours.

-Tool repointing mortar firmly ('bucket handle' is recommended). Repointing may need to be applied in two stages in deep joints to obtain compaction.



- Protect newly applied repointing as necessary until hardened (7 days).

- Use Hanson NHL 2.5 and NHL 3.5 at low level (or similar approved).

Where dampness has been attributed to penetrating damp, remove defective plaster to at least 300mm beyond the point, which dampness is detectable is recommended. Remove residual dust and loose particles, and rake out brickwork joints to a depth of 10mm to provide a key. The new plaster needs to have a vapour permeability as high as possible to help residual moisture evaporate and ideally should be weaker than the background to which it is applied.

1:3 cement:sand undercoat using a washed well graded sand to BS1199:1976, with gypsum plaster finish. Do not use gypsum based undercoats; other than remedial plasters as they can accumulate hygroscopic salts.

Often surface moisture dries off rapidly but the speed of evaporation of embedded damp is affected by the pore size of the material, temperature and air movement. The rule of thumb for drying-out 'an inch (25mm) of masonry is generally considered to be up to 1 month.

During remedial work, heating and ventilation are necessary at levels which ensure rapid drying of the building. The use of dehumidifiers may help though their efficient function demands that ventilation is limited. Where severe wetting has occurred, air flow should be increased around wetted timbers; for example, floorboards adjacent to wet walls should be removed to increase air flow to areas of dampness.



8. Appendix A - Photographic Evidence:



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12



Figure 13 - Party Wall



Figure 14 - Party Wall



Figure 15 - Party Wall



Figure 16 - Party Wall



Figure 17 - Party Wall



Figure 18 - Ceiling



Figure 19 - Ceiling



Figure 20 - Hip Rafter



Figure 21 - Hip Rafter



Figure 22 - Ceiling



Figure 23 - Party Wall



Figure 24 - Party Wall

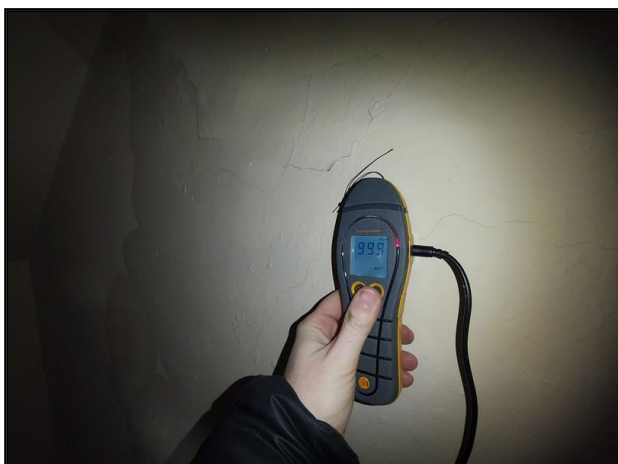


Figure 25 - Party Wall

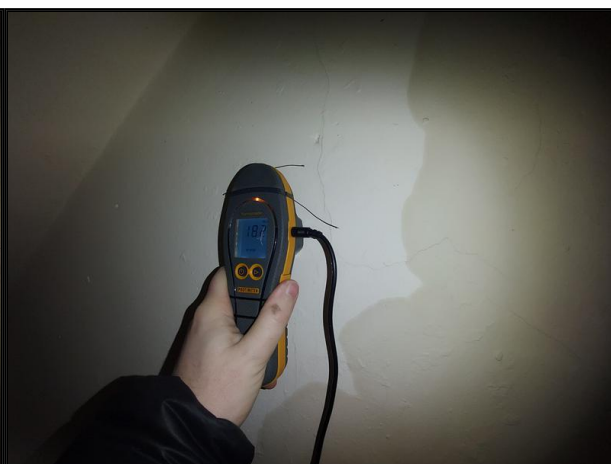


Figure 26 - Party Wall



Figure 27 - Party Wall



Figure 28 - Ceiling



Figure 29 - Dormer Window



Figure 30 - Dormer Window



Figure 31 - Dormer Window



Figure 32 - External Walls



Figure 33 - External Walls



Figure 34 - Chimney Breast



Figure 35 - Chimney Breast



Figure 36 - Chimney Breast



Figure 37 - Ceiling



Figure 38 - Ceiling



Figure 39 - Windows

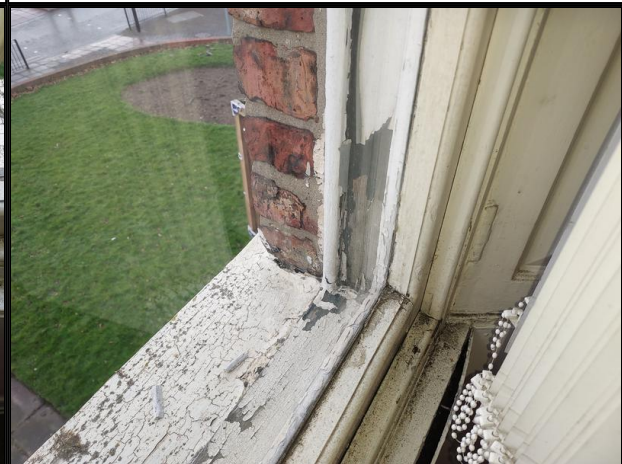


Figure 40 - Windows



Figure 41 - Chimney Breast



Figure 42 - Chimney Breast



Figure 43 - Chimney Breast



Figure 44 - Chimney Breast



Figure 45 - Chimney Breast



Figure 46 - Chimney Breast



Figure 47 - Chimney Breast



Figure 48 - Chimney Breast



Figure 49 - Chimney Breast



Figure 50 - Chimney Breast



Figure 51 - Chimney Breast



Figure 52 - Chimney Breast



Figure 53 - Chimney Breast

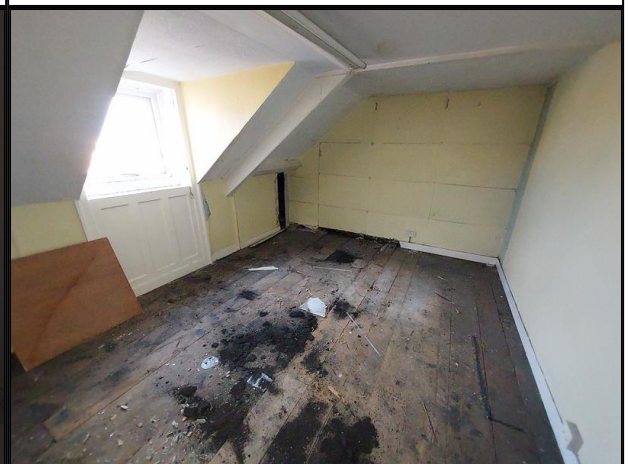


Figure 54 - Dormer Window



Figure 55 - Dormer Window



Figure 56 - Party Wall



Figure 57 - Party Wall



Figure 58 - External Wall



Figure 59 - Chimney Breast



Figure 60 - Chimney Breast



Figure 61 - Chimney Breast



Figure 62 - Chimney Breast