



Damp Proofing Quote Assessment Survey Report

Procure Group Ltd

Report Information

Client Name	Lin Balmforth
Property Address	5 Pryors Court Baldock, Hertfordshire, SG7 6QU
Date	Monday, July 21, 2025
Report Reference Number	PG02011
Surveyor Name	C.Jackson
Survey Type	Damp Proofing Quote Assessment
Purpose of Survey	General Inspection

Specific Client Concerns

some issues are below ground level, kitchen area for example - high moisture levels have been noted on a level 3 survey, windows are damp

Survey Methodology Following BS6576 & BS 5250

The survey was conducted using a range of specialist tools and equipment to ensure a thorough and accurate diagnostic assessment. Instruments utilised included moisture meters to measure damp levels in structural elements, hygrometers to assess humidity levels, thermal imaging cameras to identify areas of heat loss or hidden dampness, and borescopes to inspect hard to reach areas such as sub-floor voids and cavities. Salt analysis test kits may also have been employed to determine the presence of hygroscopic salts, which could indicate rising damp or historical water ingress.

The inspection techniques encompassed both external and internal visual assessments, focusing on the property's external walls, roof, gutters, and drainage systems to identify potential sources of water ingress. Internally, walls, floors, and ceilings were examined for signs of damp, water staining, or structural issues. A detailed timber assessment was undertaken to detect evidence of decay, such as dry rot or wet rot, as well as infestation by wood-boring insects. Ventilation adequacy was also evaluated to identify areas prone to condensation or insufficient airflow. Where accessible, sub-floor voids were inspected to assess conditions contributing to dampness or timber deterioration.

The survey adhered to industry best practices and standards, specifically following guidelines set out by relevant British Standards, including BS 6576 for diagnosing rising damp and BS 5250 for condensation control and moisture management. This comprehensive methodology ensured a reliable and robust evaluation of the property's condition.

Please note: The scope of this survey was subject to the type of survey instructed, the specific concerns raised at the time of instruction, the level of access available at the time of inspection, and the nature of the property’s construction. Areas that were inaccessible or obstructed at the time of inspection could not be assessed. This survey represents a visual and non-invasive inspection unless otherwise stated. Any concealed defects, issues within inaccessible areas, or future defects developing after the date of inspection cannot be accounted for within this report.

It is also advised that independent inspections of the property’s plumbing, drainage systems, roofing, and structural integrity are undertaken by appropriately qualified specialists, as these elements fall outside the scope of a damp and timber diagnostic survey but can often contribute significantly to moisture-related problems.

Property Details

Property Type	Flat
Approximate Construction Age	1750 - 1900
Wall Construction	Solid
Building Materials	BrickRender
Number of Stories	1
Basement/Cellar	No
Heating Type	Electric
Ventilation Present	Extractor Fans
Use of Property	Domestic
Property Occupation Status	Vacant
Property Facing Direction	SW
Property Elevation	70m
Any Know Prior Repairs or Alterations (if applicable)	Unknown

External Details

Condition of External Timbers (inc, windows & doors)	Moderate
Condition of Rainwater Goods	Clear

Drainage Condtions	Blocked
Condition of Air Vents	Missing
Condition of Wall Construction	Good - Minor weathering or age-related wear. No immediate concerns, but monitor over time.
Ground Levels & Damp Proof Course (DPC) Condition	High external ground levels (within 150mm of internal level) DPC not visible or bridged by render
Roof Covering & Integrity	Fair - Localised defects (e.g. missing tiles, moss, perished flashing, chimney pointing loss)

Notes

High external ground levels, approximately 600mm - 750mm from internal ground level.

Aco Drain blocked to rear elevation causing inadequate water drainage from the guttering system.

Vegetation growth to path/building structure junction to rear elevation, clear signs of long term moisture retention.

Timber window decayed in bedroom, moderate deterioration.

Window seals defective and loose in bedroom, creating gaps and opening within the window

Rainwater splash will occur during period of heavy rainfall in these high ground level areas.

External walls painted with weatherproof coating, may be preventing dampness to evaporate naturally externally, therefore pushing moisture internally, specifically when internal humidity levels are high.

Internal Details

Was rising damp diagnosed during the inspection? Yes

Rooms Affected

Living Room

Visible Signs

- Salt Deposits
- Flaking/Blistering Plaster
- Peeling Paint/Wallpaper
- Low Level Damp Patches
- Potential Leak Detected
- High Damp Meter Readings (WMW% and/or REL%)
- Gypsum Bonding/HardWall Base Coat Present

Moisture Mapping

Moisture mapping is a process used to identify and document moisture distribution within a structure, helping to pinpoint areas affected by water damage or dampness. It creates a visual representation of moisture levels across different surfaces, aiding in diagnosing and planning remediation. A Protimeter device gathers moisture readings by using pin or pinless methods. The pin mode (WME%) measures moisture content by inserting two pins into the material, providing a direct reading of its moisture level. The pinless mode (REL%) uses a sensor to detect moisture up to a certain depth without penetrating the surface. These readings are then used to map moisture patterns, helping assess the extent of dampness in walls, floors, and other building materials.

WME%					
100mm -	$\frac{39.2}{\%}$	200mm -	$\frac{35.8}{\%}$	300mm -	$\frac{30.3}{\%}$
400mm -	$\frac{27.8}{\%}$	500mm	$\frac{25.4}{\%}$		

REL%					
100mm -	$\frac{999}{\%}$	200mm -	$\frac{460}{\%}$	300mm -	$\frac{393}{\%}$
400mm -	$\frac{325}{\%}$	500mm	$\frac{239}{\%}$		

DPC Present	Not Visible
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DPC Integrity	Not Visible
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Salt Analysis Test Results	Present
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Notes

Rising damp identified to living room internal wall to neighbouring property, moisture mapping is consistent with moisture rising. This is caused by either a potential leak from neighbouring property, as the source of the moisture seems localised this would suggest an active is present or is residual moisture from a historical leak in the last 6-12 months or because gypsum plaster has been used in the property, this may be bridging ground water above the DPC if installed directly to the floor.

Was condensation diagnosed during the inspection?	Yes
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Rooms Affected

Kitchen/Living

Visible Signs	Mould Growth on Cold Surfaces (inc, external walls, windows reveals, ceiling/wall junctions)
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Environmental Factors

- Poor Ventilation
- Cold Surface Temperatures
- High Internal Humidity
- Thermal Bridging
- Cold Weather / Seasonal Issue
- Penetrating Damp Causing Low Surface Temperatures

Surface Moisture Readings - REL% 999%

Notes

Mould growth was observed around the window reveals, this a common location for cold spots therefore creating an environment for mould growth.

This also will happen when properties are vacant for periods of time when heating and ventilation are limited.

Penetrating damp was also identified in these area that may be exacerbating the issue causing cooler surface temperatures due to being wet.

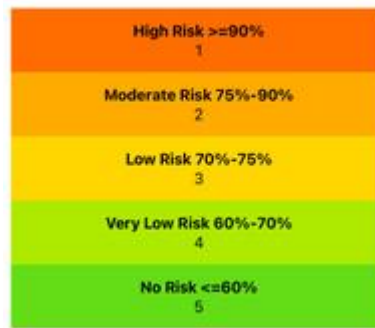
Indoor Air Quality & Mould Risk Assessment

An Indoor Air Quality (IAQ) test is a diagnostic process used to evaluate the quality of air in a space, particularly in environments where issues like damp, mould, and condensation are a concern. We do this by calculating the psychrometric properties of the air. It then assesses air quality through a smart, data-driven analysis based on an Indoor Air Quality Matrix (IAQM). This analysis helps determine whether the air quality is good or bad and serves as a valuable tool for diagnosing and addressing problems like condensation and mould.

Internal Temperature (°C)	20.8
Internal Relative Humidity (%RH)	65
Surface Temperature (°C)	20.2
External Temperature (°C)	18
External Relative Humidity (%RH)	44



Mould risk to surface matrix



IAQ Score (office use only) 10

Mould Risk to Surface (office use only) 4

Thermal Imagery

Thermal imaging, also known as infrared thermography, is a non-invasive technique used in damp proofing and building diagnostics to detect temperature variations on surfaces. By capturing heat patterns, a thermal camera can reveal areas of moisture or water intrusion, as damp spots often appear cooler than dry areas. This technique helps identify hidden damp issues, leaks, or insulation problems without needing to disturb the structure. In damp proofing, thermal imaging is valuable for quickly assessing large areas, pinpointing sources of moisture, and evaluating the extent of damp damage, making it a powerful tool for effective and targeted remediation.

Thermal Imaging Conducted

Yes

Moisture & Damp-Related Irregularities

Cold spots along skirting boards or lower wall sections (possible rising damp)

Cooler areas around window or door reveals (possible condensation/cold bridging)

Isolated cold patches in internal walls or ceilings (possible penetrating damp or plumbing leak)

Horizontal bands of low surface temperature (potential salt band from rising damp)

Damp staining with cooler thermal signature compared to surrounding materials

Insulation & Heat Loss

Heat loss around windows/doors (failing seals or poor installation)

Ventilation & Condensation Risk

Cold surfaces in corners or ceiling junctions (poor air circulation, condensation risk)

Was penetrating damp diagnosed during the inspection?

Yes

Rooms Affected

Kitchen/Living Room

Sources

Blocked or Defective Drainage

Low Level Rainwater Splashback

Other (see notes)

Internal Signs

Localised Damp Patches

Moisture Reading at Source - REL% & WME% 999% - 99.9%

Notes

Penetrating damp was identified during the internal inspection, with dampness observed at both mid-wall to high levels. This distribution suggests that moisture is entering the property through lateral ingress caused by external weathering. The external drainage system was found to be blocked, which is likely causing water to accumulate and back up along the path-to-wall junction during periods of rainfall. This pooling water increases the risk of moisture seeping through the masonry. Additionally, thermal imaging detected localised areas of reduced surface temperature, which is consistent with the presence of dampness and supports the diagnosis of penetrating damp caused by prolonged external moisture exposure.

Was water damage evident during the inspection?

Yes

Rooms Affected

Living Room

Notes

Although no active leak could be confirmed at the time of the survey due to lack of access to the neighbouring property, the moisture pattern observed in the affected area suggests a possible leak as the underlying cause. Dampness appears to be rising through porous gypsum-based plaster materials, which are known to absorb and retain moisture readily. It is evident that previous electrical rewiring has taken place, and gypsum bonding was likely used to fill in the chased wall sections. This material is not moisture-resistant and has contributed to excessive water absorption in the area. Based on these findings, it is strongly recommended to investigate the possibility of a leak, either current or historical, even if only to rule it out as a contributing factor.

Below Ground or Lateral Damp

Below Ground Areas Inspected?

Yes

Location

Kitchen/Living Room

Depth Below External Ground Level (mm)

600mm-750mm

Notes

No evidence of lateral damp was present at the time of the inspection.

Timber Inspection

Timber inspection carried out?

Yes

Areas Affected

Kitchen/Living Room

Timber Inspected

Timber Beams/Lintels (above openings)

Skirting Boards

Door Frames & Linings

Window Boards

Signs of Rot

Wet Rot

WME%

99.9%

Woodworm

Historical Woodworm

Damage Level

Moderate

Treatment Required

Yes

Notes

Historical woodworm observed to timber lintel above living room window.

Replace skirting boards to living room internal wall once remediated.

Summary Assessment

Limitations

External Areas: Features obscured by overgrown vegetation, scaffolding, or nearby structures

Recommendations

Rising Damp Treatment

Remove contaminated plaster to specified height

Drybase Flex Adhesive & Membrane System - A polymer modified cement-based product used to fix Drybase Flex Membrane, a watertight low-profile sheet membrane for protection against dampness in walls.

Gypsum Multi-Finish Plastering

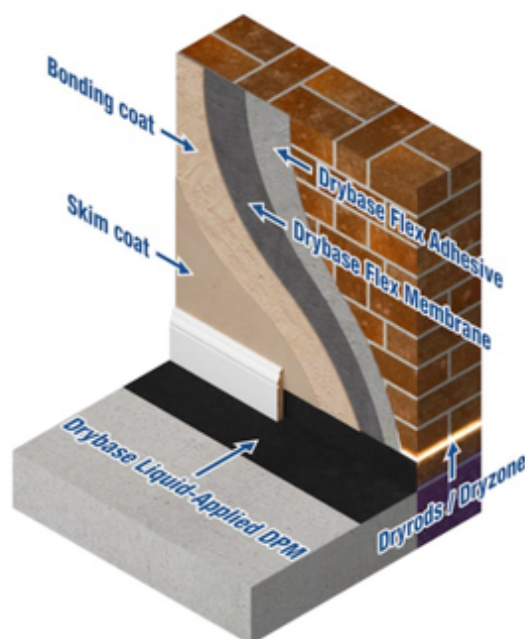
Condensation & Mould Treatment

Heat Recovery Ventilation Unit Installation

External Defects Repairs or Replacements (under separate contract)

Drainage Investigation/Repairs/Installation

Treatment Diagram



Additional Recommendations (if applicable)

It is recommended to investigate a potential leak within the neighbouring property, particularly where the party wall adjoins the living room. The moisture pattern suggests water ingress may be originating from this area, and confirming or ruling out a leak will be important in resolving the issue effectively.

Installation of an ACO drain along the external perimeter of the bedroom, kitchen, and living area is advised. This will assist in redirecting surface water away from the property and reduce the risk of moisture building up at the wall base, particularly in areas currently vulnerable to penetrating or rising damp.

Compliance with Industry Standards

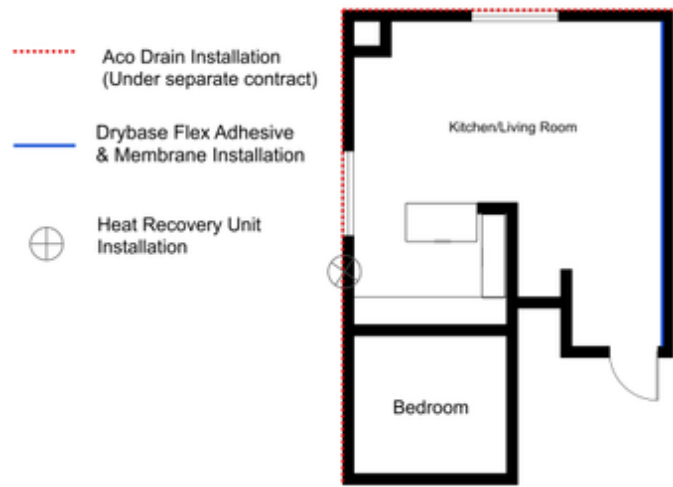
All remedial works carried out by Procure Damp Proofing Group are completed in accordance with current British Standards and industry best practice. For rising damp treatment, we follow the guidelines set out in **BS 6576:2005 (Code of practice for diagnosis of rising damp in walls of buildings and installation of chemical damp-proof courses)** and **BS 5492:1990 (Internal plastering – Code of practice)**, alongside the **Property Care Association (PCA) Code of Practice for Remedial Damp Proofing (DP2)**.

For condensation control and moisture management, all recommendations and installations (e.g. passive ventilation, insulation upgrades, and mechanical extraction) are aligned with **BS 5250:2021 (Management of moisture in buildings – Code of practice)**.

In relation to timber treatments, we follow **BS 8417:2011+A1:2014 (Preservation of wood – Code of practice)** and adopt appropriate methods for the identification and eradication of wood-destroying fungi and wood-boring insects.

All materials used are **BBA-approved** or equivalent, and our technicians are trained in accordance with recognised industry standards to ensure safe, compliant, and durable outcomes.

Site Plan



Important Information Regarding Your Damp & Timber Survey

Thank you for instructing Procure Group Ltd to carry out a Damp & Timber Survey at your property. Please take a moment to read the following information, which explains the purpose of the survey, what it covers, and any limitations involved.

1. Purpose of the Survey

This survey has been carried out to assess visible and accessible areas of the property for signs of dampness, timber decay, and related issues. The findings are intended to provide a detailed overview of the current condition of the property, along with recommendations for any necessary remedial work.

2. Scope and Limitations

Access Restrictions:

While every effort has been made to inspect the property thoroughly, some areas may not have been accessible at the time of inspection due to obstructions such as furniture, flooring, wall coverings, or structural elements. Our findings are therefore based on what could be visually inspected at the time.

Hidden or Concealed Issues:

This survey does not include invasive inspection (e.g. lifting floorboards or removing plaster). Any issues concealed behind walls, under floors, or in inaccessible voids may not have been identified.

Snapshot in Time:

The report reflects the condition of the property on the date of inspection only. Changes in weather, use, or environmental conditions may affect the property after this time and are not accounted for in the findings.

3. Survey Findings & Recommendations

What We Found:

This report outlines our observations, including any signs of damp, timber decay, or related defects in visible and accessible areas.

What We Recommend:

Where issues have been identified, we have included professional recommendations for treatment or repair, based on our inspection findings.

4. Ongoing Care & Further Investigation

We advise all clients to maintain regular property upkeep, especially in areas vulnerable to damp or decay.

If you suspect issues in areas not inspected due to limited access, further investigation may be required. Preventative maintenance, proper ventilation, and early intervention are key to avoiding future problems.

5. Additional Recommendations for Holistic Assessment

While you are in the process of making decisions regarding damp-related concerns in your property, we strongly recommend that you also have your plumbing, drainage, and roofing systems inspected by qualified specialists. These areas can often contain hidden or contributing issues such as leaking pipes, faulty guttering, or roofing defects that may not be immediately visible during a damp and timber survey alone.

Our surveyors will always highlight and recommend further investigation where visible or apparent defects are identified during the inspection. However, as a general precaution, we advise that these key systems be assessed regardless, to ensure all potential underlying causes are fully ruled out.

When carried out alongside our diagnostic survey, these inspections help to provide a more complete understanding of the property's condition, support accurate decision-making, and promote long-term protection of the building.

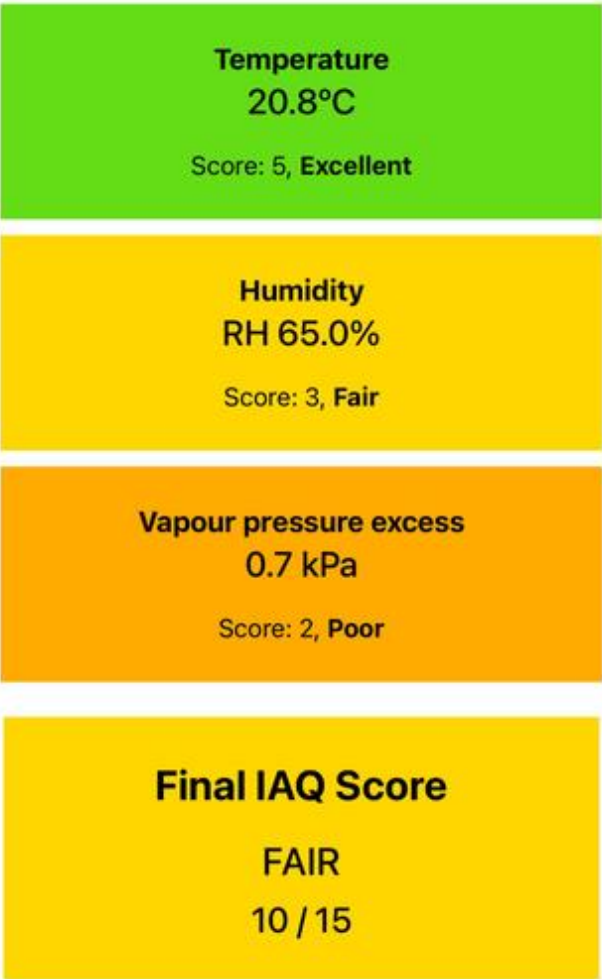
6. About Future Damp or Timber Issues

Please note that this survey does not act as a guarantee against future dampness or timber decay. Environmental changes, structural alterations, or failure to maintain the property may result in issues that develop over time.

Please Review: Essential Information on Your Upcoming Works Booklet

Attached with your report and quotation, this booklet provides essential information & guidance.

Internal air quality



Surface Relative Humidity %

Change per °C decrease/increase

15.2°C -5°C	92.4%
16.2°C -4°C	86.7%
17.2°C -3°C	81.4%
18.2°C -2°C	76.4%
19.2°C -1°C	71.8%
21.2°C +1°C	63.4%
22.2°C +2°C	59.7%
23.2°C +3°C	56.2%
24.2°C +4°C	52.9%
25.2°C +5°C	49.8%

Ambient Internal Relative Humidity %

Constant Temperature °C

15.0°C	93.6%
16.0°C	87.8%
17.0°C	82.4%
18.0°C	77.4%
19.0°C	72.7%
20.0°C	68.3%
21.0°C	64.2%
22.0°C	60.4%
23.0°C	56.8%
24.0°C	53.5%

Mould Risk to Surface

Very Low Risk 60%-70%

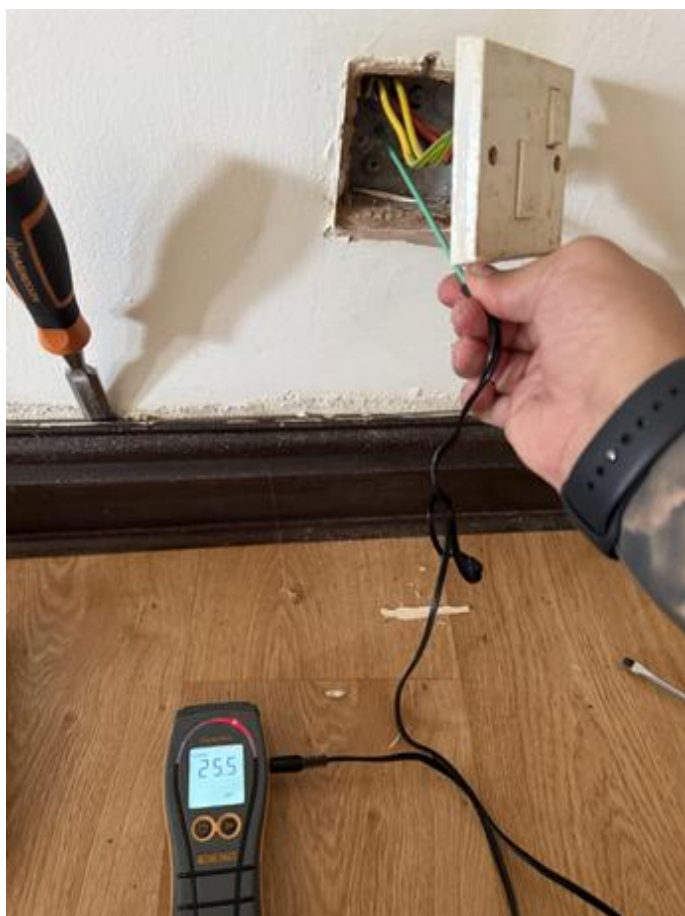
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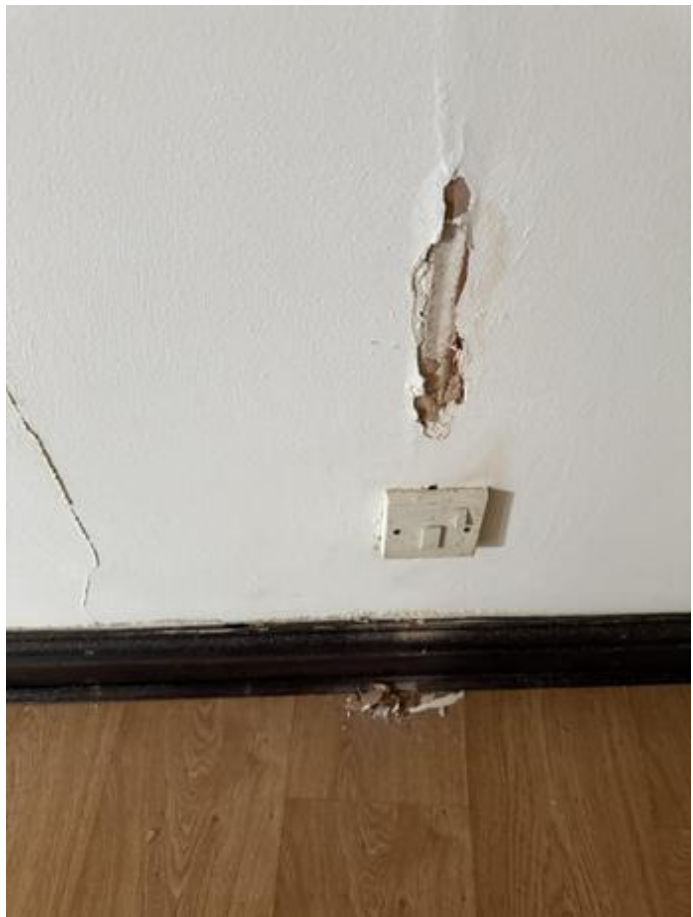


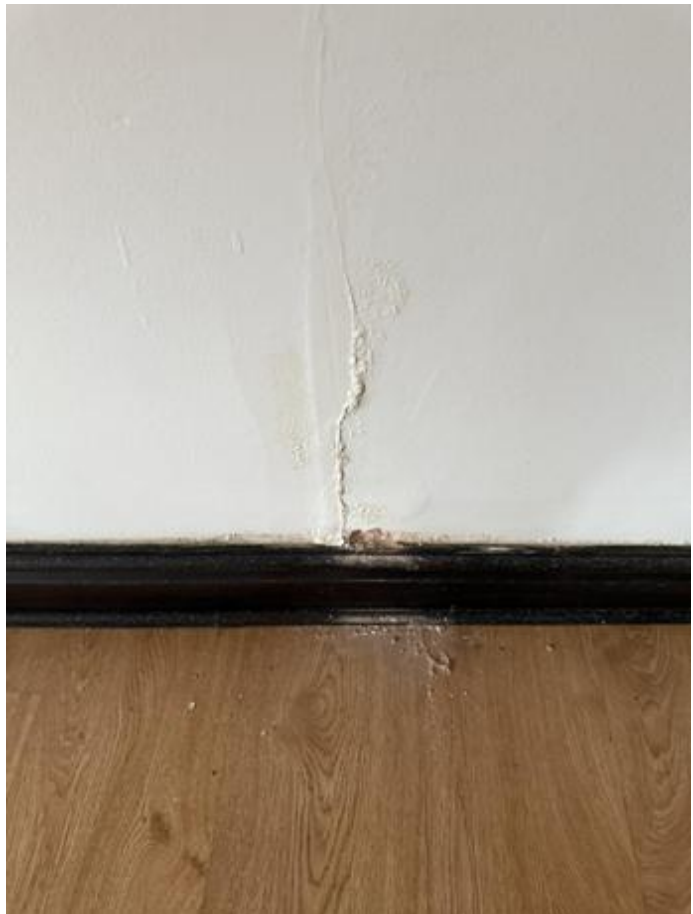


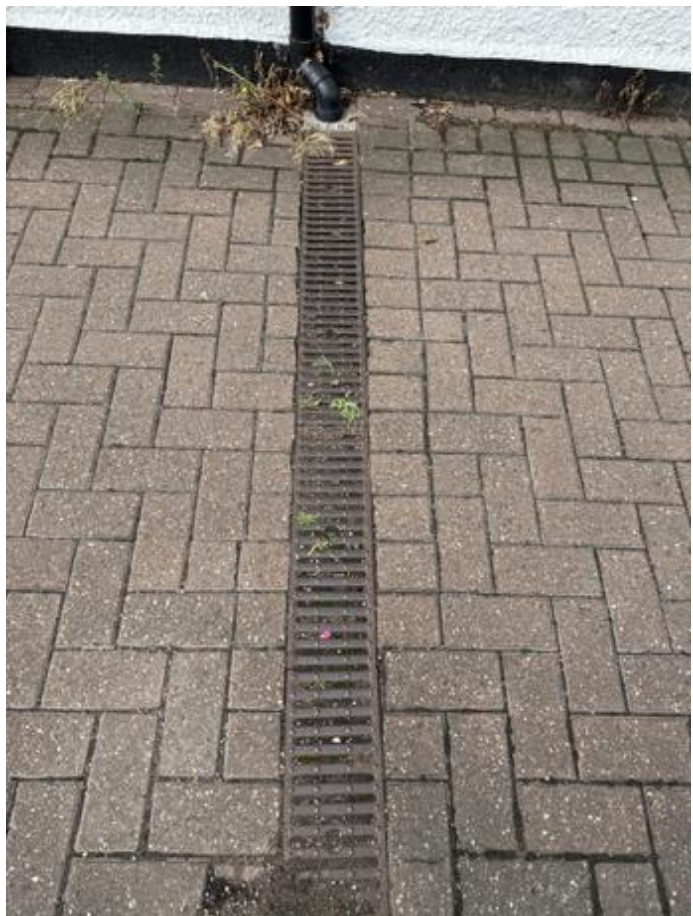
















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