

Specific Defect Report
on
Damp

at
1, 2, & 3 Stydd Almshouses

PR3 3Y



Report on Damp

at

Stydd Almshouses PR3 3YQ

Executive summary

Instructions were received to undertake surveys of 1, 2, and 3 Stydd Almshouses. Due to the illness of one of the tenants, the surveys could not all be completed as a single exercise. Surveys were undertaken on 14th November 2023 & 12th December 2023.

On reviewing the property as a whole following completion of the third survey, it is apparent that there are a number of common issues which require addressing.

The ground floor cottages suffer from severe condensation in bathroom, bedroom, and living room which is resulting in damp and mould. The kitchens were less affected as they have 3 internal walls. The common factor which creates this condition are the massive exterior stone walls which take a long time to heat up, so when tenants use the central heating intermittently usually first thing in the morning and then for a period in the evening the wall surface can remain below dew point for extended periods.

Internal insulation of external walls would assist in ameliorating this problem, but it is suggested this would reduce the bedroom to an unacceptable size. Insulation of exterior walls in the bathroom living room and kitchen is possible without having a significant impact on size.

As an improvement the installation of a positive air ventilation system would reduce the amount of moisture in the air thereby reducing the risk of mould.

Some of single glazed window frames require extensive repair. To better control ventilation and heat loss it is suggested all window frames be replaced with new double-glazed windows with draft stripping.

Specific Defect Report
on
Damp

at
1 Stydd Almshouses
PR3 3YQ

Date Inspected

14th November 2023

Reference:

Mark Ferris
Your Housing Group

Author

Ray Craig FRICS.
Chartered Building Surveyor

1 Stydd Almshouses, Ribchester.

1) INTRODUCTION.

- a) This report is the response to a request by Mark Ferris of Your Housing Group for a damp survey of 1 Stydd Almshouses, Ribchester to assess fitness for habitation.
- b) This property is owned and maintained by Your Housing Group Youggle House, 130 Birchwood Blvd, Birchwood, Warrington WA3 7QH.

2) INSTRUCTION

- a) Instructions have been received by from Aaron Wilmot on behalf of Your Housing Group by email dated 27th October 2023 to attend the property and report.

3) FACTS UPON WHICH MY REPORT IS BASED

- a) This report is based on my findings of fact relating to the physical condition of the subject property following a visual inspection.
- b) Non-intrusive investigation was carried out by means of a Protimeter MMS2.
- c) References to right and left are made as if stood on the street facing the house, unless otherwise stated.
- d) For location and identification of survey results refer to the sketch plan appendix A.

4) THE PROPERTY

- a) **Type:** One bedroom ground floor flat in a two-storey detached property of traditional domestic construction with solid exterior load bearing wall of brick and stone. Built as almshouses circa 1750 the building is Grade 2* listed.
- b) **Floors:** The ground floor is of solid construction probably a ground bearing concrete slab.
- c) **Windows:** Double glazed timber units.
- d) **Internal sub-division walls:** are a mixture of masonry and stud partitions with plaster finish.

5) FINDINGS

Living room
Findings
<p>When subjected to moisture profiling an isolated incidence of damp was recorded in the left door reveal at low level the plaster is contaminated and the decoration spoilt (Photos 2 - 7).</p> <p>To the right of the door opening high readings were recorded in the wall to a height of 310mm in the plaster. Plaster and decoration are sound (Photo 8).</p> <p>I understand from the tenant that there had been a leak from the adjacent central heating radiator, now repaired but which had persisted for some time.</p> <p>There is very slight mould spotting at various locations.</p> <p>There is an elevated moisture content in some of the skirtings though paintwork was in sound condition.</p> <p>Condensation was taking place in this room at the time of inspection.</p>
Cause
<p>The damp adjacent to the front door is assessed to be from the leaking radiator.</p> <p>On the balance of probability, the raised moisture content of the skirtings is due to condensation on the surface of the floor.</p>
Repair
<ol style="list-style-type: none">1. Remove the skirting board to the right door reveal and cart away debris.2. Within the door opening remove the wall plaster which is visibly affected by damp together with the touching metal angle bead.3. Replaster utilising Thistle Driccoat renovating plaster with Thistle Board Finish skim coat smooth and level with surrounding surfaces.4. Provide and fix pre-treated replacement skirting board.5. Allow for consequential redecoration.

Bedroom
Findings
When subjected to moisture profiling high damp reading were recorded in the accessible parts of front stud partition wall between door opening and wardrobe. The wall plaster and decoration are sound. Condensation was taking place on the exterior walls of the room resulting in widespread high readings. The plaster and decoration in these areas is considered sound (Photos 9 – 11).
Cause
On the balance of probability, the raised moisture content of the skirtings is due to condensation on the surfaces of the floor and partition.
Repair
No repair is considered necessary. I have mentioned to the tenant the need to provide adequate heating rather than intermittent as is the current custom.

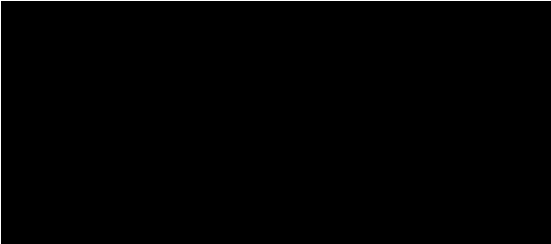
Kitchen
Findings
When subjected to moisture profiling high readings were recorded at each side of the door opening to the living room (Photos 12 -21). There is no damage to plaster or decoration.
Cause
On the balance of probability, the raised moisture content of the skirtings is due to condensation on the surfaces of both wall and floor.
Repair
No repair is necessary currently.

Bathroom
Findings
When subjected to moisture profiling high readings were recorded at the left side of the door opening to the kitchen (Photo 14). Plaster and decoration were in a satisfactory condition.
Cause
On the balance of probability, the raised moisture content of the skirtings is due to condensation on the surfaces of both wall and floor.
Repair
No repair is necessary currently.

1 Styd Almshouses, Ribchester.

General Note – Windows

- The window frames are in poor condition.
- Rot in sill of the living room window frame, this requires repair.
- Rot in the sill and lower parts of the bathroom window frame. This is probably more economic to replace.
- Rot in the sill of the bedroom window frame. This requires repair.
- All windows require stripping and repainting.



Raymond R Craig FRICS
Chartered Building Surveyor
20th November 2023

1 Styd Almshouses, Ribchester.

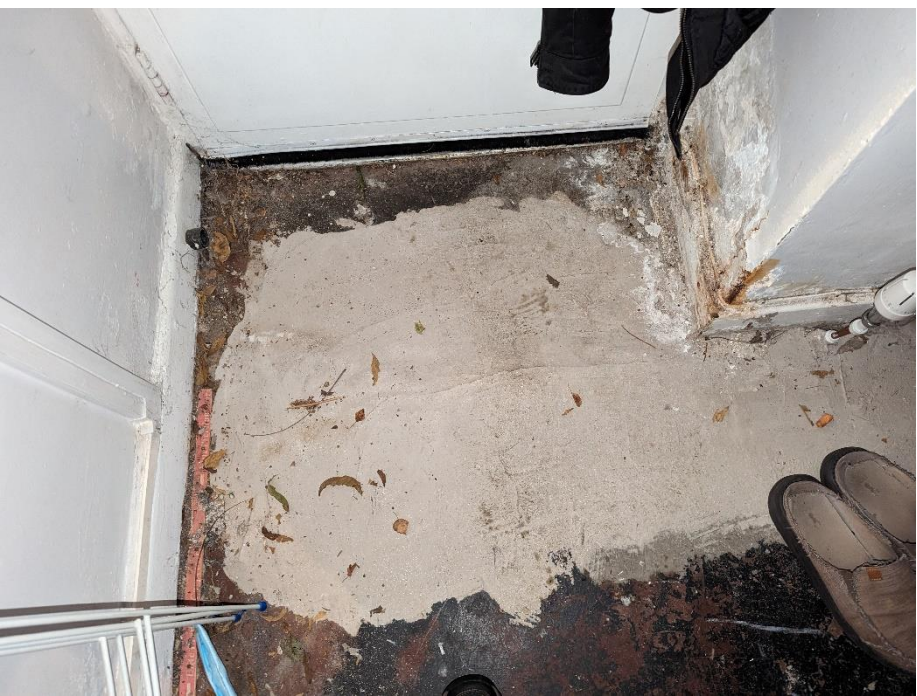
Appendix A

Photographic Schedule

1 Stydd Almshouses, Ribchester.



1 Styd Almshouses, Ribchester.

<p>Photograph: 3.</p>	
<p>Location: Living room.</p>	
<p>Damp affected plaster due to leakage from adjacent radiator.</p>	

<p>Photograph: 4.</p>	
<p>Location: Living room.</p>	
<p>Damp in plaster work, 38.3 WME.</p>	


1 Styyd Almshouses, Ribchester.

<p>Photograph: 5.</p>	
<p>Location: Living room.</p>	
<p>Damp extends to a restricted height.</p>	

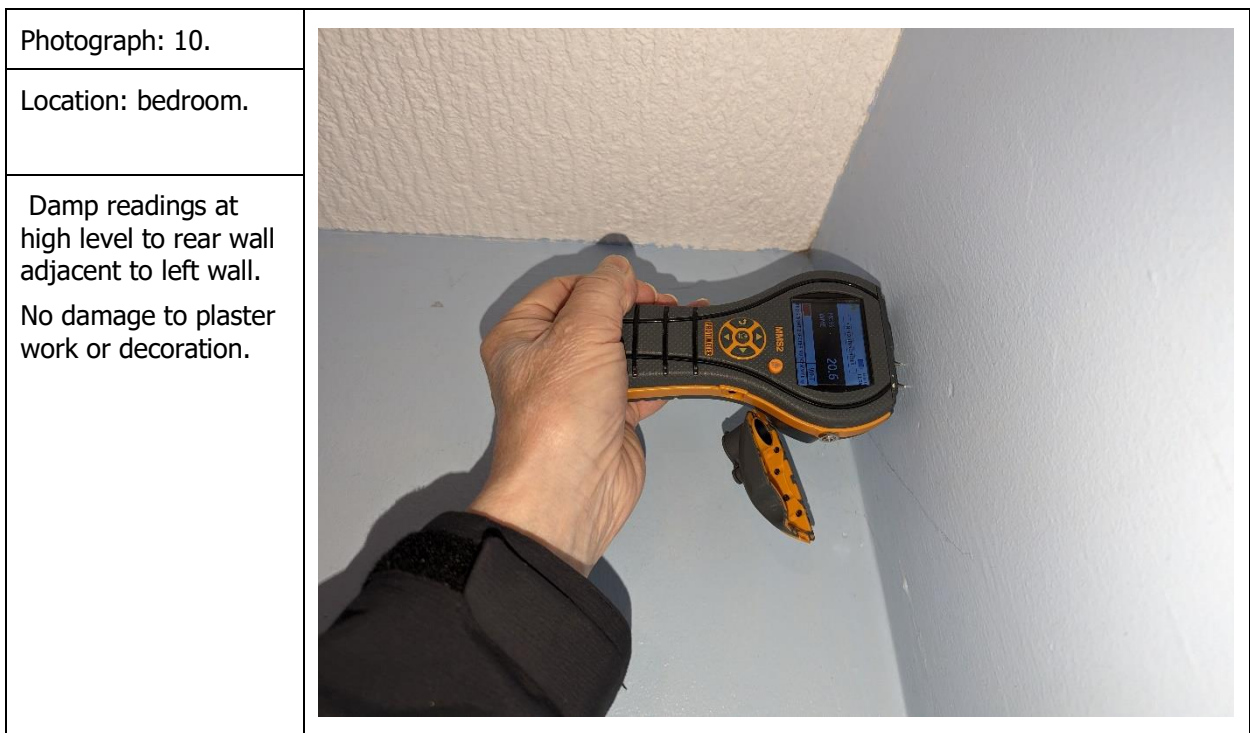
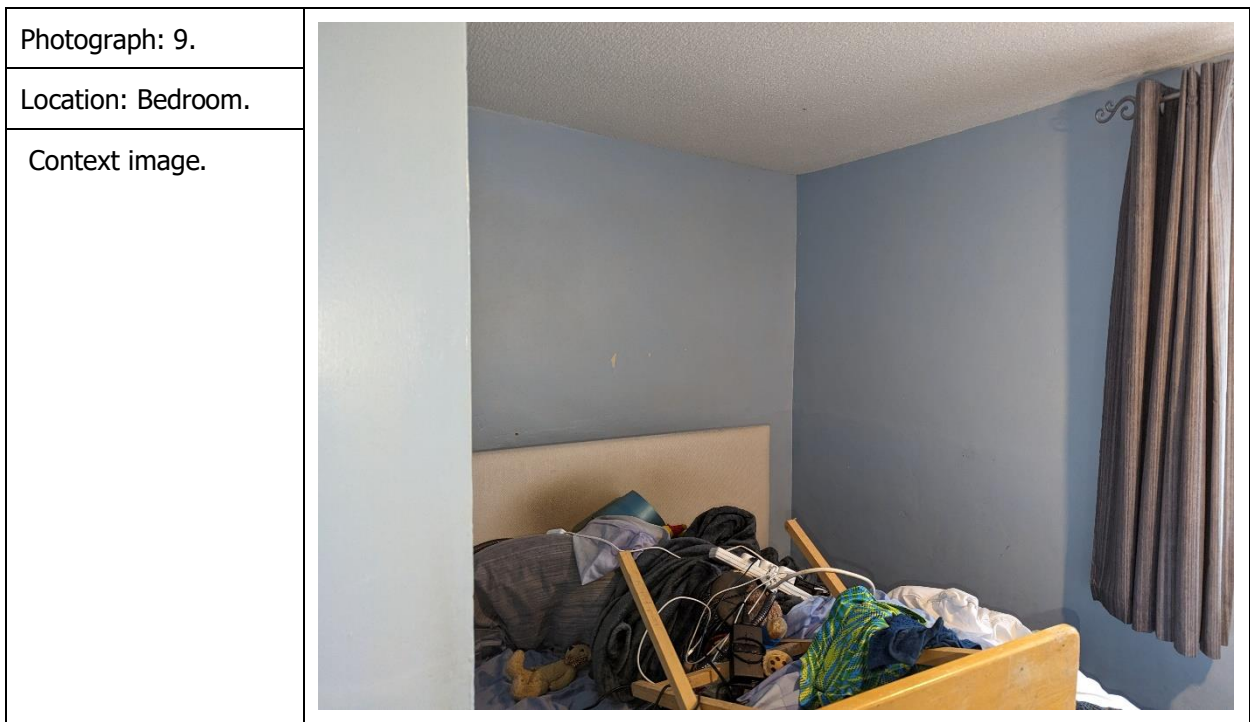
<p>Photograph: 6.</p>	
<p>Location: Living room.</p>	
<p>Skirting and return wall dry.</p>	

1 Styd Almshouses, Ribchester.


Photograph: 7.	
Location: Living room.	
Return wall, dry.	


Photograph: 8.	
Location: Living room.	
High damp reading to right hand wall And within door opening. No damage to decoration or to plasterwork.	

1 Styd Almshouses, Ribchester.





1 Styd Almshouses, Ribchester.

<p>Photograph: 11.</p>	
<p>Location: Bedroom</p>	
<p>Surface temperature of the rear wall show is condensation taking place at the time of inspection.</p>	

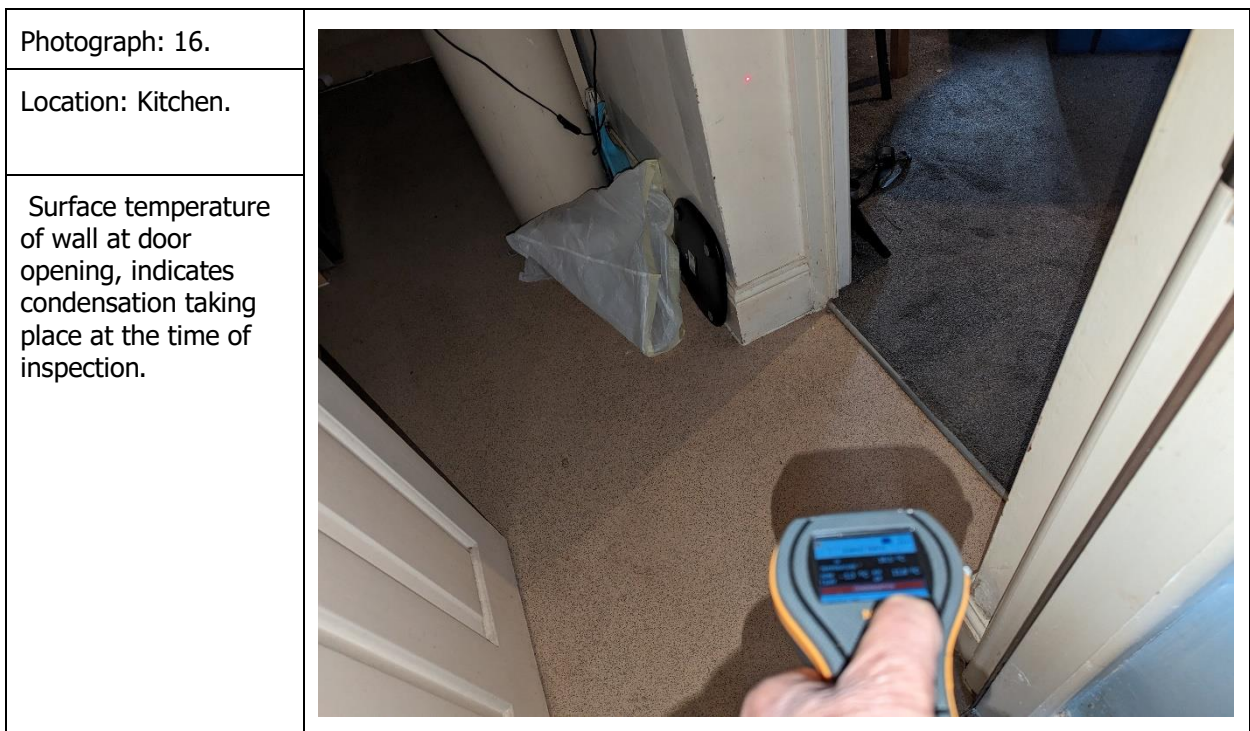
<p>Photograph: 12.</p>	
<p>Location: Kitchen.</p>	
<p>Context image.</p>	

1 Styd Almshouses, Ribchester.

Photograph: 13.	
Location: Kitchen.	
Context image.	

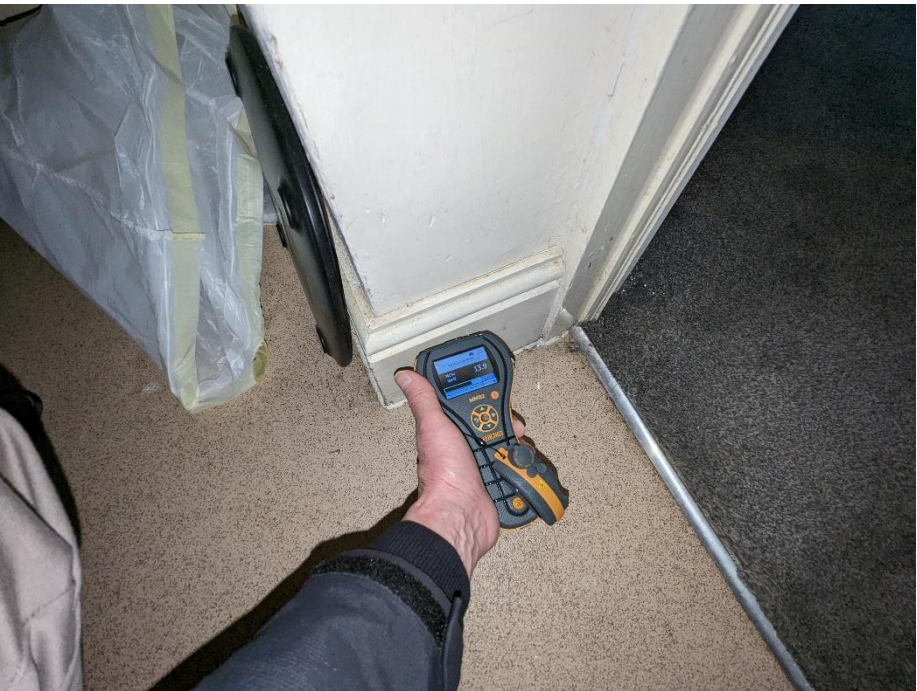
Photograph: 14.	
Location: Kitchen.	
Damp in wall at door opening to living room.	

1 Styd Almshouses, Ribchester.



1 Styyd Almshouses, Ribchester.

<p>Photograph: 17.</p>	
<p>Location: Kitchen.</p>	
<p>High damp reading at base of wall to kitchen door Opening.</p>	

<p>Photograph: 18.</p>	
<p>Location: Kitchen.</p>	
<p>Moisture content normal to skirting board.</p>	

1 Styd Almshouses, Ribchester.

Photograph: 19.	 A first-person perspective photograph showing a person's hand holding a yellow and grey moisture meter against a white wall. The meter's screen displays a reading of 12.9. In the background, a kitchen area is visible with a sink, a brass tap, and a dark cabinet. A tablet is placed on the floor to the left.
Location: Kitchen.	
Moisture content of plaster work, normal.	

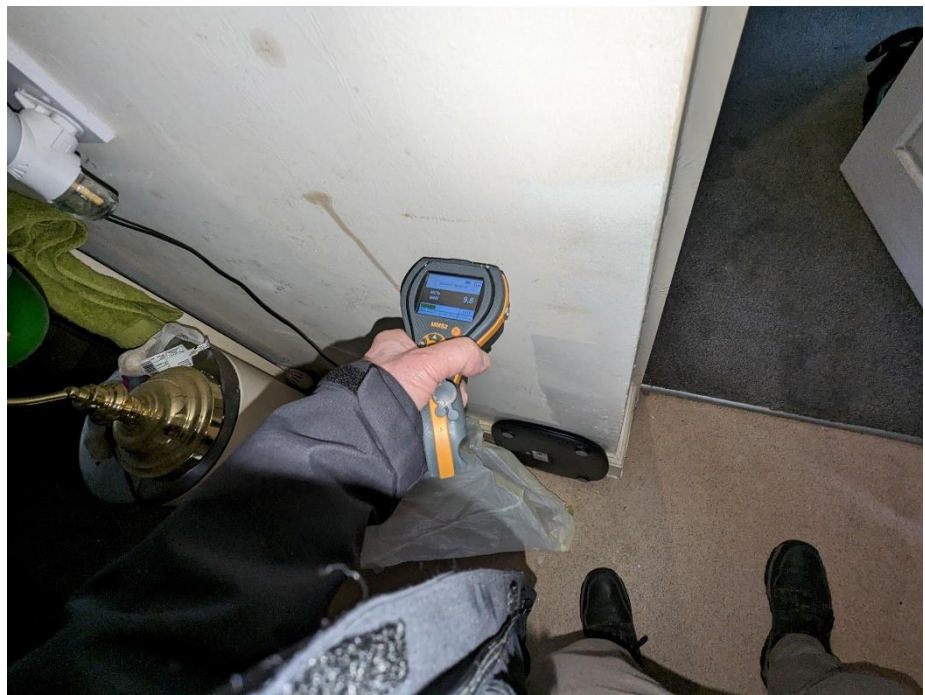
Photograph: 20.	 A first-person perspective photograph showing a person's hand holding a yellow and grey moisture meter against a white wall. The meter's screen displays a reading of 77.0. The wall shows some water staining. In the background, a kitchen area is visible with a sink, a brass tap, and a dark cabinet. The person's legs and feet are visible in the foreground.
Location: Kitchen.	
High damp reading in plaster work adjacent to living room door opening. Plaster and decoration in satisfactory condition.	

1 Styyd Almshouses, Ribchester.

Photograph: 21.

Location: Kitchen.

Normal readings in plasterwork slightly above damp readings taken in photo 20.



Plan - 1 Stydd plan

20 November 2023 14:50







Damp readings to 310 mm.
No damage to plaster or decoration.

Damp in the plaster to a height of 400 mm. no damage to plaster or decoration.

Intermittent, damp in the skirting

Ground Floor

Okay

-  Dry when tested
-  Condensation taking place
-  Intermittent, damp in skirting
-  Damp in plaster

Specific Defect Report
on
Damp

at
2 Stydd Almshouses
PR3 3YQ

Date Inspected

12th December 2023

Reference:

Mark Ferris
Your Housing Group

Author

Ray Craig FRICS.
Chartered Building Surveyor

1) INTRODUCTION.

- a) This report is the response to a request by Mark Ferris of Your Housing Group for a damp survey of 2 Stydd Almshouses Ribchester to assess fitness for habitation.
- b) This property is owned and maintained by Your Housing Group Youggle House, 130 Birchwood Blvd, Birchwood, Warrington WA3 7QH.

2) INSTRUCTION

- a) Instructions have been received by from Aaron Wilmot on behalf of Your Housing Group by email dated 27th October 2023 to attend the property and report.

3) FACTS UPON WHICH MY REPORT IS BASED

- a) This report is based on my findings of fact relating to the physical condition of the subject property following a visual inspection.
- b) Non-intrusive investigation was carried out by means of a Protimeter MMS2.
- c) References to right and left are made as if stood on the street facing the house, unless otherwise stated.
- d) For location and identification of survey results refer to the sketch plan appendix A.

4) THE PROPERTY

- a) **Type:** One bedroom ground floor flat in a two-storey detached property of traditional domestic construction with solid exterior load bearing wall of brick and stone. Built as almshouses circa 1750 the building is Grade 2* listed.
- b) **Floors:** The ground floor is of solid construction probably aground bearing concrete slab.
- c) **Windows:** Single glazed timber units with sliding sash secondary glazing system.
- d) **Internal sub-division walls:** are a mixture of masonry and stud partitions with plaster finish.

5) FINDINGS

Living room
Findings
<p>This room is being used as a bedroom/living room (Photos 2 & 3).</p> <p>When subjected to moisture profiling, high readings were recorded in most of the surfaces to all walls extending from floor to ceiling level.</p> <p>Black spot mould and staining was also present to all walls and the timber entrance door (Photos 4 & 5). The mould is particularly severe at low level behind furniture placed near to exterior walls.</p> <p>The temperature was 16.8°C and R.H 78%.</p> <p>Using infra-red thermometer, it was established condensation was occurring on the front, rear, and right walls. The left wall was at risk of condensation (Photo 6).</p> <p>The tenant told me he does not use the central heating during the day.</p> <p>The timber window is single glazed and provided with a secondary glazing system.</p> <p>There are no indications that the damp proof course is defective. The wall plaster is in satisfactory condition.</p> <p>The tenant told me the gas fire in his living room was taken out some time ago and not replaced.</p> <p>The tenant told me the heating system was very effective.</p> <p>The head of the thermostatic valve for the radiator is missing.</p> <p>The timber window is single glazed and provided with a secondary glazing system.</p>
Cause
<p>The mould is due to condensation, caused by an imbalance in the heating, ventilation, and moisture control within the room, it is not attributable to a failure by the landlord to carry out its repairing obligations.</p>
Repair
<ol style="list-style-type: none">1. Sanitise the room using mould cleaning solution. When the mould has been eradicated, it is important to keep the surface to prevent the mould from returning. Given the intermittent use of heating this will be very difficult to achieve.2. Replace the thermostatic valve.

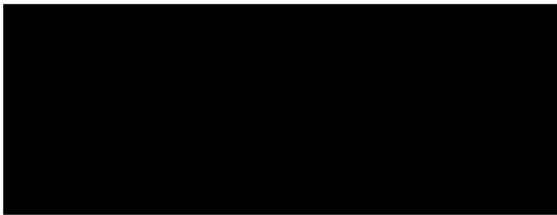
Bedroom
Findings
<p>When subjected to moisture profiling high readings were recorded in most of the surfaces to all walls extending from floor to ceiling level (Photo 7).</p> <p>Black spot mould and staining was also present to all walls and is particularly severe at low level where areas of plaster are denatured (Photos 8, 9 & 10).</p> <p>Using infra-red thermometer, it was established condensation was occurring on front, rear, and right walls (Photo 11).</p> <p>The left wall is largely concealed by a fitted wardrobe. There a section containing the central heating boiler where the wall is exposed, damp and mould were present at low level. Near the boiler conditions were normal.</p> <p>The decoration is damaged and there are indications of salt contamination on the front wall.</p> <p>The room is unfurnished as the tenant is sleeping in the living room. The timber window is single glazed and provided with a secondary glazing system (Photo 12).</p>
Cause
<p>The mould is due to condensation, caused by an imbalance in the heating, ventilation, and moisture control within the room, it is not attributable to a failure by the landlord to carry out its repairing obligations.</p>
Repair
<p>Sanitise the room using mould cleaning solution. When the mould has been eradicated, it is important to keep the surface dry to prevent the mould from returning. Given the intermittent use of heating this will be very difficult to achieve.</p>

Kitchen
Findings
<p>The rear right reveal to the door opening was damp when tested, the other exposed walls were dry when tested (Photos 13 – 15).</p> <p>The timber window is single glazed and provided with a secondary glazing system.</p>
Cause
<p>The damp readings at the door reveal are assessed to be due to contamination of the plaster by salts.</p>
Repair
<ol style="list-style-type: none">1. Remove the door frame and set aside.2. Remove the skirting and set aside.3. Hack off the plaster to a height of 1.1m and replaster, 13mm thick two-coat Thistle Driccoat water resistant cement-based plaster. Skim with Thistle Board finish.4. Terminate the wall plaster a minimum of 25mm above the floor level.5. Reinstall the door frame and skirting board.6. Allow for consequential redecoration.

Bathroom
Findings
<p>The bath is not used because the tenant has limited mobility (Photos 16 & 17).</p> <p>When subjected to moisture profiling high readings were recorded in most of the surface of walls which are not tiled. There is mould and staining particularly around the WC. There are indications of salt contamination where plaster and decoration are damaged to the right wall between the wash basin and door opening (Photos 18 – 20).</p> <p>Using infra-red thermometer, it was established condensation was occurring on rear wall (Photo 21).</p> <p>The decoration is damaged and there are indications of salt contamination on the front wall.</p> <p>There is an operational extractor fan which was turned off at the switched spur, it is unlikely to have been used for some time.</p> <p>The timber window is single glazed and provided with a secondary glazing system (Photo 22).</p>
Repair
<ol style="list-style-type: none">1. The bathroom requires a deep clean and sanitising using mould cleaning solution. When the mould has been eradicated, it is important to keep the surface dry to prevent the mould from returning. Given the intermittent use of heating this will be very difficult to achieve.2. Remove the door frame and set aside.3. Remove the wash basin and set aside.4. Remove the skirting between wash basin waste and door frame and set aside.5. Hack off the plaster to a height of 1.1m between wash basin waste and kitchen and replaster, 13mm thick two-coat Thistle Driccoat water resistant cement-based plaster. Skim with Thistle Board finish.6. Terminate the wall plaster a minimum of 25mm above the floor level.7. Reinstall the door frame and skirting board.8. Reinstall the wash basin.9. Allow for consequential redecoration.

Windows
Findings
The kitchen window is protected by the external landing above and is in adequate condition. However, it is single glazed and given conditions internally, I would recommend it is replaced with a double-glazed window frame.
Bathroom, bedroom, and living room windows are in various states of disrepair. I would recommend they are replaced.

Front door
Findings
The front door cannot be closed without undue force.
Cause
The door has swollen.
Repair
Ease the front door.

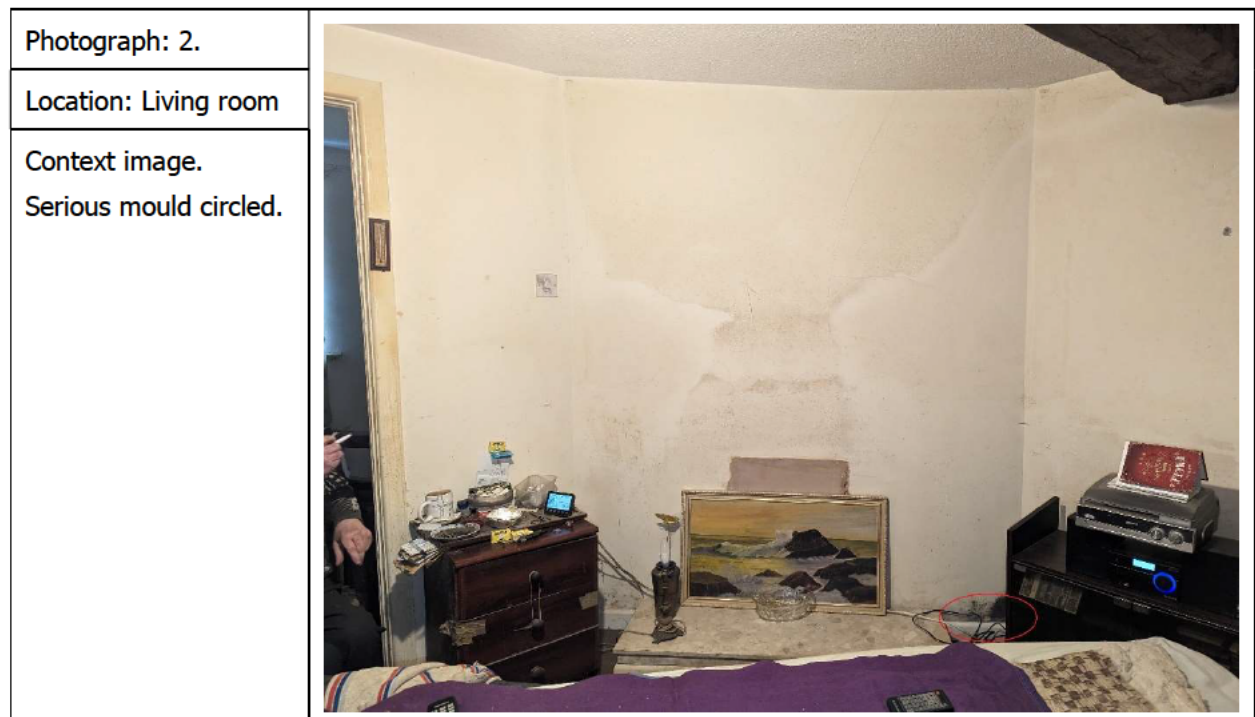


Raymond R Craig FRICS
Chartered Building Surveyor
19th December 2023

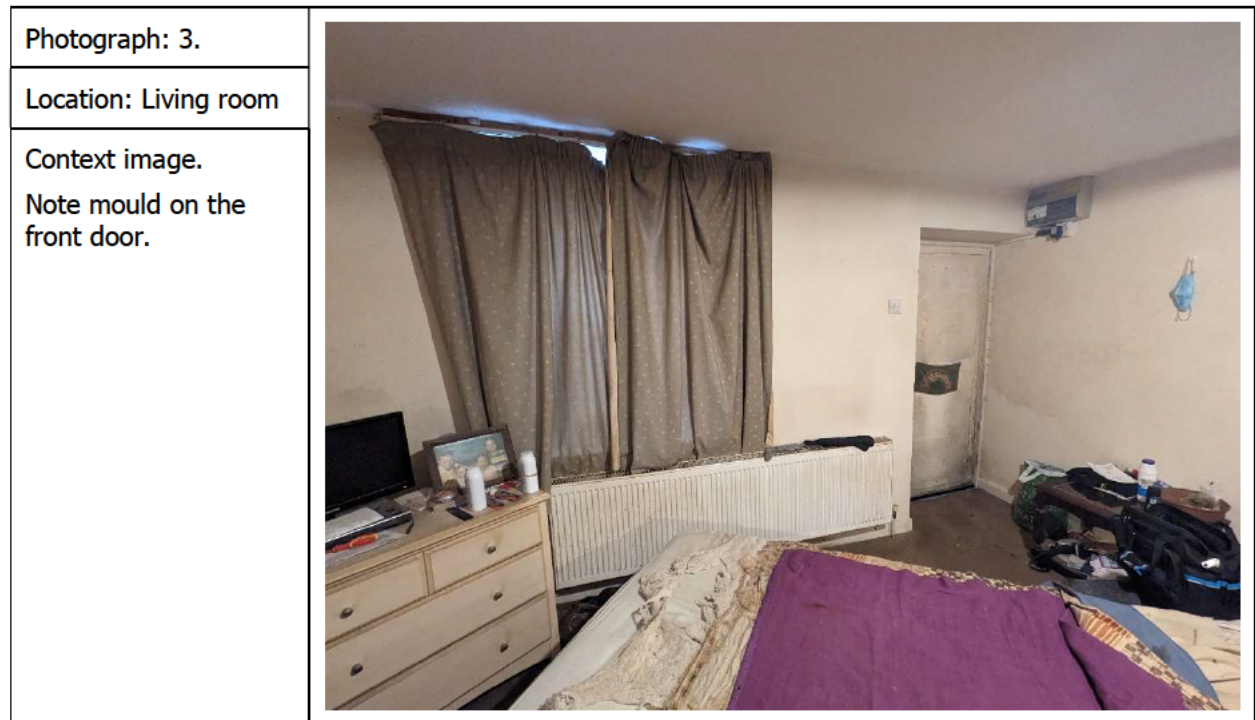
Appendix A

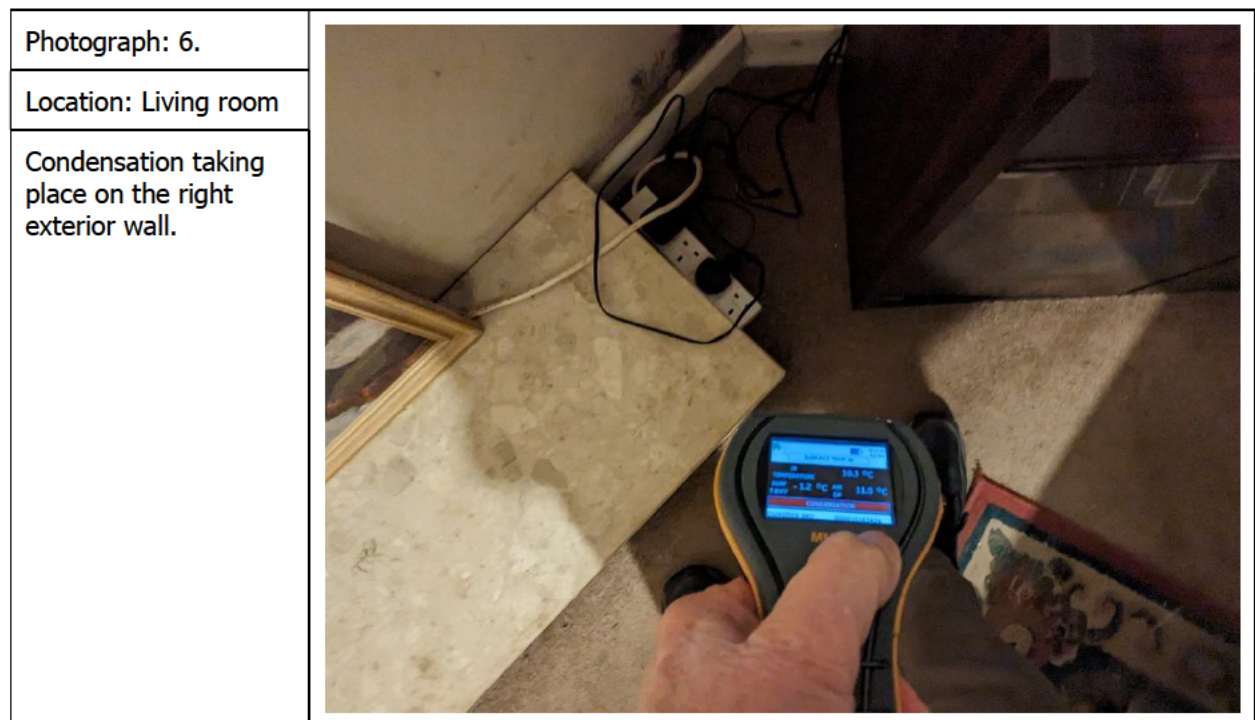
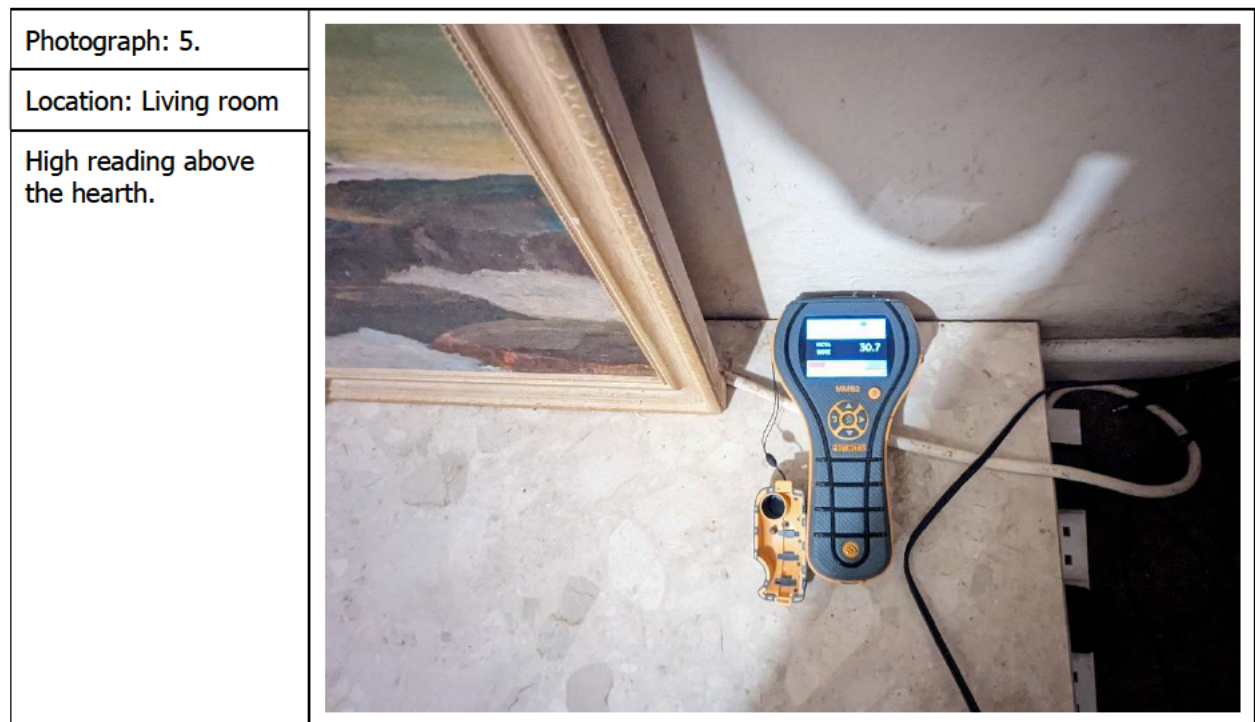
Photographic Schedule

2 Stydd Almshouses, Ribchester.



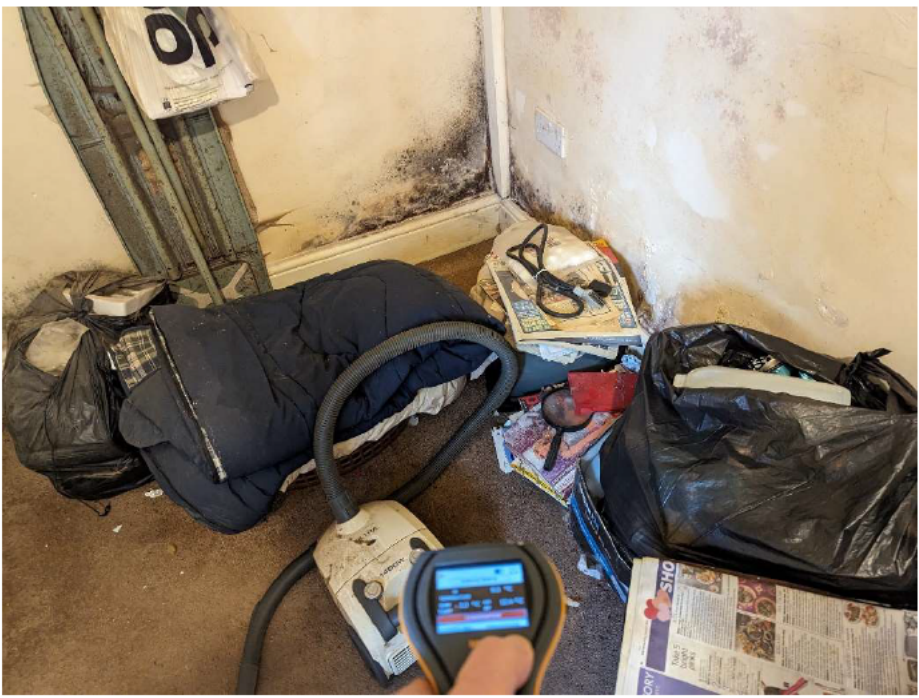
2 Stydd Almshouses, Ribchester.

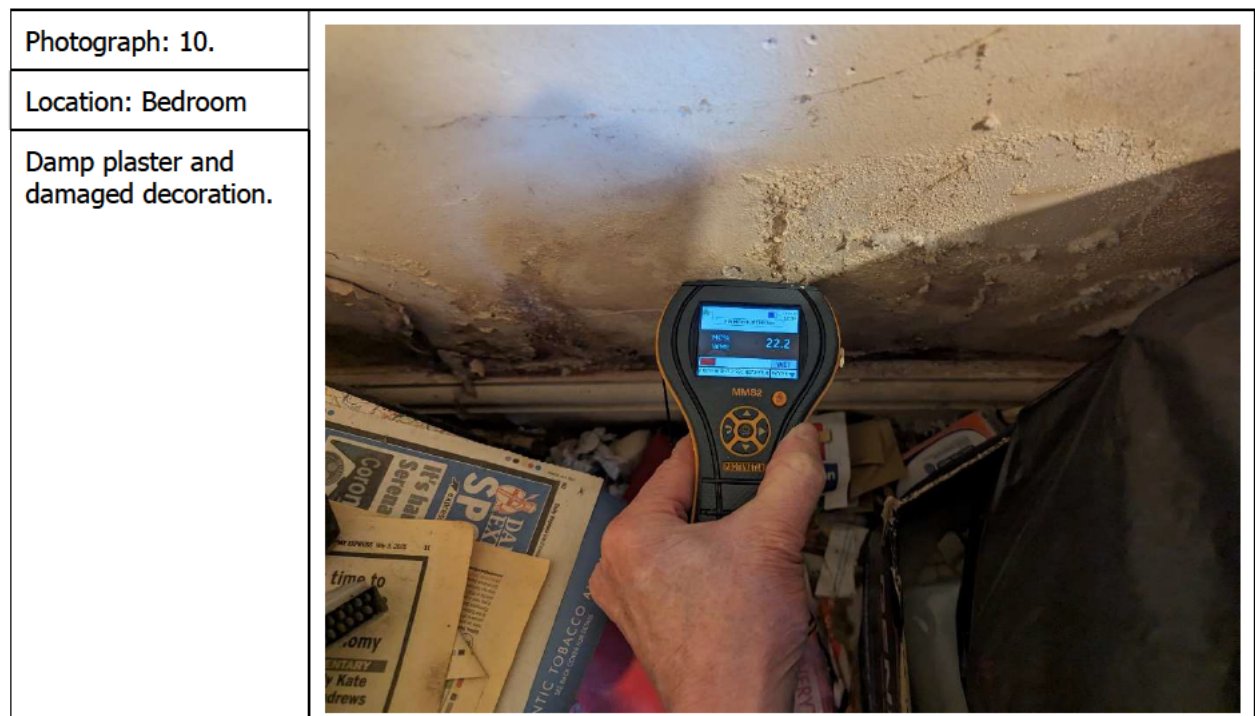
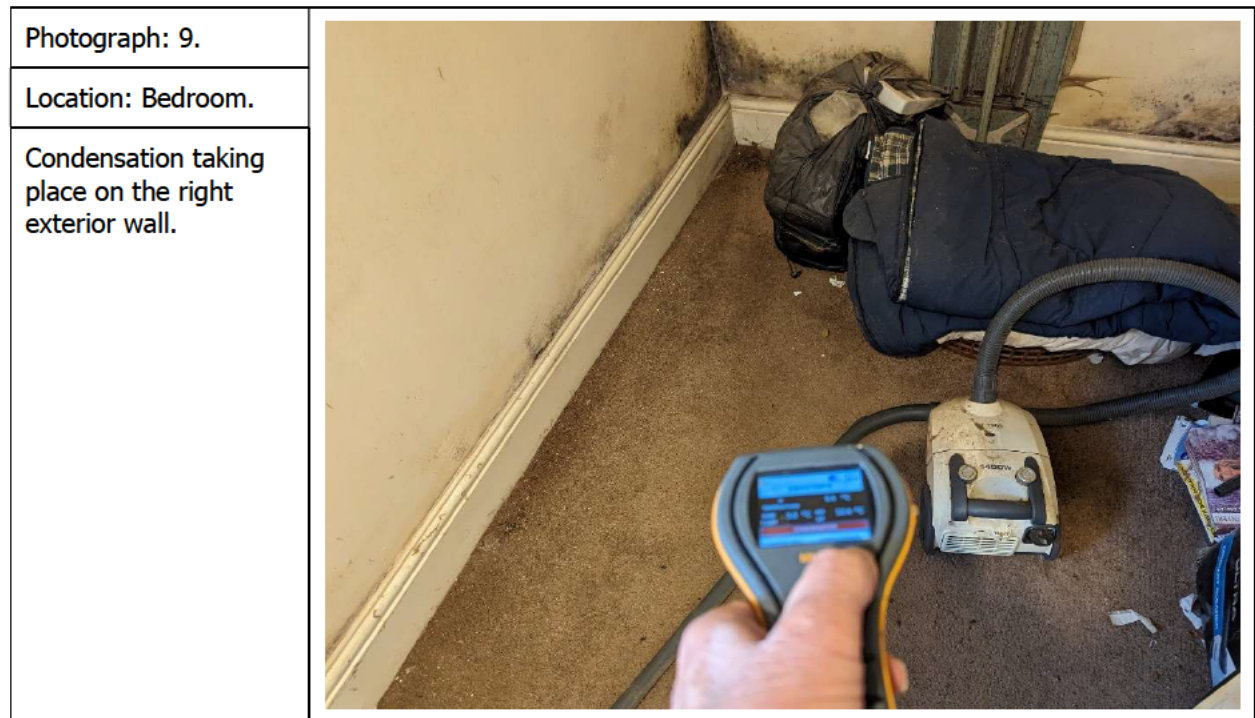


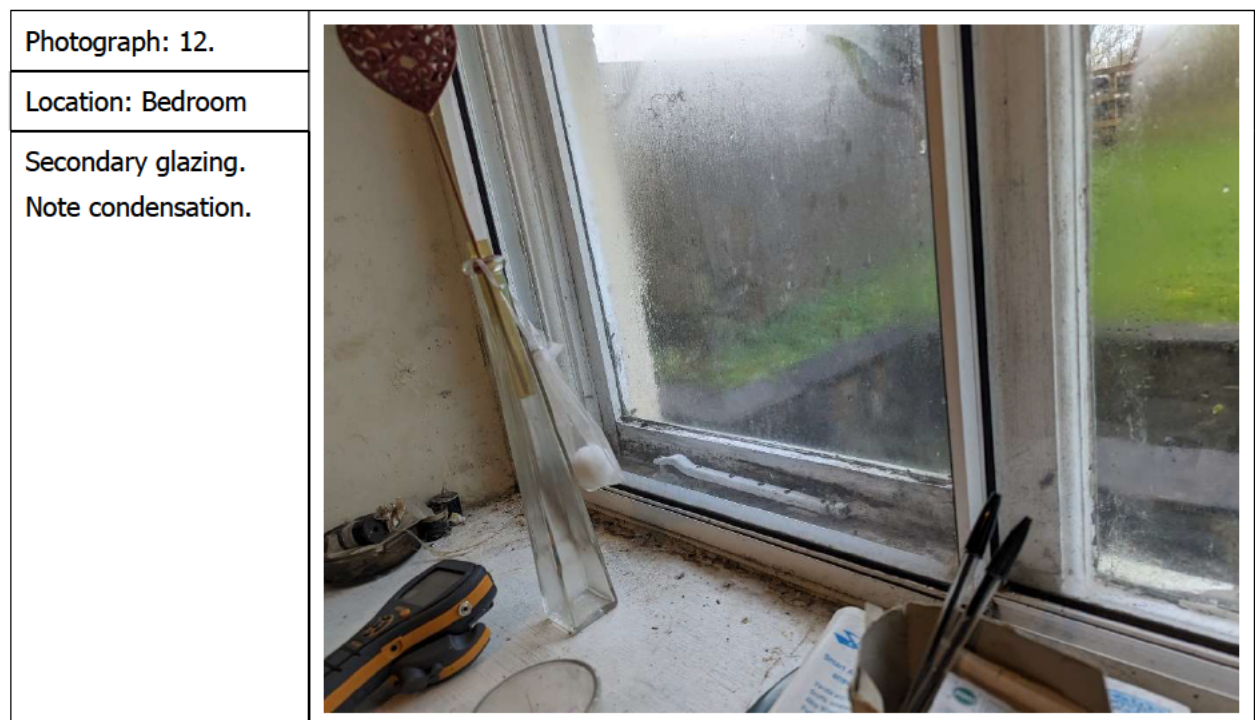


2 Stydd Almshouses, Ribchester.

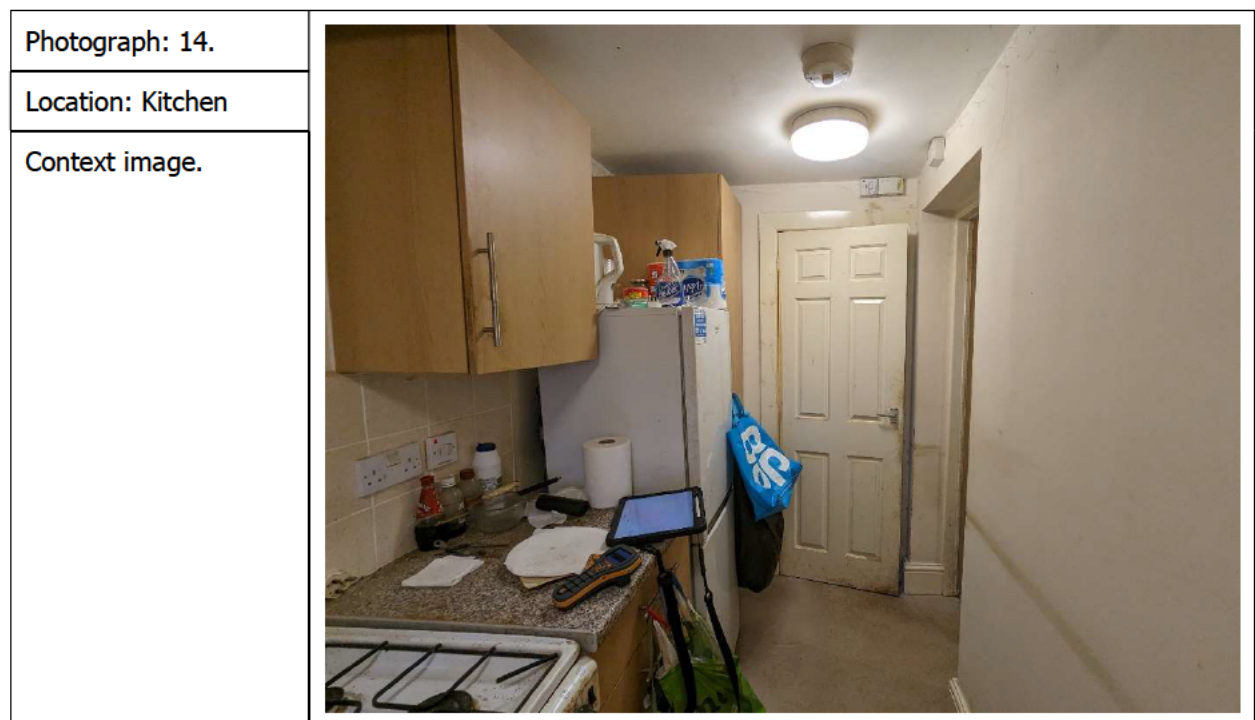
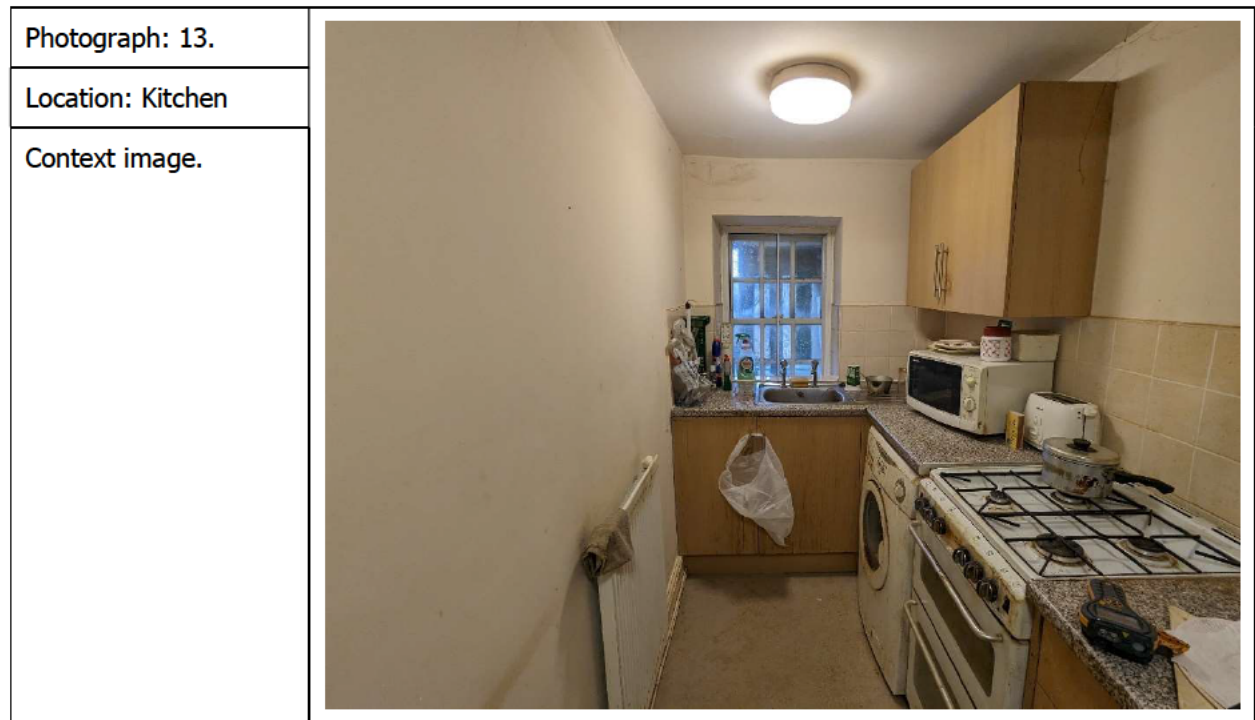
Photograph: 7.	
Location: Bedroom	
Context image. Condensation on all walls. Mould in corners where air circulation is low.	

Photograph: 8.	
Location: Bedroom	
Condensation taking place on the right exterior wall.	

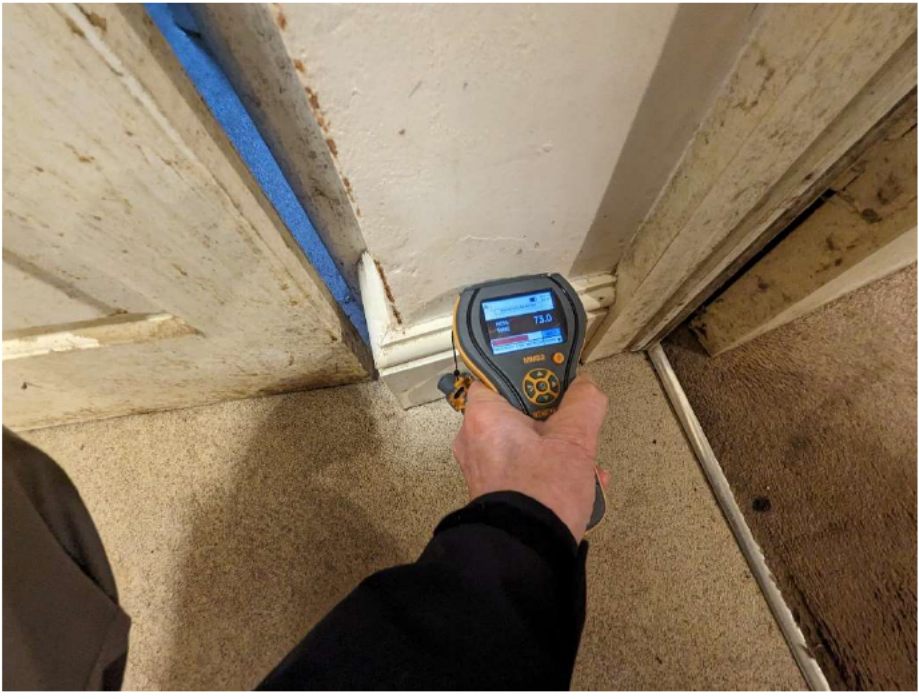




2 Stydd Almshouses, Ribchester.



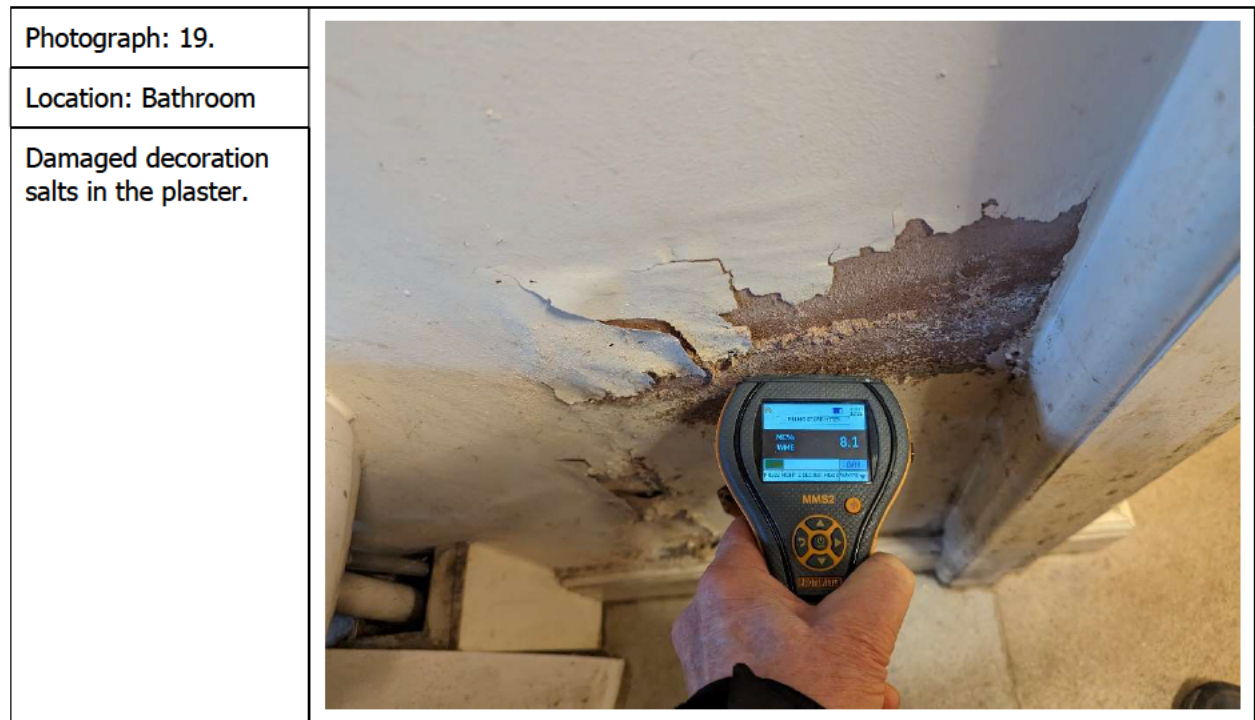
2 Stydd Almshouses, Ribchester.

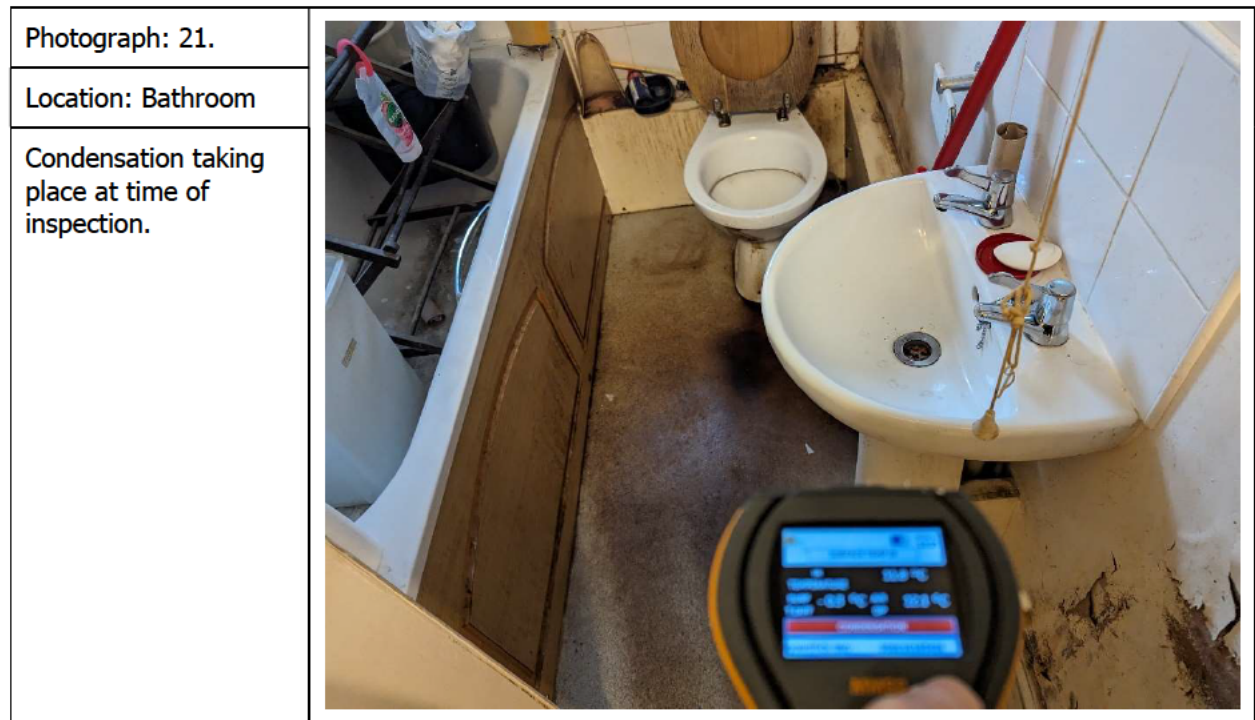
Photograph: 15.	
Location: Kitchen	
Damp in reveal to living room door.	

Photograph: 16.	
Location: Bathroom	
Context image	

2 Stydd Almshouses, Ribchester.

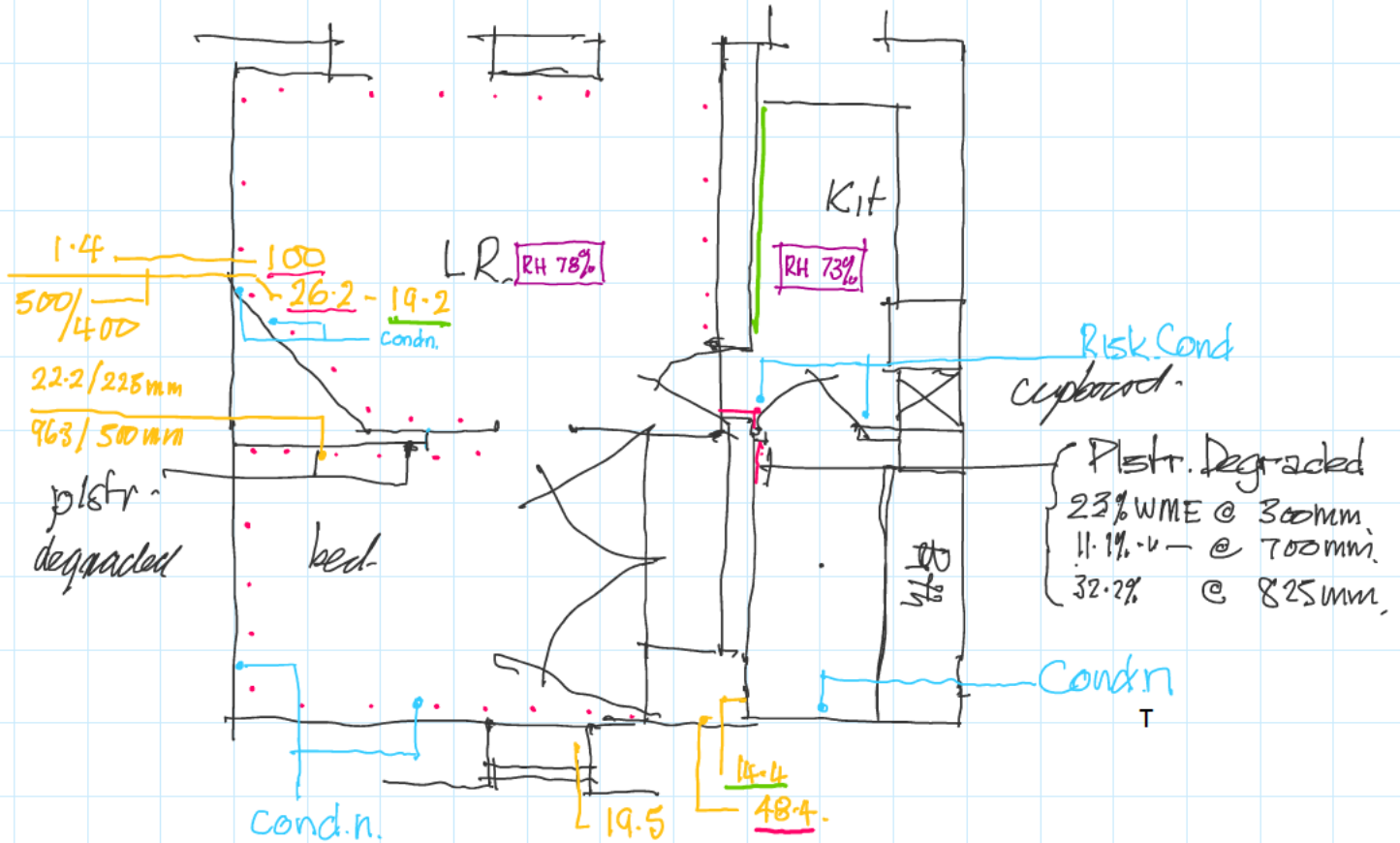






Number 2 - Ground floor Plan

Tuesday, 12 December 2023 11:55



- Condensation taking place at time of inspection.
- Damp readings & Height above floor level.
- ... High damp readings due to condensation.
- High damp readings.

Specific Defect Report
on
Damp

at
3 Stydd Almshouses
PR3 3YQ

Date Inspected

14th November 2023

Reference:

Mark Ferris
Your Housing Group

Author

Ray Craig FRICS.
Chartered Building Surveyor

1) INTRODUCTION.

- a) This report is the response to a request by Mark Ferris of Your Housing Group for a damp survey of 3 Stydd Almshouses Ribchester in order to assess fitness for habitation.
- b) This property is owned and maintained by Your Housing Group Youggle House, 130 Birchwood Blvd, Birchwood, Warrington WA3 7QH.

2) INSTRUCTION

- a) Instructions have been received by from Aaron Wilmot on behalf of Your Housing Group by email dated 27th October 2023 to attend the property and report.

3) FACTS UPON WHICH MY REPORT IS BASED

- a) This report is based on my findings of fact relating to the physical condition of the subject property following a visual inspection.
- b) Non-intrusive investigation was carried out by means of a Protimeter MMS2.
- c) References to right and left are made as if stood on the street facing the house, unless otherwise stated.
- d) For location and identification of survey results refer to the sketch plan appendix A.

4) THE PROPERTY

- a) **Type:** One bedroom first floor flat in a two storey detached property of traditional domestic construction with solid exterior load bearing wall of brick and stone. Built as almshouses circa 1750 the building is Grade 2* listed.
- b) **Floors:** The first floor is of suspended timber joist and board construction.
- c) **Windows:** Double glazed timber units.
- d) **Internal sub-division walls:** are a mixture of masonry and stud partitions with plaster finish.

5) FINDINGS

Living room
Findings
When subjected to moisture profiling no damp was recorded. Part of the room has recently been replastered to control previous dampness.
Plaster and decoration are in sound condition.
Cause
Not applicable
Repair
No repair is currently required.

Bedroom
Findings
When subjected to moisture profiling elevated, damp reading were recorded in the left wall. The wall plaster is soft and the decoration spoiled (Photos 2 & 3).
External inspection showed vegetation growing at the junction of the roof and gable capping (Photo 4).
There are gaps at the joint between capping stones Which will allow rainwater to enter the head of the gable wall (Photo 5).
There are cracks in the spar-dash and painted render, particularly at the head of the wall (Photo 5).
Cause
The damp internally is assessed to be rain penetration through the defects in the render and the joint between the slate roof covering and the stone carving.
Repair
<u>Internal</u>
<ol style="list-style-type: none"> 1. Allow for all preparation, making safe electrics, dust sheets etc. 2. Remove the skirting boards and cart away debris. 3. Hack off damp wall plaster to the entirety of the left wall and return 150mm into the front and rear walls. 4. Replaster utilising Thistle Dricoat renovating plaster with Thistle Board Finish skim coat smooth and level with surrounding surfaces. 5. Provide and fix pre-treated replacement skirting boards. 6. Allow for consequential redecoration.
<u>External.</u>
<ol style="list-style-type: none"> 7. Clear the vegetation from the roof. 8. Remove any loose or friable, pointing between the roof covering and capping and seal the junction with a butyl mastic. 9. Rake out all loose and friable mortar from between the capping stones and re-point.

10. Hammer test the render to the gable wall at first floor level and remove all loose and poorly adhering material back to the main wall and re-render and paint to match existing.

Kitchen

Findings

When subjected to moisture profiling no damp was recorded.
No structural dampness recorded.

Bathroom

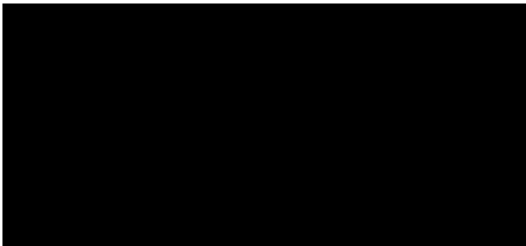
Findings

When subjected to moisture profiling no damp was recorded.
No structural dampness recorded.

Windows

Findings

Rot in the bedroom window ill.

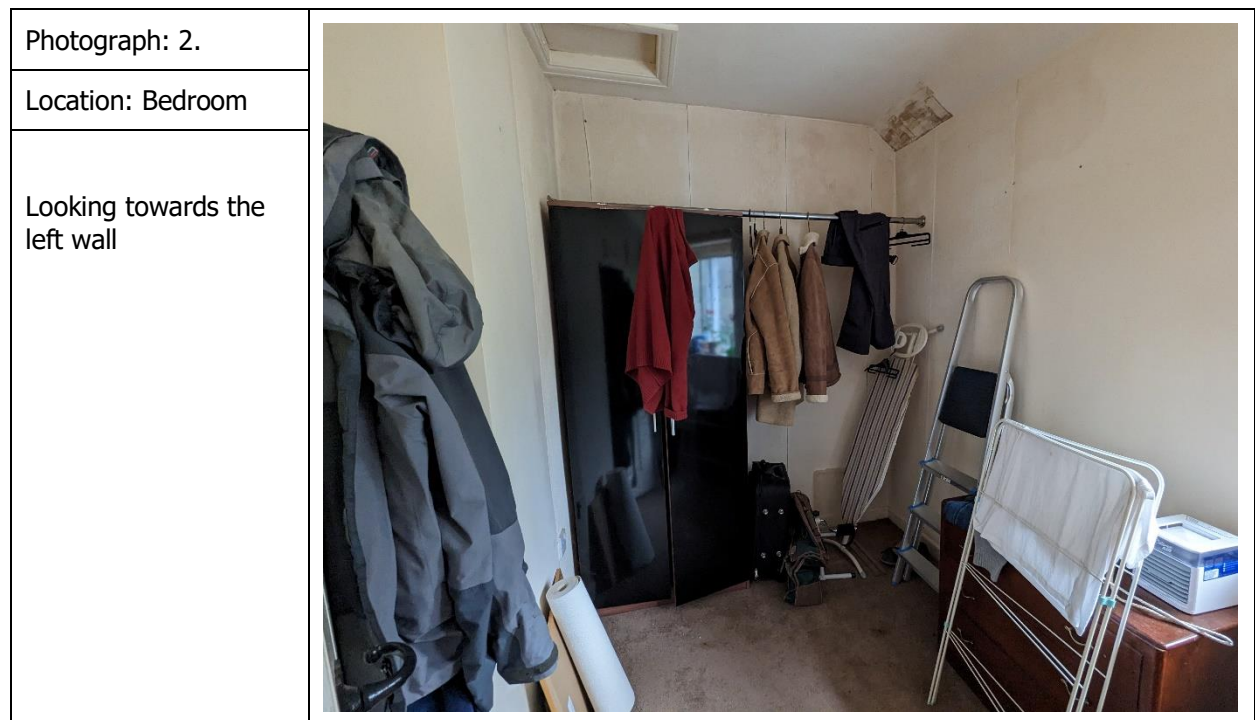


Raymond R Craig FRICS
Chartered Building Surveyor
24th November 2023


Appendix A

Photographic Schedule

3 Stydd Almshouses, Ribchester.



Photograph: 3.	
Location: Bedroom	
Area of damp/denatured plaster.	

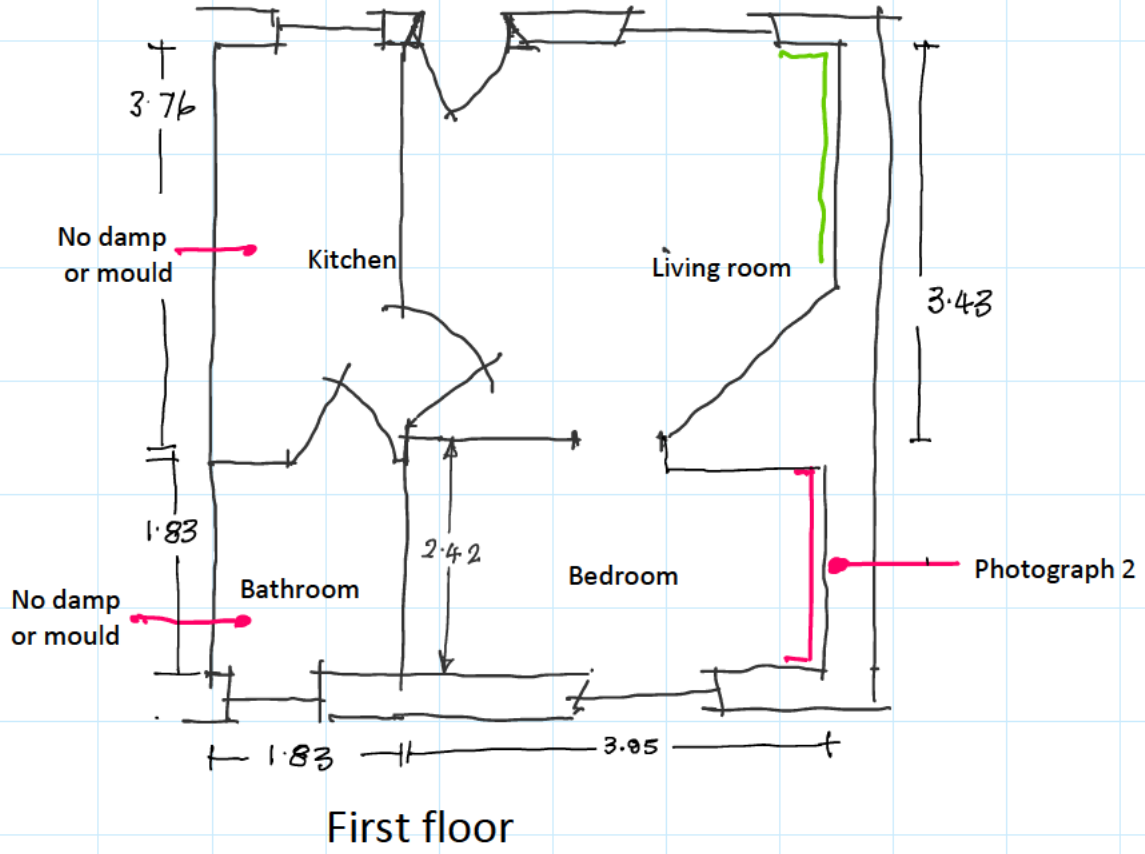
Photograph: 4.	
Location: External Rear roof slope.	
Vegetation at junction of the roof covering and capping.	

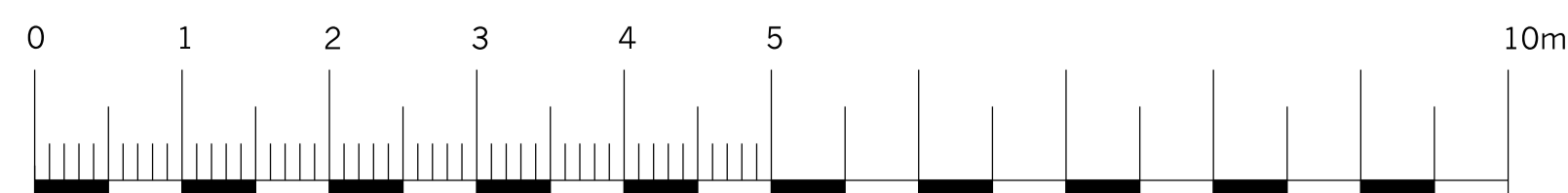
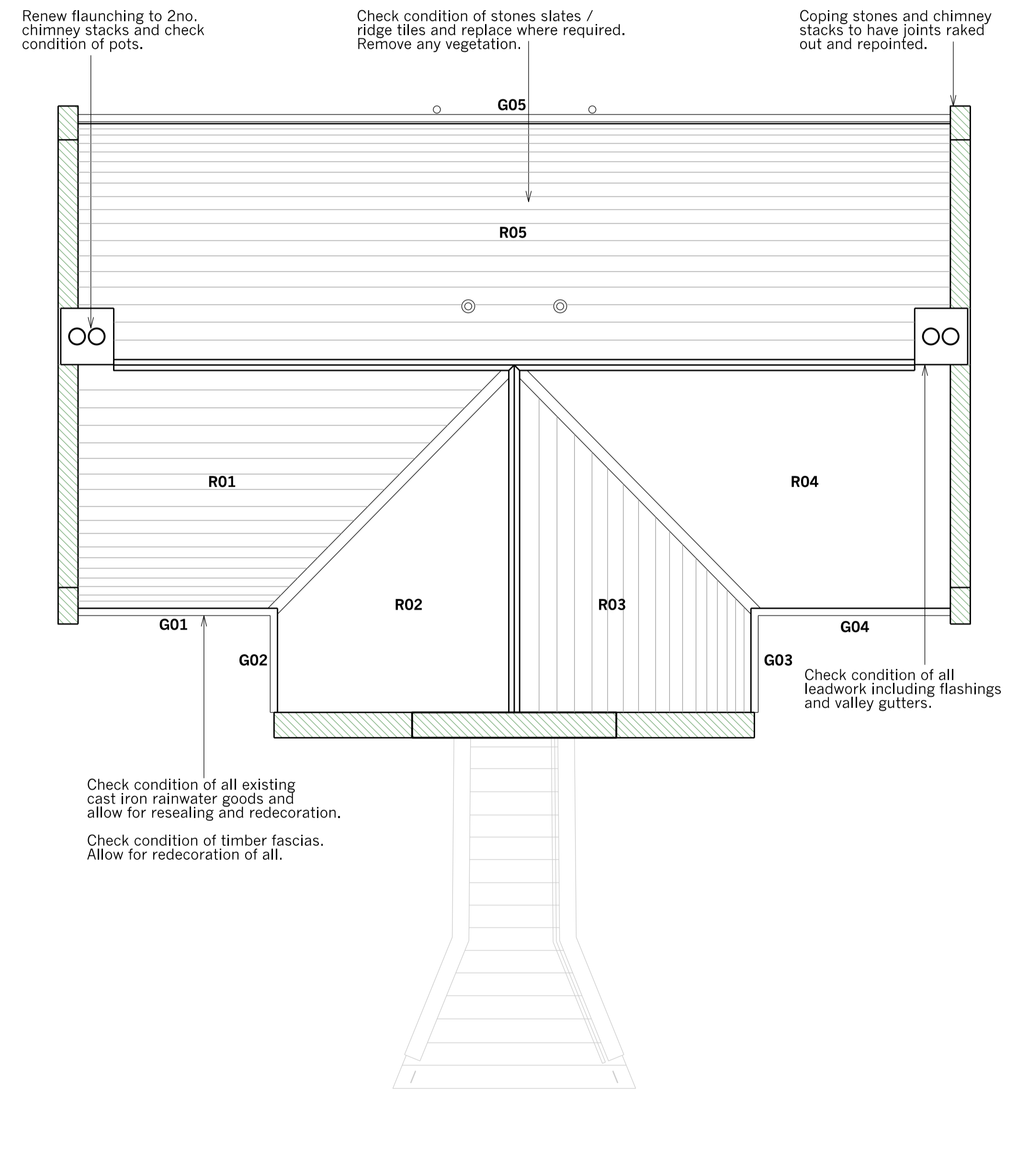
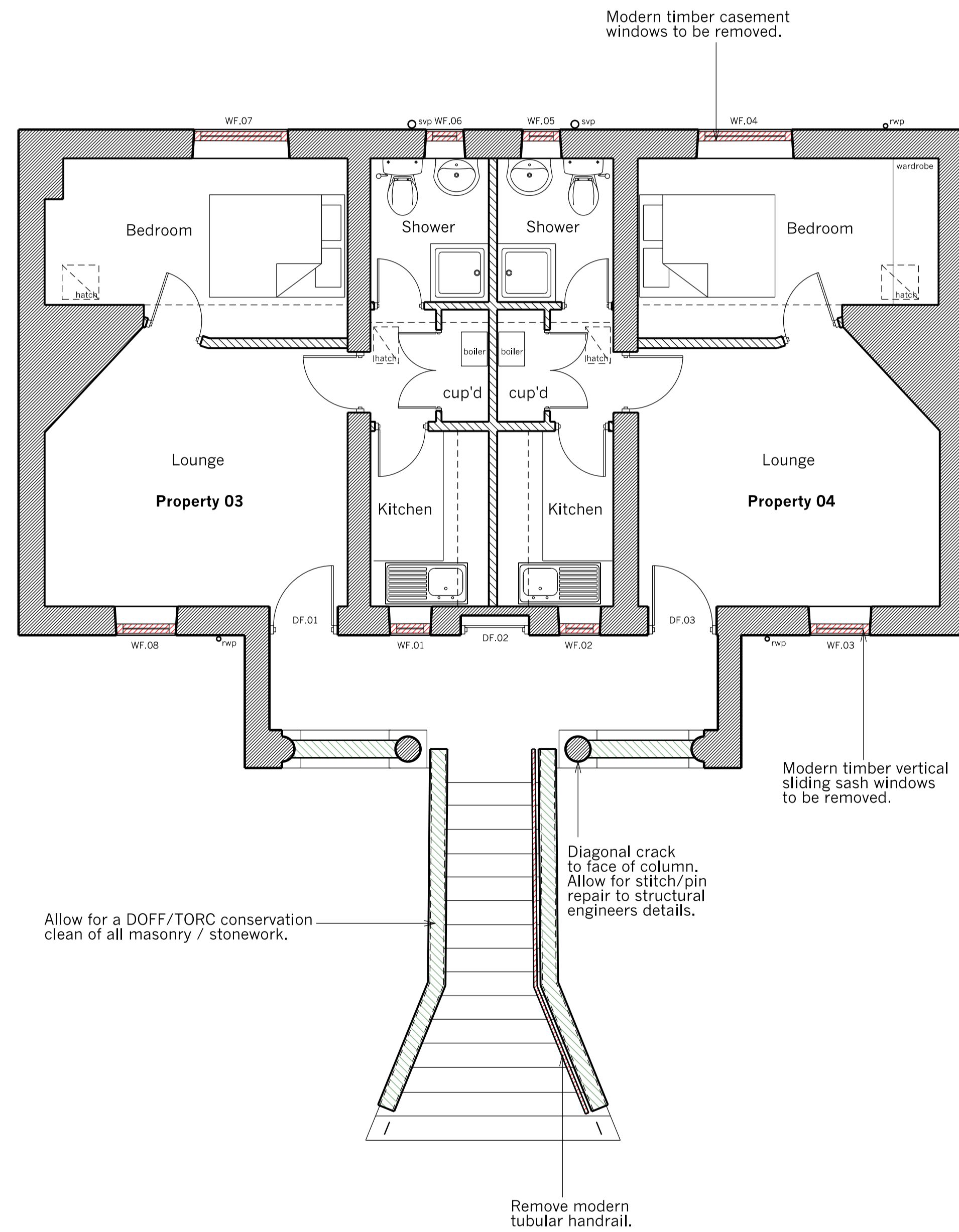
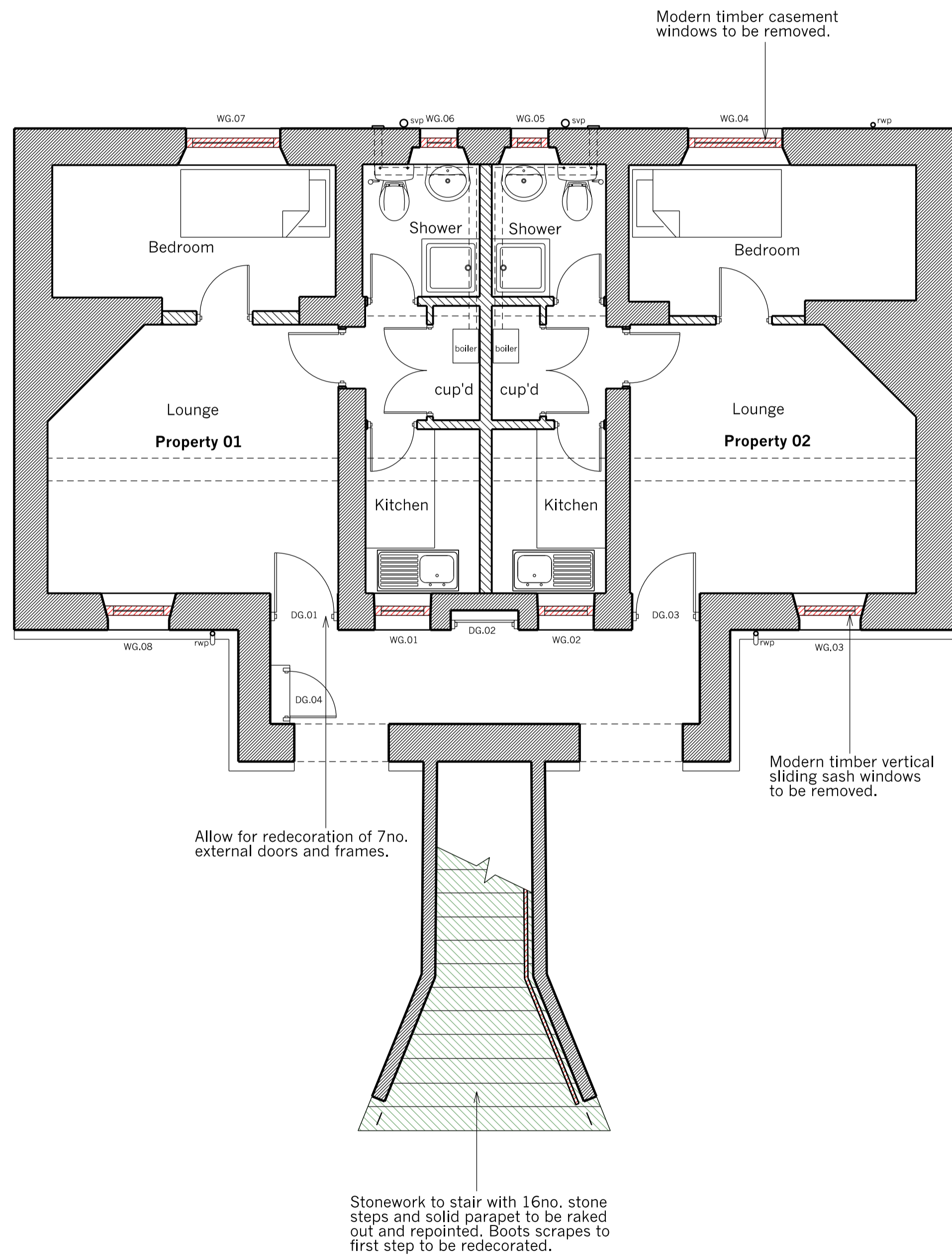
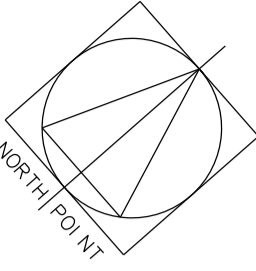
3 Styd Almshouses, Ribchester.

Photograph: 5.	 A photograph of the upper part of a gable wall. The wall is covered in a light-colored, textured render. There are several annotations: three green circles highlighting small areas near the roofline, three red circles highlighting larger areas of damage or staining, and a red zig-zag line tracing a path down the right side of the wall. A small, rectangular vent is visible on the wall. The sky is blue with some clouds, and green foliage is visible on the left side.
Location: External Upper part of gable wall	
Area of cracked render.	

Plan - 3 Stydd Almshouses

13 November 2023 20:13





LEGEND:

- Windows to be removed and service penetrations.
- Raking out of masonry / stone and repointing.
- Conservation clean using a combination of the DOFF and TORC systems.

Eaves Brook Housing Group
Stydd Lane Almshouses

Plans as Existing

7328 (01)003
Date: May 2018 Scale: 1:50 @A1 Checked by: as

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