

Vigilant Surveys

DAMP AND MOULD INVESTIGATION

Detached house, Essex

Address withheld

Prepared for the buyer

Inspected September 2026

Specimen report

Rory Thorne, Damp & Compliance Surveyor · vigilantsurveys.co.uk

SPECIMEN REPORT

This is a real Vigilant Surveys pre purchase damp and mould report, published with the written permission of the client it was written for. The name, the address, the postcode, the reference and the exact date of the inspection have been removed, along with five photographs: two room views showing personal belongings, and the three views of the outside of the house. Every reading, every finding, every recommendation and every indicative cost is exactly as it was issued.

Summary in plain English

OVERALL RATING 6 OF 9

No single cause. There are separate local sources of moisture, each with its own repair: a gap in the roof tiles, moisture held in bedroom 2 with no way out, the radiator tail in the second entrance and past ingress at the rooflight over the upstairs living room, and rain getting in at the roof above the head of the south wall in bedroom 1. Alongside them, condensation on the coldest surfaces of a vacant house with no background ventilation, and ground levels close to the damp proof course that are not causing damp on the day but could if left.

I inspected the whole house, the loft and all four sides of the outside. Most of the house is dry. Where there is damp it is in a handful of separate places, and each one has its own cause that I could see.

Water is getting in at a gap in the roof tiles, and has got in around the roof window above the upstairs living room, where the damage is dry at the moment. There is also a damp patch high on the front wall of bedroom 1. The render outside is sound and there is no plumbing above it, so the most likely cause is rain getting in at the edge of the roof above and working down the wall. Bedroom 2 is slightly damp throughout, because moisture has no way out of that room when the door and window are shut, and it is worst on the outside wall under the window. The radiator tail in the second entrance is leaking or has leaked, with the floor beside it wet. The mould on the windows and in the downstairs toilet is condensation, not damp coming through the walls. It is not rising damp anywhere, so no damp proof injection or replastering is needed.

Damp and mould are the symptom, not the cause, and each of these is fixed by putting its cause right: a heating engineer for the radiators, a roofer for the tiles, the roof edge above bedroom 1 and the roof window, better ventilation for the condensation, and clearing the ground away from the base of the walls outside so it does not become a problem later. The recommendations below set these out in order, with an indicative cost for each.

Confidence	Highly probable on the evidence
What would settle it	The findings in this report do not depend on waiting for further rain. The next step is the repairs set out in the recommendations. Once they are done, a recheck of the head of the south wall in bedroom 1 and in the south facing living room, the south and west walls of bedroom 2, the ceiling inside the bedroom 3 wardrobe beside the chimney breast, the ceiling junction beneath the rooflight and the loft battens, after a spell of wet weather and measured against the control readings taken in the same rooms, confirms that each repair has worked.

The overall rating is a judgement on the whole of the findings, not a meter reading. 1 is the lowest and 9 the highest. Green 1 to 3, amber 4 to 6, red 7 to 9.

1	Dry throughout. Nothing found.
2	Dry, with a minor defect worth putting right as good practice.
3	Dry, with a defect that could lead to damp if left.
4	Elevated moisture from a single identified cause, with no work to the structure needed.
5	Elevated moisture in more than one area, no damage, correctable with general maintenance.
6	An active damp problem with a clear cause, correctable with ordinary repairs.
7	Active damp causing damage to the building, or several causes acting together.
8	Widespread damp with significant damage, or a cause not yet identified.
9	Severe, spreading or causing structural damage. Needs attention before anything else.

Instruction and conditions

Instructed by	Buyer
Reason for the inspection	Pre purchase damp and mould survey of the whole property, instructed by the client to establish the cause and extent of any damp or mould and the works needed to put it right, with an indicative cost for each.

Scope	Whole property survey
Date of inspection	September 2026
Weather at inspection	Dry
Rainfall in the previous 48 hours	Light
External conditions	25.5°C, 51% RH, dew point 14.6°C

The property

Type	Detached
Approximate age	1919 to 1944
Wall construction	Solid brick, assumed and not established by opening up
Ground floor	Solid concrete
Heating	Central heating with radiators. Pattern of use recorded as intermittent.

Room by room

This was a whole property survey with costings. Moisture readings are comparative. %WME is not a moisture content, so readings are given against a control taken in an unaffected area of the same room.

Loft space



ENVIRONMENT

Air temperature and humidity	23.6°C, 51% RH
Dew point	12.9°C
Coldest surface measured	21.9°C at External gable end wall
Surface against dew point	9.0°C ABOVE Condensation excluded on this surface at the time of inspection.
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 21.9°C, air 23.6°C, 51% RH.

CHIMNEY

Chimney breast

Present in this room.

MOISTURE

Floor in this room

Suspended timber

Control reading

LO Below 6 %WME, the lower limit of the meter. Timber upright next to the loft hatch

Timber

8.9 %WME Roof timber, rafter or purlin

Timber

LO Below 6 %WME, the lower limit of the meter. Rafter under the tiles

Timber

9.4 %WME Underside of the purlin or wall plate where it bears on the brickwork

Timber

9.9 %WME Rafter close to the brickwork

Timber

9.9 %WME Underside of a purlin

Timber

7.1 %WME Rafter, with the battens and the underside of the tiles above

Timber

9.4 %WME Purlin or plate against the gable wall

Wall

14.7 %WME Brickwork at a timber junction on the gable or chimney, comparative only on masonry

Timber

13.7 %WME Rafter where it meets the brickwork

Timber

10.2 %WME Underside of a tile batten

Timber

12.5 %WME Underside of a tile batten, same bay

Timber

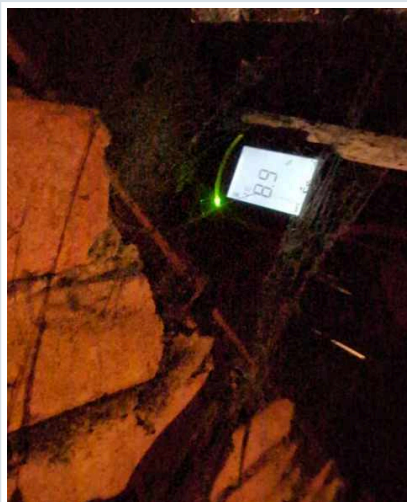
17.8 %WME Underside of a tile batten between the rafters above the loft hatch, in the bay with the gap in the tiles, batten and tiles stained



METER IN POSITION



CONTROL LOCATION



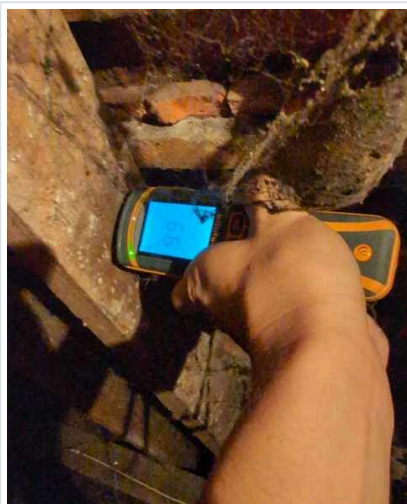
METER SHOWING THE READING



METER SHOWING THE READING



METER SHOWING THE READING



METER SHOWING THE READING



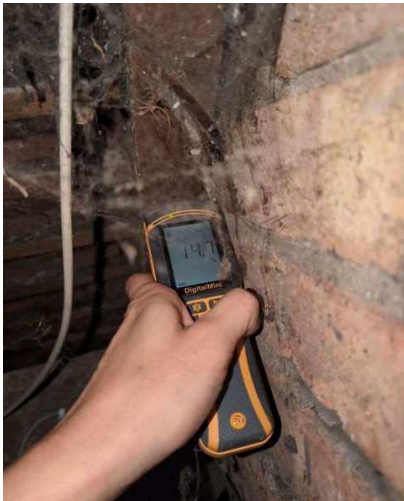
METER SHOWING THE READING



METER SHOWING THE READING



METER SHOWING THE READING



METER SHOWING THE READING



METER SHOWING THE READING



DEFECT
Gap in tiles course



METER SHOWING THE READING



METER SHOWING THE READING



DEFECT



GENERAL VIEW

Bedroom 1

Photograph removed
for this specimen copy

ENVIRONMENT

Air temperature and humidity	24.2°C, 50% RH
Dew point	13.1°C
Coldest surface measured	19.1°C at Chimney stack
Surface against dew point	6.0°C ABOVE Condensation excluded on this surface at the time of inspection.
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 19.1°C, air 24.2°C, 50% RH.

CHIMNEY

Chimney breast	Present in this room.
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VENTILATION

Background ventilation	Opening windows, Passive stack
Trickle vents	None fitted
Mechanical extract	None
Door undercut	Under 10mm, measured 6mm

MOISTURE

Floor in this room	Suspended timber
Control reading	LO Below 6 %WME, the lower limit of the meter. Internal partition wall to bedroom 2
Wall	20.1 %WME Front external wall, plaster between the picture rail and the ceiling at the top right of the window, cracked and blown
Wall	LO Below 6 %WME, the lower limit of the meter. Painted wall face, mid to high level
Wall	LO Below 6 %WME, the lower limit of the meter. Plaster between the picture rail and the ceiling, beside the cracked area

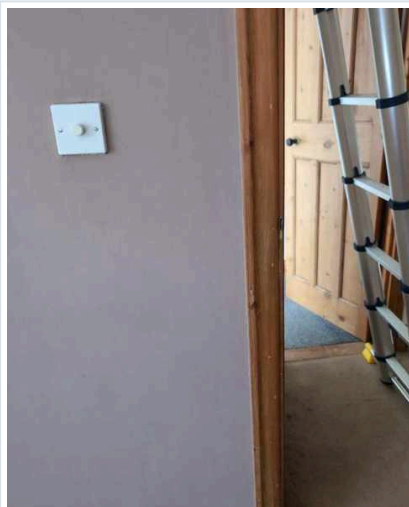
Wall	LO Below 6 %WME, the lower limit of the meter. Just above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. Just above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. Just above the skirting, below hairline cracking
Wall	LO Below 6 %WME, the lower limit of the meter. Just above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. Inside the built in cupboard beside the pipe run, mid height
Wall	7.9 %WME East external wall behind the bed, low, beside a spot of flaking paint with white deposits

OBSERVED

Visible mould	None observed
Other observations	Blown or hollow plaster



METER IN POSITION



CONTROL LOCATION



DEFECT
External front elevation wall



DEFECT



OTHER



OTHER



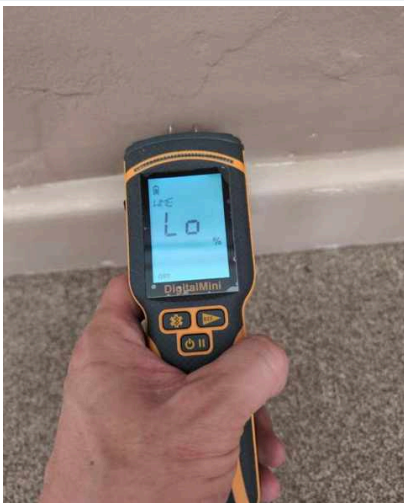
OTHER



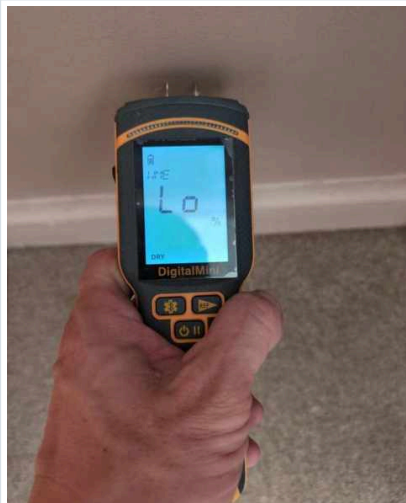
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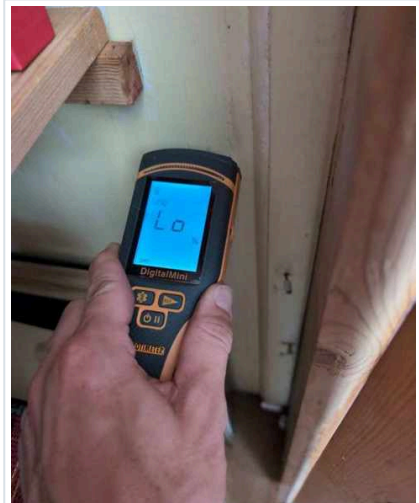
OTHER
Chimney breast vent



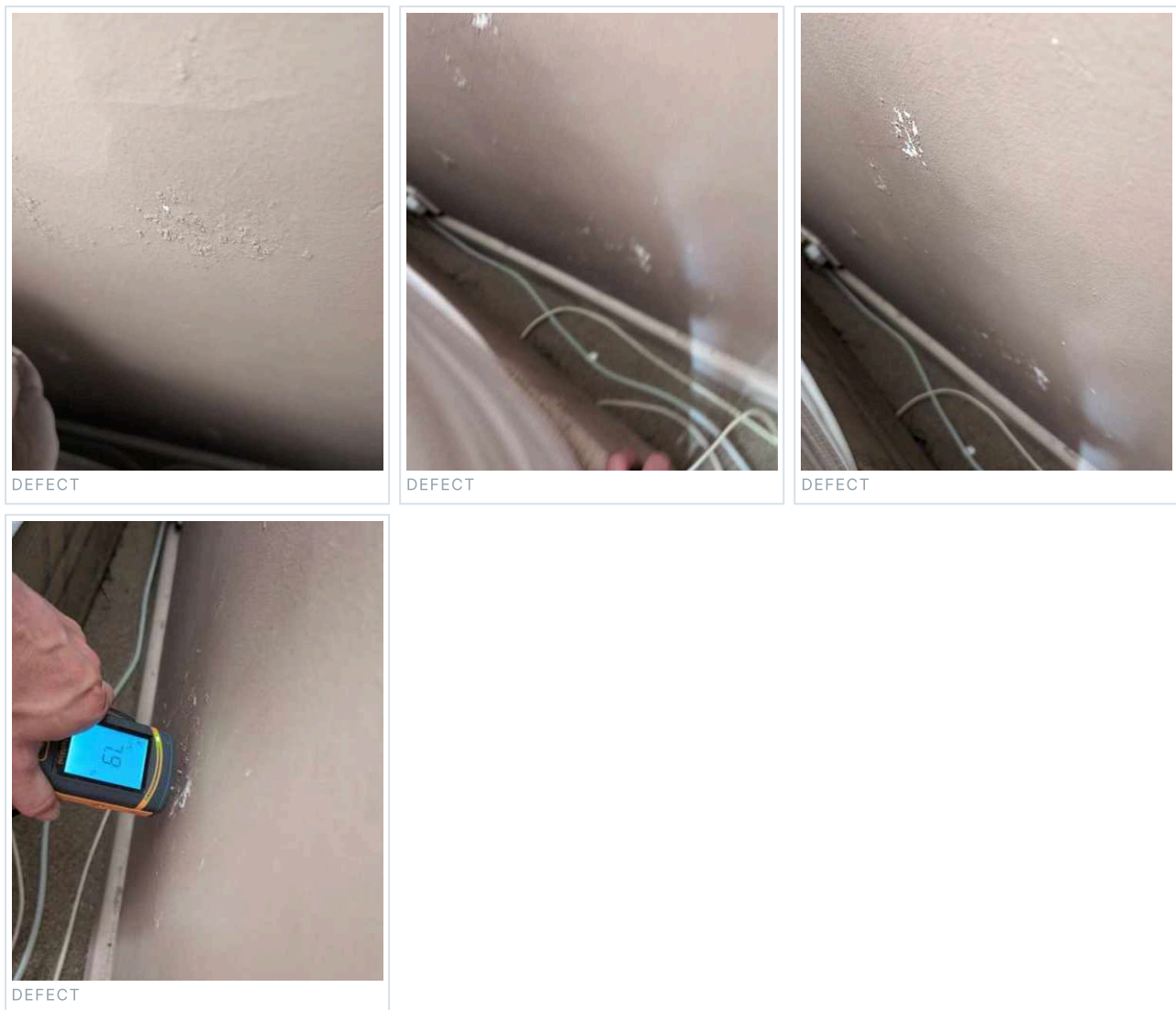
OTHER



OTHER



OTHER



Bedroom 2

Photograph removed
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ENVIRONMENT

Air temperature and humidity	23.8°C, 53% RH
Dew point	13.6°C
Coldest surface measured	20.1°C at Internal partition wall shared with bedroom 1.
Surface against dew point	6.5°C ABOVE Condensation excluded on this surface at the time of inspection.

Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 20.1°C, air 23.8°C, 53% RH.
VENTILATION	
Background ventilation	Opening windows
Trickle vents	None fitted
Mechanical extract	None
Door undercut	No gap, measured 0mm
MOISTURE	
Floor in this room	Suspended timber
Control reading	LO Below 6 %WME, the lower limit of the meter. Internal partition wall to hallway
Timber	LO Below 6 %WME, the lower limit of the meter. Window frame and reveal lining, bottom corner at sill height, mould along the bead
Wall	18.1 %WME South external wall, just above the skirting, to one side of the radiator
Wall	25.1 %WME South external wall, just above the skirting at the end of the radiator
Wall	20.3 %WME South external wall beside the end of the radiator, 300 to 400mm above the skirting
Wall	17.6 %WME South external wall just below the window sill, beside the radiator
Wall	11.4 %WME Internal partition wall, corner by the window, low to mid height
Wall	13 %WME Internal partition wall, low to mid height near the radiator corner (decimal not legible on the photograph)
Wall	15.1 %WME Internal partition wall, about 300mm above the skirting
Wall	17.9 %WME West external wall, about 300mm above the skirting
Wall	13.4 %WME West external wall, 400 to 500mm above the skirting
Wall	15.8 %WME North internal partition wall, mid height near the chimney breast

Wall

12.3 %WME North internal partition wall, just above the skirting

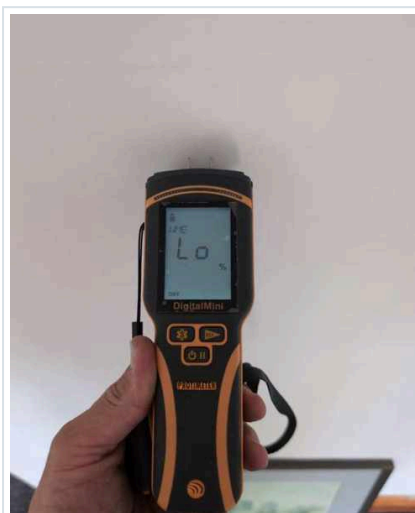
OBSERVED

Visible mould

Trace

Other observations

Staining



METER IN POSITION



CONTROL LOCATION



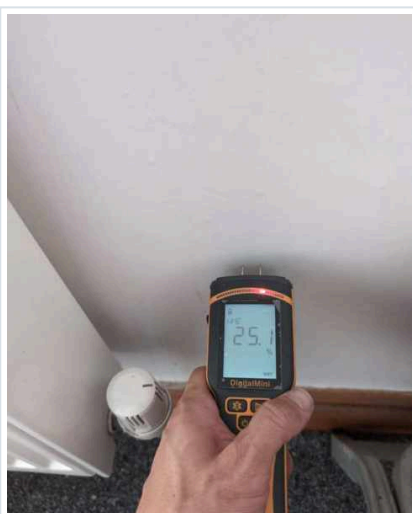
DEFECT
Window frame south elevation



DEFECT
Window frame south elevation



DEFECT
South external wall



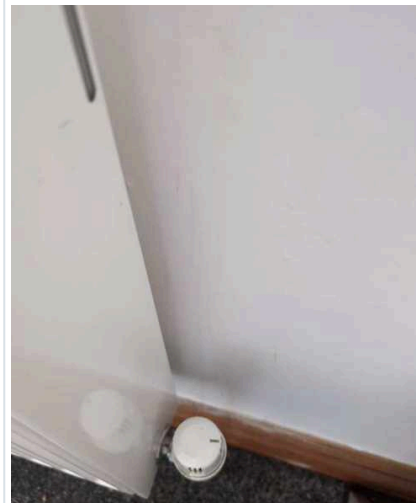
DEFECT
South external wall



DEFECT
South external wall



DEFECT
South external wall



DEFECT
South external wall



OTHER
Internal partition wall



OTHER
Internal partition wall



OTHER
Internal partition wall



DEFECT
West external wall



OTHER
West external wall



OTHER
North internal partition wall



OTHER
North internal partition wall

Bedroom 3



ENVIRONMENT

Air temperature and humidity	23.4°C, 50% RH
Dew point	12.4°C
Coldest surface measured	17.9°C at North external wall
Surface against dew point	5.5°C ABOVE Condensation excluded on this surface at the time of inspection.
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 17.9°C, air 23.4°C, 50% RH.

CHIMNEY

Chimney breast	Present in this room.
Flue	NOT VENTED BOTH ENDS The flue is sealed, with no ventilation. A flue that is not ventilated at both ends stays cold and still. That is the condition in which flue condensation forms and in which hygroscopic salt contamination of the breast develops, and it is why a breast can read wet on a wall that has no other source of water available to it.

VENTILATION

Background ventilation	Opening windows
Trickle vents	None fitted
Mechanical extract	None
Door undercut	Under 10mm, measured 1mm

MOISTURE

Floor in this room	Suspended timber
Control reading	LO Below 6 %WME, the lower limit of the meter. External East wall
Wall	LO Below 6 %WME, the lower limit of the meter. North external wall, just above the skirting beside the radiator valve
Wall	9.8 %WME North external wall, just above the skirting near the socket
Wall	13.5 %WME East external wall, just above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. East external wall, mid height
Wall	LO Below 6 %WME, the lower limit of the meter. East external wall, 200 to 300mm above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. South internal wall above the basin splashback
Wall	LO Below 6 %WME, the lower limit of the meter. South internal wall inside the pipe cupboard
Wall	LO Below 6 %WME, the lower limit of the meter. West internal wall inside the pipe cupboard beside the pipework
Timber	LO Below 6 %WME, the lower limit of the meter. Foot of the internal door frame at floor level

OBSERVED

Visible mould	Trace
Other observations	Mould to reveals



METER IN POSITION



CONTROL LOCATION



DEFECT



DEFECT



DEFECT



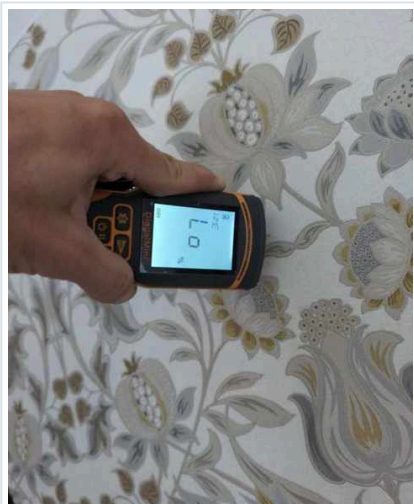
OTHER
North external wall



OTHER
North external wall



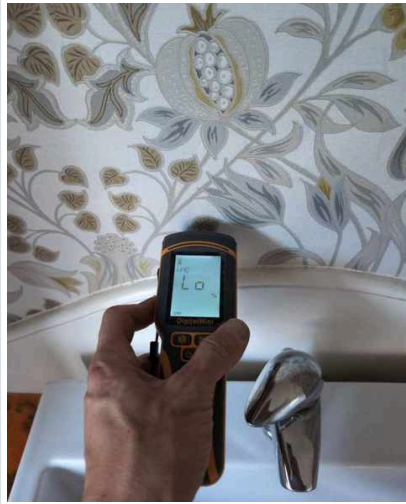
OTHER
East external wall



OTHER
East external wall



OTHER
East external wall



OTHER
South internal wall



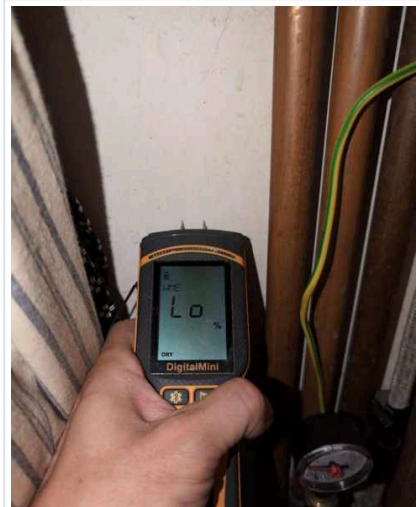
OTHER
South internal wall



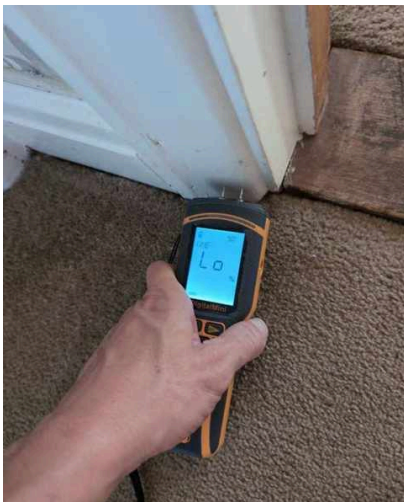
OTHER
Chimney breast, sealed



OTHER

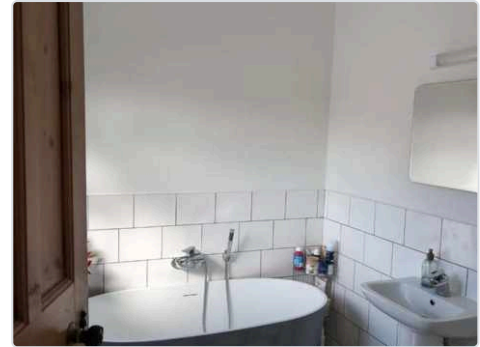


OTHER
West internal wall



OTHER
Internal door frame

Family bathroom



Inspected, nothing to note. The walls, ceiling and reveals were examined and metered and no dampness, staining or mould was found. The readings below are recorded for completeness and as a comparison.

ENVIRONMENT

Air temperature and humidity	22.5°C, 53% RH
Dew point	12.4°C
Coldest surface measured	17.5°C at North internal wall
Surface against dew point	5.1°C ABOVE Condensation excluded on this surface at the time of inspection.
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 17.5°C, air 22.5°C, 53% RH.

VENTILATION

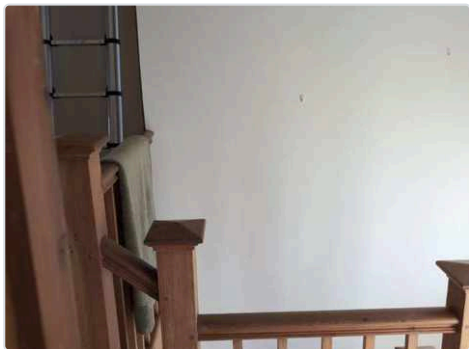
Background ventilation	Vented soffits
Trickle vents	None fitted
Mechanical extract	None
Door undercut	Under 10mm, measured 2mm

MOISTURE

Control reading	LO Below 6 %WME, the lower limit of the meter. South internal partition wall
Wall	LO Below 6 %WME, the lower limit of the meter. North internal partition, above the tiling
Wall	6.7 %WME West external wall above the tiling beside the window reveal
Wall	LO Below 6 %WME, the lower limit of the meter. East internal partition above the tiling by the basin
Wall	LO Below 6 %WME, the lower limit of the meter. South internal partition above the tiling



First floor landing



ENVIRONMENT

Air temperature and humidity	22.5°C, 52% RH
Dew point	12.1°C
Coldest surface measured	20.4°C at South internal partition wall to bedroom 2
Surface against dew point	8.3°C ABOVE Condensation excluded on this surface at the time of inspection.

Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 20.4°C, air 22.5°C, 52% RH.
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VENTILATION

Background ventilation	Opening windows
Trickle vents	None fitted
Mechanical extract	None
Door undercut	Not applicable

MOISTURE

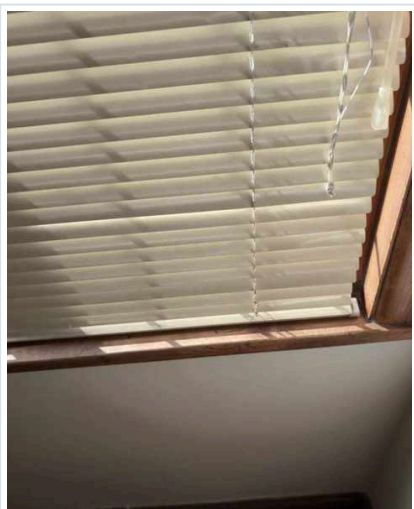
Floor in this room	Suspended timber
Control reading	LO Below 6 %WME, the lower limit of the meter. West external wall
Wall	LO Below 6 %WME, the lower limit of the meter. Below the window board
Wall	LO Below 6 %WME, the lower limit of the meter. East internal partition beside the stair
Wall	LO Below 6 %WME, the lower limit of the meter. North internal partition, 300 to 500mm above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. West external wall, just above the skirting

OBSERVED

Other observations	Staining
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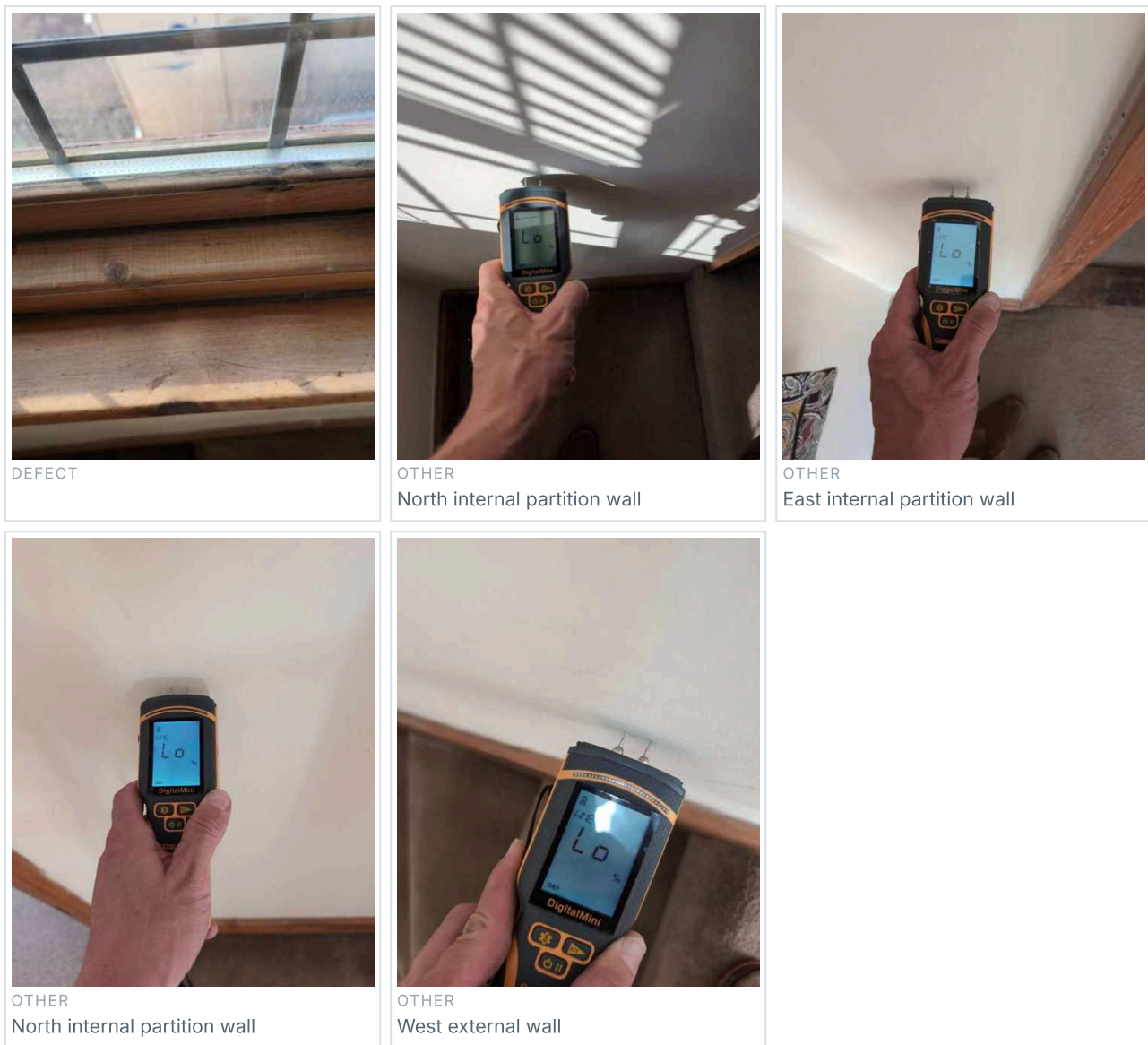
METER IN POSITION



CONTROL LOCATION



DEFECT



DEFECT

OTHER
North internal partition wall

OTHER
East internal partition wall

OTHER
North internal partition wall

OTHER
West external wall

Upstairs living room, bedroom 4



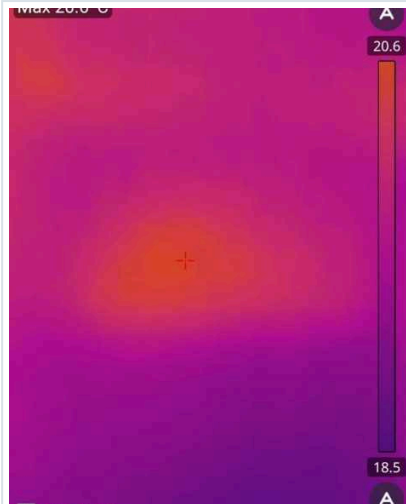
ENVIRONMENT

Air temperature and humidity	22.1°C, 56% RH
Dew point	12.9°C
Coldest surface measured	18.5°C at East external wall
Surface against dew point	5.6°C ABOVE Condensation excluded on this surface at the time of inspection.

Thermal scan	COLD SPOTS Scanned with a thermal imaging camera, surface 18.5°C, air 22.1°C, 56% RH.
VENTILATION	
Background ventilation	Opening windows, Trickle vents
Trickle vents	Present and open
Mechanical extract	None
Door undercut	Not applicable
MOISTURE	
Floor in this room	Suspended timber
Control reading	LO Below 6 %WME, the lower limit of the meter. South internal partition wall
Wall	LO Below 6 %WME, the lower limit of the meter. West external wall, low, beside the radiator
Wall	LO Below 6 %WME, the lower limit of the meter. East external wall, low to mid height
Wall	LO Below 6 %WME, the lower limit of the meter. North external wall, mid height
Wall	LO Below 6 %WME, the lower limit of the meter. South internal wall, about 300mm above the skirting
Junction	LO Below 6 %WME, the lower limit of the meter. In the damaged filler at the ceiling and wall junction beneath the rooflight
Junction	12.5 %WME Ceiling and wall junction beside the timber beam, at the damaged area beneath the rooflight
COLD SPOT FOUND WITH THE THERMAL CAMERA	
Surface	Junction
Whereabouts	Junction of the sloping ceiling and the wall where a timber beam meets it, directly beneath the rooflight
Observed	Blown or hollow plaster, Staining, Mould, Water marks, Salting efflorescence
OBSERVED	
Visible mould	Light



DEFECT



THERMAL



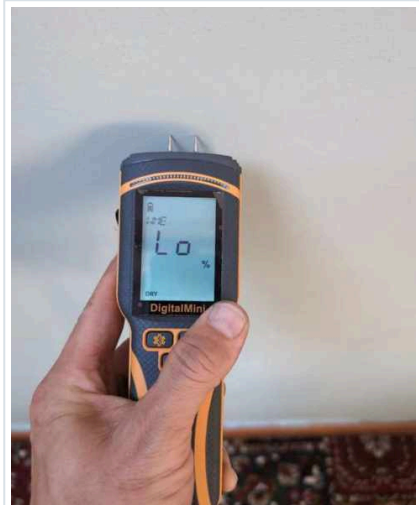
DEFECT



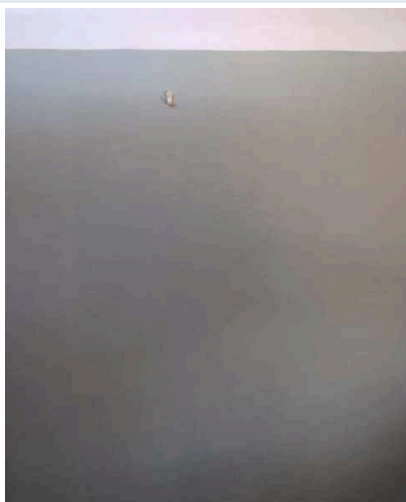
DEFECT



DEFECT



METER IN POSITION



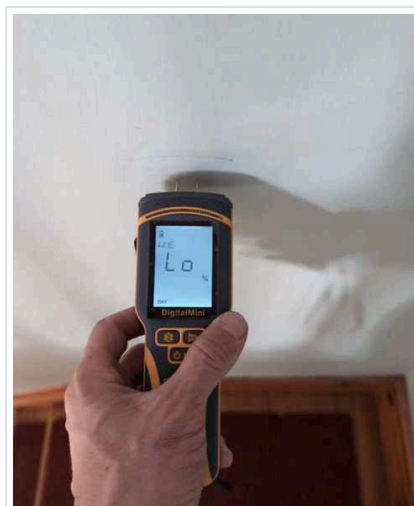
CONTROL LOCATION



OTHER
West external wall



OTHER
East external wall



OTHER
North external wall



OTHER
South internal wall

South facing living room



ENVIRONMENT

Air temperature and humidity	22.5°C, 56% RH
Dew point	13.3°C
Coldest surface measured	19.6°C at East external wall
Surface against dew point	6.3°C ABOVE Condensation excluded on this surface at the time of inspection.
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 19.6°C, air 22.5°C, 56% RH.

CHIMNEY

Chimney breast	Present in this room.
Flue	NOT VENTED BOTH ENDS The flue is an open fireplace or a live appliance.

VENTILATION

Background ventilation	Opening windows, Passive stack
Trickle vents	None fitted

Mechanical extract	None
Door undercut	No gap, measured 0mm

MOISTURE

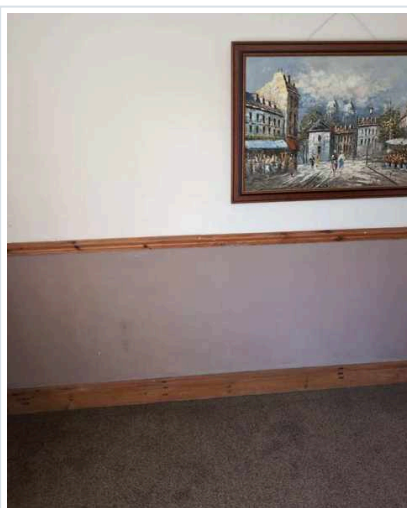
Floor in this room	not established
Control reading	LO Below 6 %WME, the lower limit of the meter. West external wall
Wall	LO Below 6 %WME, the lower limit of the meter. South external wall, 150 to 200mm above the skirting
Wall	17.4 %WME South external wall at about 850mm, directly above a timber board, along a dark band of staining
Timber	10.8 %WME Window board to the east window, heavily stained
Wall	LO Below 6 %WME, the lower limit of the meter. East external wall, just above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. North internal wall below the dado rail
Skirting	17.1 %WME Timber skirting captioned south facing, mid height of the board at a corner, staining at the nail holes. Taken at a nail fixing into the brick, which reads high on a resistance meter regardless of moisture
Skirting	20.5 %WME Timber skirting captioned west facing, bottom edge at carpet level, black staining at the nail heads. Taken at a nail fixing into the brick, which reads high on a resistance meter regardless of moisture

OBSERVED

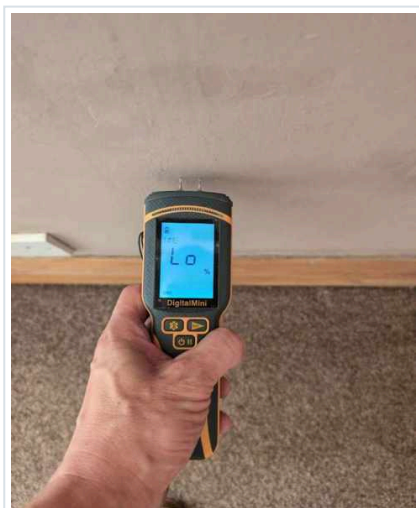
Visible mould	None observed
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METER IN POSITION



CONTROL LOCATION



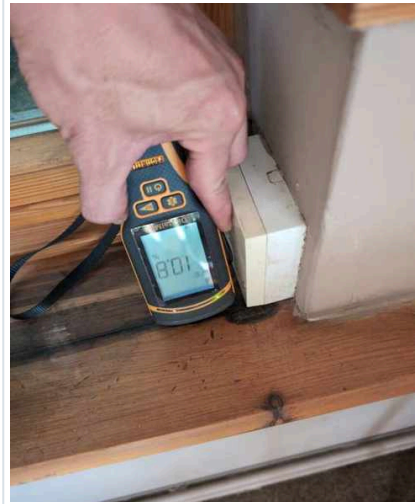
OTHER
South external wall



DEFECT
South external wall



DEFECT
East external wall window sill



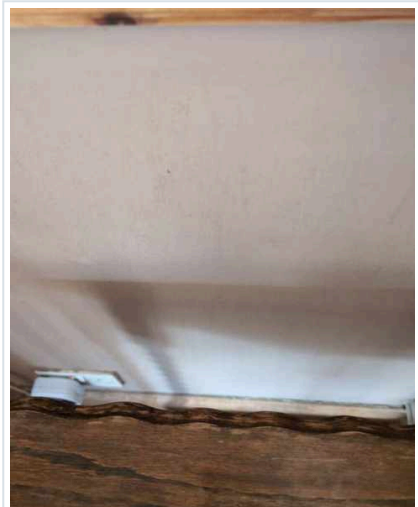
DEFECT
East external wall windowsill



OTHER
East external wall



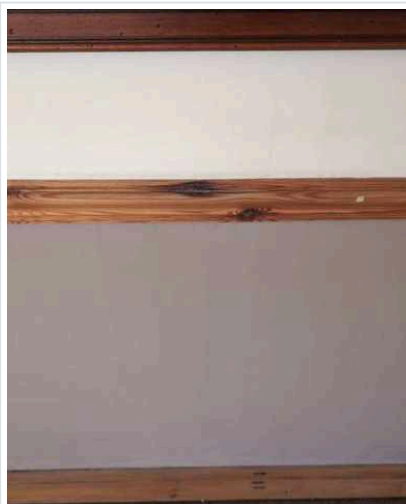
OTHER
North internal wall



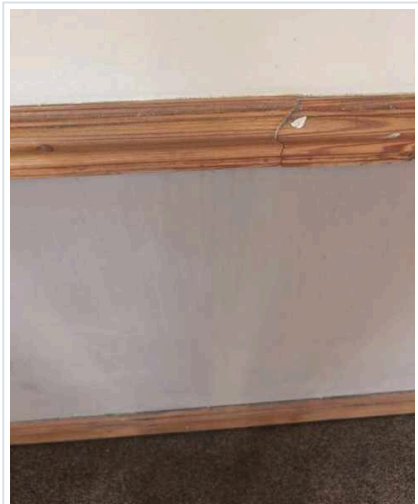
DEFECT
North wall, faint marking



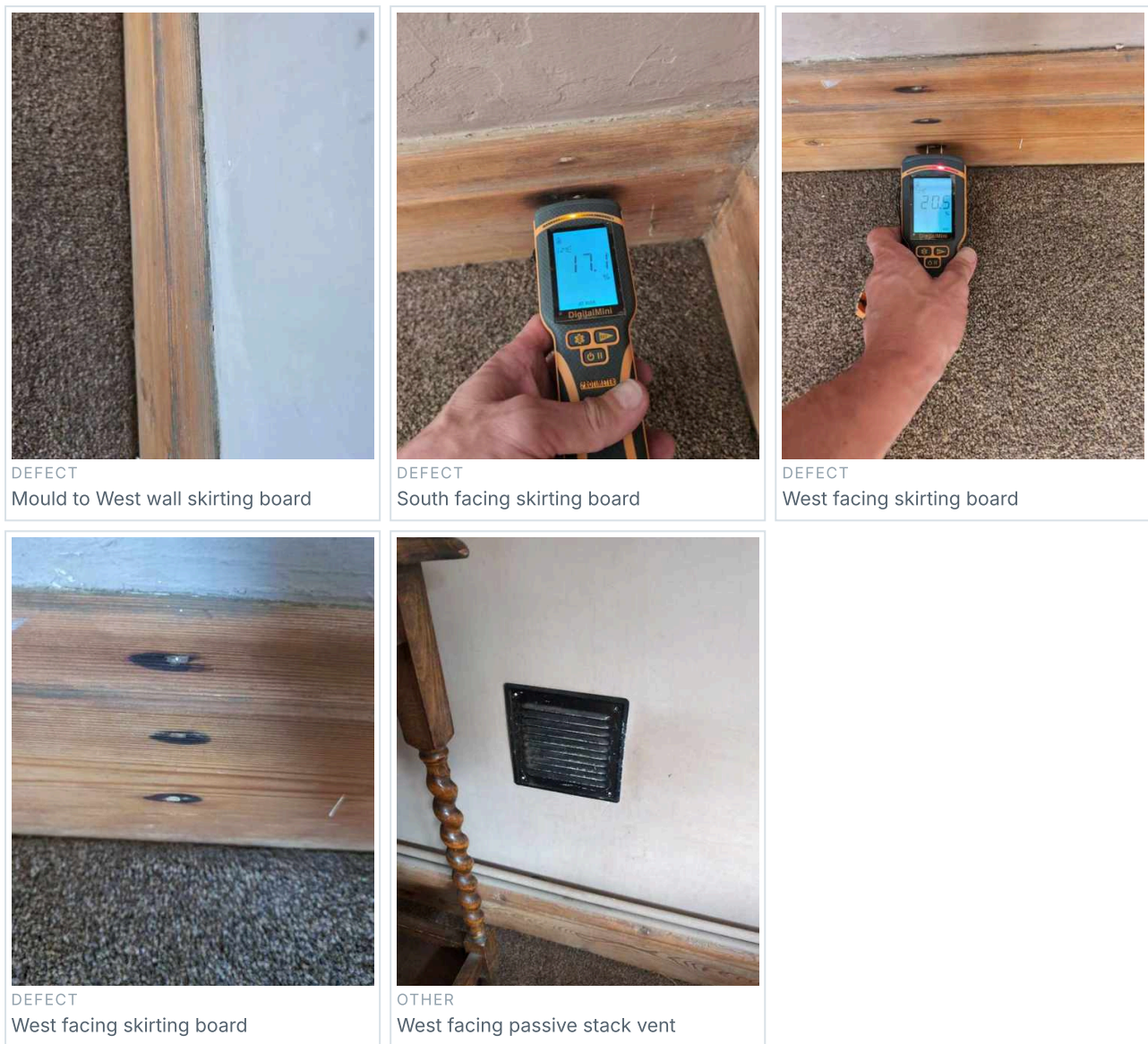
DEFECT
East wall, faint marking



OTHER
West wall, faint marking



OTHER
West wall, faint marking



DEFECT
Mould to West wall skirting board

DEFECT
South facing skirting board

DEFECT
West facing skirting board

DEFECT
West facing skirting board

OTHER
West facing passive stack vent

Living room number two

ENVIRONMENT

Air temperature and humidity	23.1°C, 51% RH
Dew point	12.4°C
Coldest surface measured	18.5°C at West internal wall
Surface against dew point	6.1°C ABOVE Condensation excluded on this surface at the time of inspection.

Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 18.5°C, air 23.1°C, 51% RH.
CHIMNEY	
Chimney breast	Present in this room.
Flue	NOT VENTED BOTH ENDS The flue is an open fireplace or a live appliance.
VENTILATION	
Background ventilation	Opening windows, Airbricks
Trickle vents	None fitted
Mechanical extract	None
Door undercut	Under 10mm, measured 5mm
MOISTURE	
Floor in this room	not established
Control reading	LO Below 6 %WME, the lower limit of the meter. West internal wall
Skirting	8.1 %WME Timber skirting, west internal wall
Wall	LO Below 6 %WME, the lower limit of the meter. South internal wall, low
Wall	LO Below 6 %WME, the lower limit of the meter. East external wall above the dado rail
Skirting	LO Below 6 %WME, the lower limit of the meter. Timber skirting, north external wall
OBSERVED	
Visible mould	Trace
Other observations	Staining



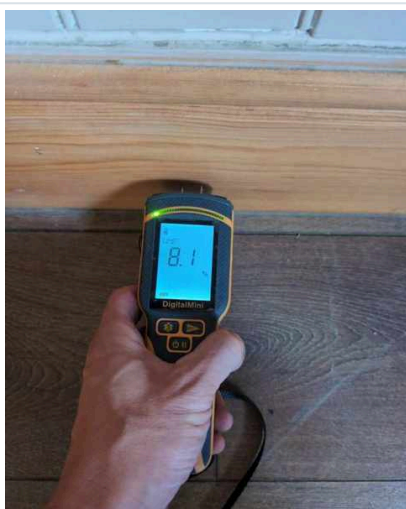
METER IN POSITION



CONTROL LOCATION



DEFECT
Staining to French doors



OTHER
West internal wall



OTHER
South internal wall



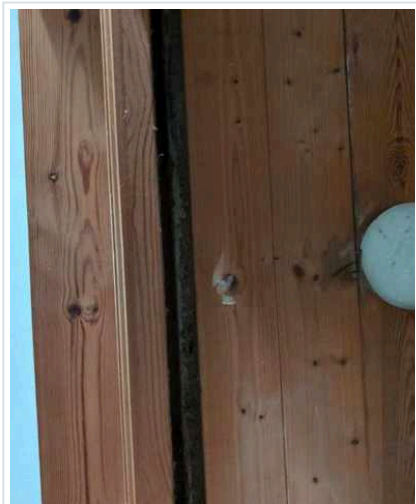
OTHER
East external wall



OTHER
North external wall

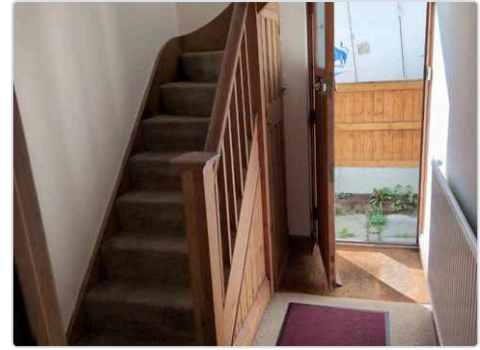


OTHER



OTHER

Entrance hall and under stairs cupboard



ENVIRONMENT

Air temperature and humidity	22.2°C, 53% RH
Dew point	12.2°C
Coldest surface measured	19.6°C at East partition wall
Surface against dew point	7.4°C ABOVE Condensation excluded on this surface at the time of inspection.
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 19.6°C, air 22.2°C, 53% RH.

VENTILATION

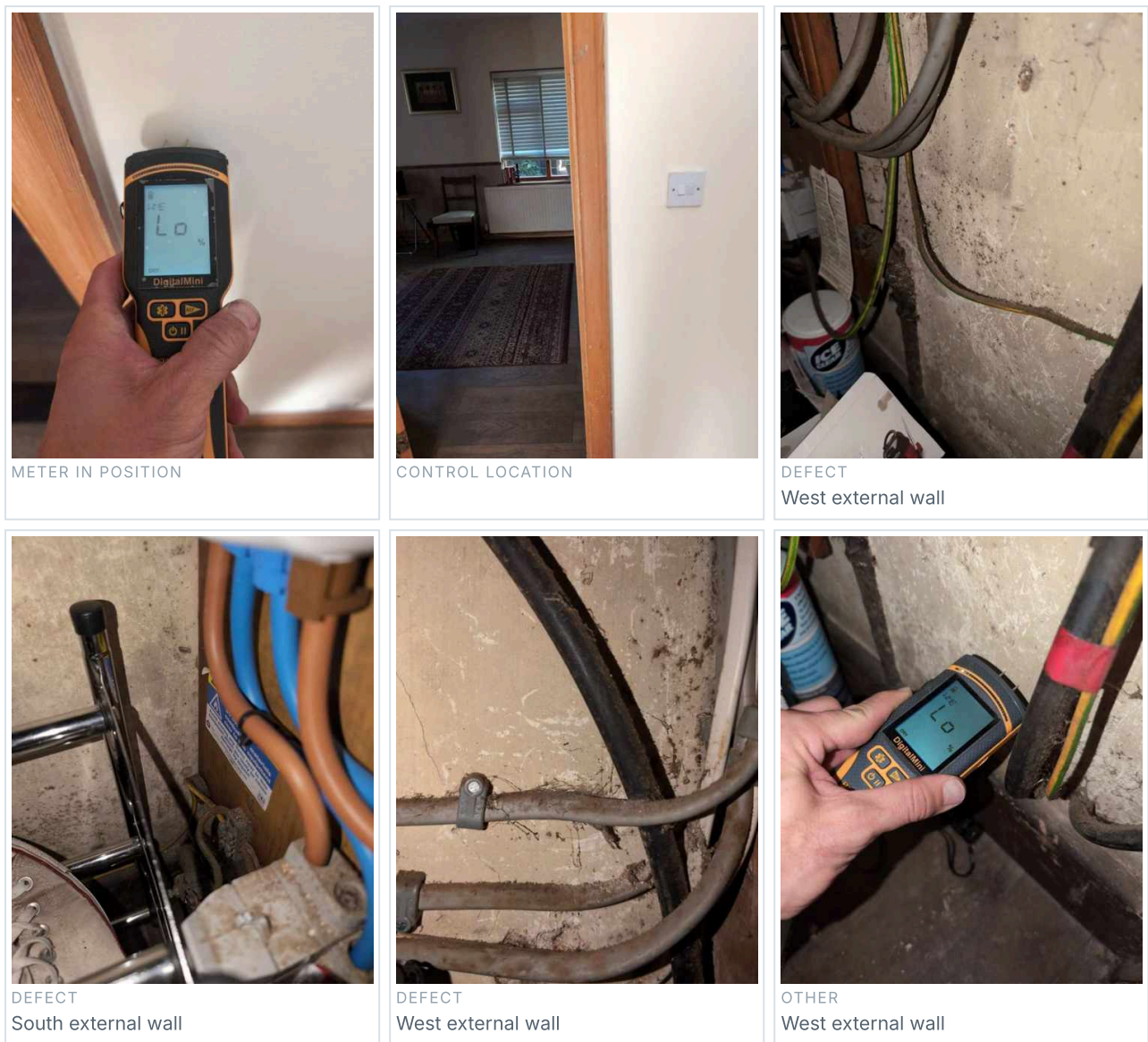
Background ventilation	None
Trickle vents	None fitted
Mechanical extract	None
Door undercut	No gap, measured 0mm

MOISTURE

Floor in this room	not established
Control reading	LO Below 6 %WME, the lower limit of the meter. East partition wall
Wall	LO Below 6 %WME, the lower limit of the meter. West external wall inside the under stairs cupboard, low on the bare render

OBSERVED

Visible mould	Light
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METER IN POSITION

CONTROL LOCATION

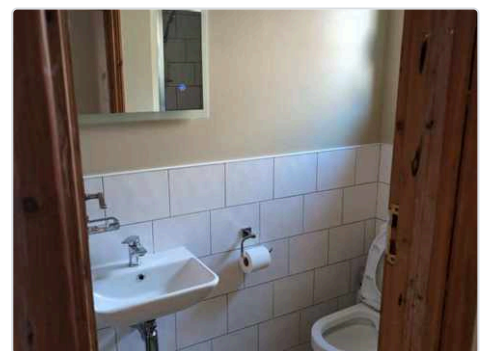
DEFECT
West external wall

DEFECT
South external wall

DEFECT
West external wall

OTHER
West external wall

Downstairs WC



ENVIRONMENT

Air temperature and humidity	21.8°C, 54% RH
Dew point	12.1°C
Coldest surface measured	17.5°C at West external wall
Surface against dew point	5.4°C ABOVE Condensation excluded on this surface at the time of inspection.

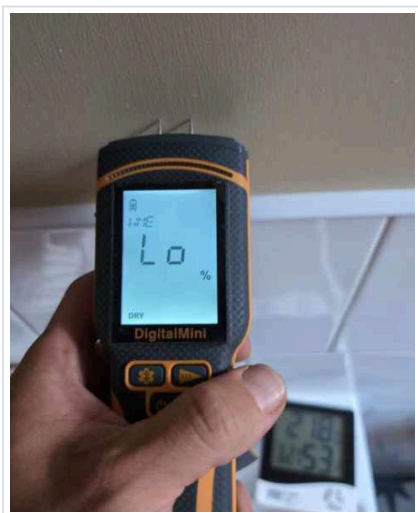
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 17.5°C, air 21.8°C, 54% RH.
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VENTILATION

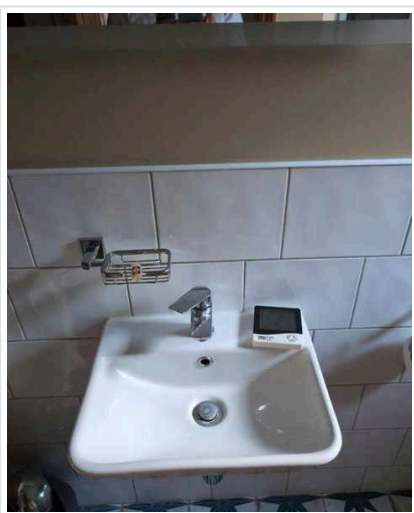
Background ventilation	Opening windows
Trickle vents	None fitted
Mechanical extract	Axial, operational, discharging to outside
Door undercut	10mm or more, measured 12mm

MOISTURE

Floor in this room	not established
Control reading	LO Below 6 %WME, the lower limit of the meter. South internal wall
Wall	LO Below 6 %WME, the lower limit of the meter. South internal wall above the tiling
Wall	LO Below 6 %WME, the lower limit of the meter. West external wall above the tiling
Wall	LO Below 6 %WME, the lower limit of the meter. North internal wall beside the door frame
Wall	LO Below 6 %WME, the lower limit of the meter. East internal partition above the towel radiator



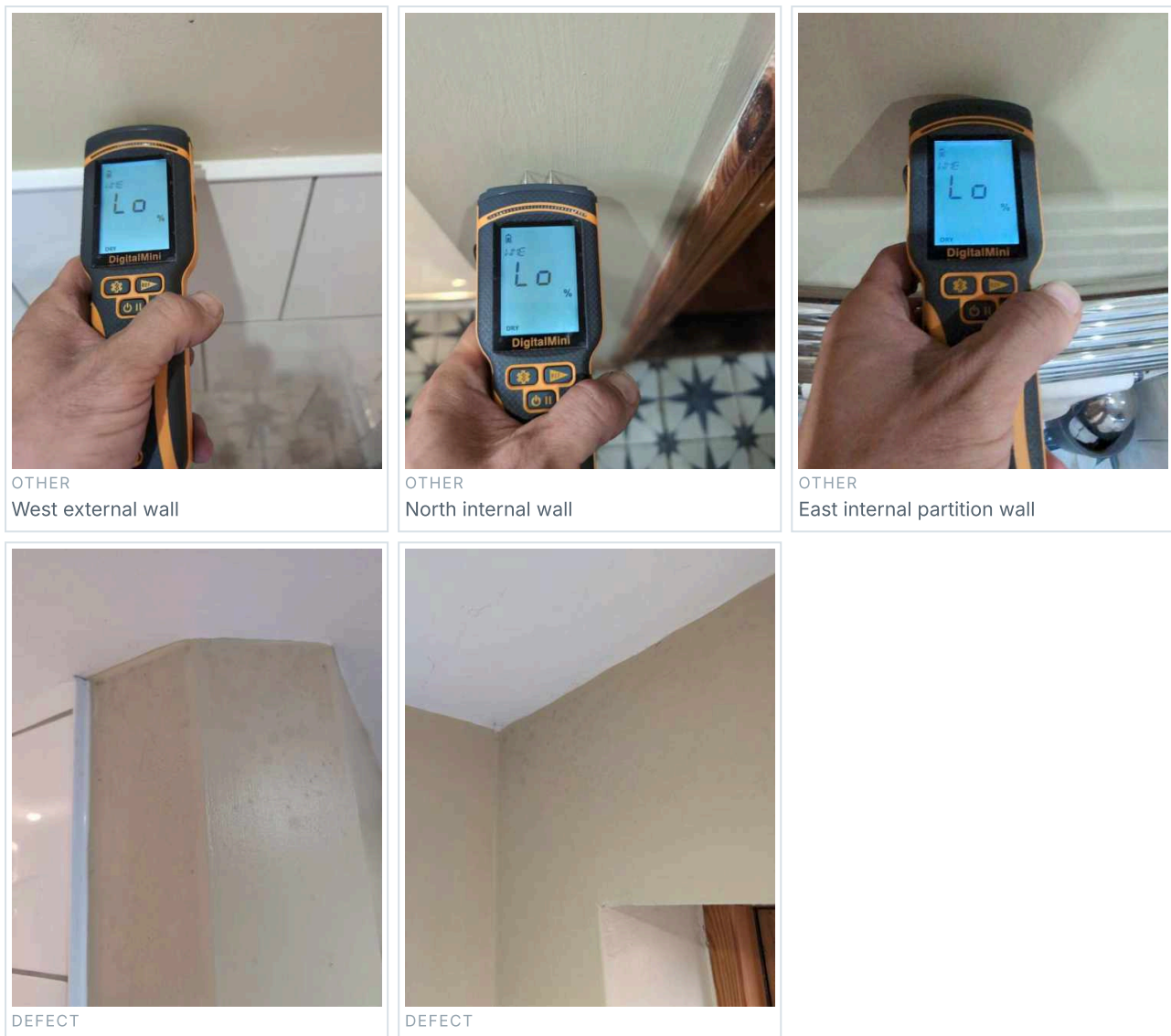
METER IN POSITION



CONTROL LOCATION



OTHER
South internal wall



Kitchen



ENVIRONMENT

Air temperature and humidity	21.3°C, 54% RH
Dew point	11.6°C
Coldest surface measured	18.3°C at East external wall
Surface against dew point	6.7°C ABOVE Condensation excluded on this surface at the time of inspection.

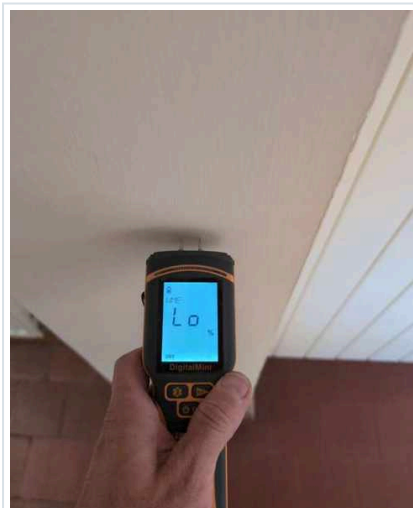
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 18.3°C, air 21.3°C, 54% RH.
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VENTILATION

Background ventilation	Opening windows
Trickle vents	None fitted
Mechanical extract	Cooker hood, type not established, operational, discharging unknown
Door undercut	Under 10mm, measured 8mm

MOISTURE

Floor in this room	not established
Control reading	LO Below 6 %WME, the lower limit of the meter. Internal wall partition
Wall	LO Below 6 %WME, the lower limit of the meter. North wall beside the door frame
Wall	LO Below 6 %WME, the lower limit of the meter. West wall just above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. South wall, low, by the door frame
Wall	LO Below 6 %WME, the lower limit of the meter. East wall at the window reveal above the splashback



METER IN POSITION



CONTROL LOCATION



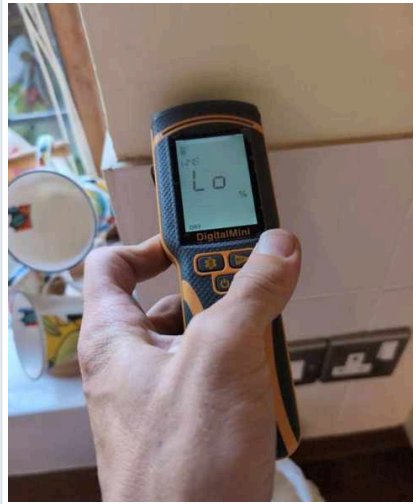
OTHER
North wall



OTHER
West wall



OTHER
South wall



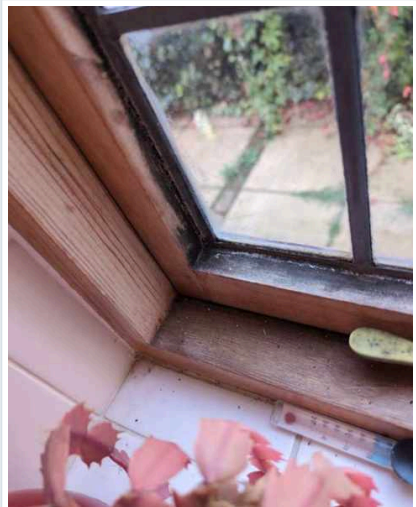
OTHER
East wall



DEFECT



DEFECT



DEFECT



DEFECT

Second entrance



ENVIRONMENT

Air temperature and humidity	21.1°C, 55% RH
Dew point	11.7°C
Coldest surface measured	16.2°C at East wall
Surface against dew point	4.5°C ABOVE Condensation excluded on this surface at the time of inspection.
Thermal scan	NO ANOMALY Scanned with a thermal imaging camera, surface 16.2°C, air 21.1°C, 55% RH.

VENTILATION

Background ventilation	Opening windows
Trickle vents	None fitted
Mechanical extract	None
Door undercut	Under 10mm, measured 1mm

MOISTURE

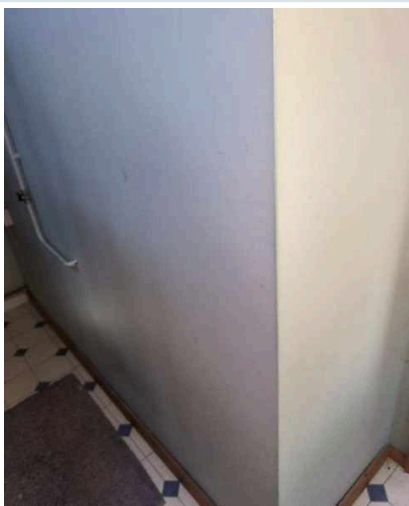
Floor in this room	not established
Control reading	LO Below 6 %WME, the lower limit of the meter. South wall
Wall	LO Below 6 %WME, the lower limit of the meter. East external wall, just above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. South internal wall, just above the skirting
Wall	LO Below 6 %WME, the lower limit of the meter. West external wall at the top of the skirting, dark staining at the skirting line
Wall	LO Below 6 %WME, the lower limit of the meter. North external wall, low
Floor	11.2 %WME Floor a short distance from the corroded radiator tail

Floor

21.6 %WME Floor next to the right hand radiator tail



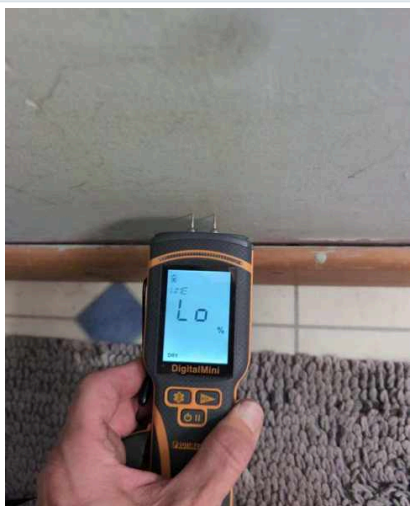
METER IN POSITION



CONTROL LOCATION



OTHER
East external wall



OTHER
South internal wall



OTHER
West external wall



OTHER
North external wall



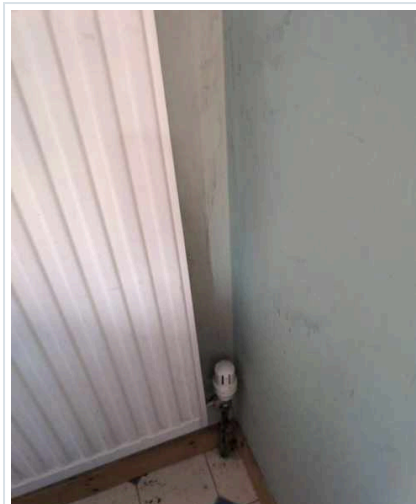
OTHER



OTHER



DEFECT
Floor reading next to the right hand radiator tail



DEFECT
Wall staining beside the radiator

THERMAL IMAGING

All accessible rooms were scanned with a thermal imaging camera under the conditions recorded above. cold bridging was identified at Upstairs living room, bedroom 4. no anomaly was found in Loft space, Bedroom 1, Bedroom 2, Bedroom 3, Family bathroom, First floor landing, South facing living room, Living room number two, Entrance hall and under stairs cupboard, Downstairs WC, Kitchen, Second entrance.

External inspection

Recorded per elevation. Damp is directional.

South, the front

Photograph removed
for this specimen copy

Ground to damp proof course	MARGINAL At its worst point, clear by approximately 50mm. East corner Improving to 110mm at the west corner.
Surface against the wall	Soil, falling away from wall
Pointing render	FAIR
Masonry	GOOD
Drainage gullies	NOT VISIBLE
Roof visible	FAIR

Penetrations	FAIR
Airbricks	NOT VISIBLE
Vegetation	FAIR
Chimney stack	A stack was recorded.



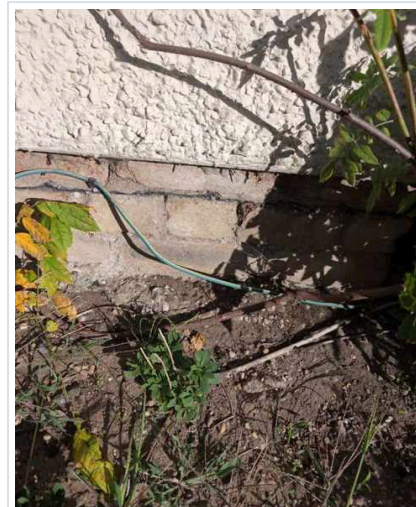
OTHER

West

Photograph removed
for this specimen copy

Ground to damp proof course	MARGINAL	At its worst point, clear by approximately 0mm. Left of the front door 110mm clear at the south west corner.
Surface against the wall		Paving, falling away from wall
Rainwater goods	GOOD	
Pointing render	GOOD	
Masonry	GOOD	
Drainage gullies	FAIR	
Roof visible	GOOD	
Penetrations	FAIR	
Airbricks	NOT VISIBLE	

Vegetation	GOOD
Chimney stack	NOT VISIBLE The stack on this elevation could not be seen from ground level and was not inspected.



OTHER



DEFECT



DEFECT

North, the rear

Photograph removed
for this specimen copy

Ground to damp proof course	MARGINAL At its worst point, clear by approximately 20mm. Below the French doors from the second living room On the original house. No damp proof course is visible on the extension.
Surface against the wall	Gravel, falling level
Rainwater goods	GOOD
Pointing render	GOOD
Masonry	GOOD
Drainage gullies	GOOD
Roof visible	FAIR
Penetrations	FAIR
Airbricks	NOT VISIBLE
Vegetation	POOR

Chimney stack

NOT VISIBLE The stack on this elevation could not be seen from ground level and was not inspected.



DEFECT



OTHER



OTHER



DEFECT



DEFECT



DEFECT

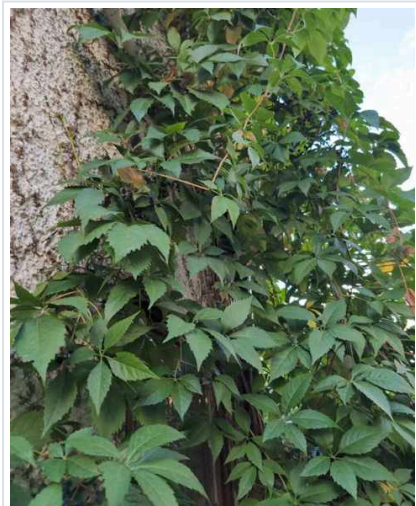


DEFECT

East



Ground to damp proof course	MARGINAL At its worst point, clear by approximately 15mm. The length of this elevation Along the length of this elevation.
Surface against the wall	Soil, falling level
Rainwater goods	POOR
Pointing render	FAIR
Masonry	FAIR
Drainage gullies	POOR
Roof visible	NOT VISIBLE
Penetrations	NOT VISIBLE
Airbricks	NOT VISIBLE
Vegetation	POOR
Chimney stack	NOT VISIBLE The stack on this elevation could not be seen from ground level and was not inspected.



DEFECT



DEFECT



DEFECT



THE CHIMNEY STACK

0 pots were counted against 5 chimney breasts recorded internally. A stack could not be seen from the ground, so that difference is not conclusive.

Pots are not matched to individual flues anywhere in this report. From ground level the route of a flue is not visible, so what is said above is said of the stack as a whole.

What was considered, and what was ruled out

Every mechanism that could produce these readings is judged on the evidence, not selected at the start. What has been excluded matters as much as what has not.

MECHANISM	VERDICT	EVIDENCE
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Rising damp	EXCLUDED	Every plaster reading taken at low level on the ground floor returned below the lower limit of the meter, including the rooms inside the east and north elevations where the ground is closest to the damp proof course. The two higher skirting readings in the south facing living room were taken at nail fixings, which a resistance meter reads high regardless of moisture, and the plaster immediately above them reads below range. The elevated readings on the first floor cannot be rising damp.
Penetrating damp, wind driven rain	CANNOT BE EXCLUDED	There had been rain in the days before the inspection. Bedrooms 1 and 2 are both on the south side of the house, bedroom 1 reads wet at the head of its south wall and bedroom 2 reads high on its south and west walls. Rain driven through the south wall cannot be ruled out alongside the causes identified.
Penetrating damp, building defect	SUPPORTED	A gap in the tile course with the only wet batten in the roof directly beneath it. Damage at the ceiling junction beneath the rooflight in the upstairs living room, with broken and patched render at the roof abutment on the north elevation. Open joints between the render and both window frames on the east elevation. Verge tiles on the south elevation bedded onto the render with no undercloak, above the wet plaster at the head of the south wall in bedroom 1, where the render is sound and there is no plumbing above.
Surface condensation	SUPPORTED	Mould along the glazing beads of the timber windows in bedrooms 2 and 3, on the landing and in the kitchen, and at the foot of the French door in living room two. Condensation was standing on the upper panes in bedroom 3 at the inspection. Spot mould at high level in the downstairs WC, light mould in the under stairs cupboard, and faint grey marking on the lower walls of the south facing living room. No window has a trickle vent. Bedroom 2 reads raised throughout, worst on its coldest external wall, and has no door undercut, no trickle vent and no extract. The margin between the coldest surface and the dew point was 4.5 to 9 degrees in every room on the day, so this is a pattern of the colder months, much less in the summer.
Interstitial condensation	EXCLUDED	The walls of the original house are of solid construction, and nothing seen or measured in the original house or the extension points to it.
Plumbing or drainage leak	SUPPORTED	The copper tail of the right hand radiator in the second entrance is heavily corroded where it enters the floor, with the floor reading 21.6 %WME beside it and 11.2 a short distance away.

Bridging or construction defect	CANNOT BE EXCLUDED	Ground level at the damp proof course to the left of the front door on the west elevation, 15mm below it along the east elevation and 20mm below it at the rear, with no damp proof course visible on the extension. Paving runs hard up to the wall on the west and north elevations, and soil and leaf litter are banked against the east wall. The internal walls behind these elevations read dry on the day.
Historic or residual moisture	SUPPORTED	The damage beneath the rooflight in the upstairs living room reads 12.5 and below range. The heavily stained east window board in the south facing living room reads 10.8. The flaking paint on the east wall of bedroom 1 reads 7.9.
Salt contamination of plaster	CANNOT BE EXCLUDED	White deposits with flaking paint on the east wall of bedroom 1, which reads dry. Consistent with salts left behind by past wetting.

Technical findings

The property was inspected throughout in September 2026, covering the loft, every room on both floors and all four external elevations. It was dry at the inspection after light rain in the previous 48 hours, with an external air temperature of 25.5 degrees and external relative humidity of 51 per cent. The property was vacant. A control reading was taken on a sound surface in every room and every one returned below the lower limit of the meter, so each reading in this report is measured against a dry benchmark.

Loft. The roof is clay plain tiles on battens with no underlay beneath them, and daylight shows through a gap in one tile course. Rafters, purlins and plates read between below range and 9.9 %WME. Readings rise on the battens directly under the tiles, to 10.2 and 12.5, and reach 17.8 on a batten between the rafters above the loft hatch, in the same bay as the gap, where the batten and the underside of the tiles are stained. That is rain getting past the tiles at that point. It is the only elevated timber reading in the roof and no decay was seen, although timber decay is outside the scope of this report.

Bedroom 1, behind the right hand of the two first floor windows on the south front and so on the south east corner. One reading is elevated, 20.1 %WME in the band of plaster between the picture rail and the ceiling on the south wall, at the top right of the window, where the plaster is cracked and blown. Every reading at skirting level, on the other walls and inside the built in cupboard is below range. A wet reading confined to the head of a wall with dry plaster below it is water arriving from above, not from the ground. The render on the south elevation is sound, there is no plumbing above this part of the room, and the verge tiles above are bedded onto the render with no undercloak. The highly probable route is rain getting in at the roof, at the verge or the roof covering above it, and working down into the head of the wall. The only other explanation is past ingress that was never made good. The roof repair recommended below answers either. On the east wall behind the bed, small spots of flaking paint with white deposits read 7.9, dry.

Bedroom 2, behind the left hand first floor window on the south front and so on the south west corner. This room reads raised throughout, unlike any other room in the house. The internal partitions read 11.4 to 15.8 %WME and the west external wall 13.4 to 17.9, all within the dry band

but well above the control, which was below the lower limit of the meter. The highest readings are on the south external wall around the radiator below the window: 25.1 just above the skirting at one end of the radiator, 20.3 beside its other end, 18.1 on its other side and 17.6 just below the window sill. The window frame timber is dry but heavily marked with mould along the glazing bead. The door has no undercut at all, the window has no trickle vent and there is no extract, so moisture in this room has no way out while the door and window are shut. A room slightly damp throughout, with the worst of it on the coldest external wall under the window, is the pattern of moisture held in the room and settling on its coldest surfaces. Water through the south wall below the window cannot be excluded.

Bedroom 3, on the north east corner, the family bathroom and the landing are dry throughout, the highest reading being 13.5 at skirting level in bedroom 3, including over the basin, inside the pipe cupboard and on the wall inside the wardrobe. The heating pipe fittings in that cupboard carry green corrosion, with the wall behind them dry. Mould runs along the glazing beads in bedroom 3 and on the landing, and condensation was standing on the upper panes in bedroom 3 at the inspection. The chimney breast in bedroom 3 is sealed with no vent to the flue.

Upstairs living room. This room sits in the extension, projecting from the west side of the north elevation and reached only from the second entrance. At the junction of the sloping ceiling and the wall, where a timber beam meets it, directly beneath the rooflight, there is tide mark staining, blown and flaking filler, an open hole with a void behind it, and staining running down the wall below. The plaster reveal of the rooflight is cracked at its corner. The junction reads 12.5 %WME and the damaged filler below range, the walls all read below range, and the thermal image shows only 18.5 to 20.6 degrees with no defined cold area. Outside on the north elevation, where the lower roof meets the rendered wall, the render is broken away and patched and the flashing is only partly visible. This is damage from water getting in around the rooflight and the roof abutment, dry on the day. Whether that route has since been closed cannot be seen from inside, which is why the rooflight flashing is to be checked and put right. There is no access to the roof void over the extension, so the timbers around the rooflight opening could not be seen.

South facing living room. Plaster reads below range at low level on every wall. The two higher readings on the timber skirtings, 20.5 and 17.1 %WME, were both taken at a nail fixing, where the nails run into the solid brick wall behind and the timber around each head is stained black. Corrosion of the nail and the staining it leaves conduct electricity, so an electrical resistance meter reads high at a fixing whatever the moisture in the timber, and neither reading is taken as evidence of damp. The plaster immediately above the skirtings is dry. On the south external wall there is a reading of 17.4 at about 850mm directly above a timber board, along a dark band of staining, with faint grey marking on the lower walls on three sides and mould along the joint between the skirting and the plaster. The band above the board is where a cold external wall meets furniture placed against it, and together with the grey marking is consistent with condensation.

Living room two, the entrance hall, the downstairs WC and the kitchen read dry throughout, living room two reaching 8.1 on a skirting. There is mould at the foot of the French door in living room two and along the glazing beads of the kitchen window. The under stairs cupboard has light mould and dark speckling on bare render that reads below range, and it has no ventilation and no heat. The downstairs WC has spot mould in the top 300 to 400mm of the walls and at the ceiling junction, with an extract fan fitted that runs only on a manual switch. The discharge route of the kitchen cooker hood was not established.

Second entrance. The walls read below range. At the right hand radiator the copper tail entering the floor is heavily corroded, with staining on the skirting and the wall beside it. The floor reads 21.6 %WME next to the tail and 11.2 a short distance away. That is an active or recent leak at the tail.

Outside. On the south front the damp proof course is 50mm clear of the soil at the east corner, improving to 110mm at the west, with planted beds and vegetation against the masonry above it and no rainwater goods on this face. The verge tiles are bedded onto the render with no undercloak. On the west the damp proof course is visible as a bitumen layer, with the ground level at it to the left of the front door and 110mm clear at the south west corner. Paving runs hard up to the wall, and the downpipe discharges at ground level into overgrowth with no gully seen. At the rear the damp proof course is 20mm clear below the French doors on the original house, and none is visible on the extension, where the render comes down to the paving. The back inlet gully is surrounded by soil and debris, a condensate pipe ends in the soil at the foot of the wall, there is a void through the plinth at ground level, the mortar under the ridge end at the apex of the rear gable is cracked and displaced, and ivy covers one of the rear gables to the ridge. On the east the ground is 15mm below the damp proof course along its length, with soil and leaf litter bridging it in places, creeper over the wall, the waste pipe from the basin in bedroom 3 pulled apart at a joint with run staining below it, a gully full of vegetation, a downpipe entering the ground with no gully seen, and open joints between the render and both window frames with perished timber at the frame edge.

Despite those ground levels, every internal wall at low level on the ground floor reads dry, including the rooms inside the east and north elevations. They are not causing damp on the day. Where paving is laid hard up to the wall, rain splashing back off the hard surface will also be thrown above the damp proof course, and soil or litter against the wall holds water there. These are defects that could lead to damp if they are left.

Conclusion

There is no single damp problem in this house. There are four separate local areas of elevated moisture, each with a likely cause and an ordinary repair, a condensation pattern, and ground levels that need attention before they become a cause. Rising damp is excluded.

Bedroom 2 is slightly damp throughout, with the worst of it on the south wall under the window beside the radiator. The room has no door undercut, no trickle vent and no extract, and the first answer is to give the moisture a way out. The radiator tail in the second entrance is leaking or has leaked and is to be renewed. The gap in the tile course is the cause of the only wet batten in the roof and is to be closed now. The wet plaster between the picture rail and the ceiling on the south wall of bedroom 1 is highly probably rain getting in at the roof, at the verge or the covering above it, and working down; the roof there is to be checked and put right before that plaster is made good. The damage beneath the rooflight in the upstairs living room is dry, and the rooflight flashings and roof abutment are to be put right before it is made good.

The mould on the windows, in the downstairs WC, in the under stairs cupboard and on the living room walls is condensation. It is a colder months pattern, made worse by windows with no trickle vents and rooms with no extract that runs by itself. It is answered with ventilation and cleaning, not building work.

What not to do. Do not inject a chemical damp proof course, tank or replaster any wall on the strength of these findings. None of the readings is rising damp, and replastering before each cause is repaired and the wall has dried would only repeat the damage. The lack of underlay on the roof is how it was built and it has held; it becomes a question when the roof is next re covered, not before.

Recommendations

Vigilant Surveys carries out no remedial work and holds no contractor ties. No quantities or materials are specified, so these can be put to any contractor for pricing. Indicative costs are set out under Costings, straight after this section, with a note on their basis.

Urgent

Actively causing damage, getting worse, or preventing other work from succeeding.

Severe

A material cause of the problem. The property will not dry until it is dealt with.

Moderate

Contributes to the problem, or should be put right as good practice.

Monitor

No action indicated on the evidence so far. Keep it under observation, and act if it changes or if it has not improved once the work above is done.

Cosmetic

Appearance only. Not a necessary measure.

These are ordered by priority, not by date. We do not set timetables, because the right sequence depends on access, on the works programme and on what the further investigation finds.

1. Have a heating engineer renew the corroded radiator tail in the second entrance and check that the heating system holds its pressure.

MODERATE The floor beside the radiator tail in the second entrance is wet and the tail is heavily corroded. A slow loss of pressure is the usual sign of a weep elsewhere in the pipework, so the system pressure should be checked at the same visit.

2. Close the gap in the roof tiles above the loft hatch, resetting or replacing the tiles in that course.

MODERATE Daylight shows through the gap and the batten directly beneath it is the only elevated timber reading in the roof, with staining on the batten and the tiles. With no underlay, any rain that passes the tiles lands straight on the timbers below.

3. Have the verge and the roof covering above the south wall of bedroom 1 inspected and put right where defective.

MODERATE The head of the wall in bedroom 1 reads wet with the plaster cracked and blown, while the render below is sound and there is no plumbing above. The verge tiles are bedded onto the render with no undercloak. Rain getting in at the roof here and working down is the highly probable cause.

4. Have the flashings around the rooflight above the upstairs living room and the abutment where the lower roof meets the wall inspected and renewed where defective, and make good the broken render.

MODERATE The damage at the ceiling junction beneath the rooflight is the result of water

getting in at this point. It is dry today, but the render outside is broken away and patched and the flashing is only partly visible, so the route cannot be shown to be closed. There is no access to the roof void over the extension, so the timbers around the rooflight opening should be inspected when the flashing is opened up.

5. Rebed the ridge end at the apex of the rear gable.

MODERATE The mortar under the ridge end is cracked and displaced, and a loose ridge end lets water into the top of the gable.

6. Reconnect the waste pipe on the east elevation, clear the gully on the east and the back inlet gully at the rear, and confirm where the downpipes on the west and east elevations discharge, redirecting them to a working drain or a suitably distant soakaway if they are not connected to one.

MODERATE The waste pipe joint is pulled apart with run staining below it, the east gully is full of vegetation and the rear gully is surrounded by soil. The downpipes on the west and east discharge at ground level with no gully seen, so there is no proven route away for that water. The walls beside them read dry today, so this is maintenance rather than a cause of damp.

7. Cut back the creeper, ivy and planting from the walls, and clear the soil and leaf litter from the base of the east and south walls so that nothing sits above the damp proof course. Lead the condensate pipe at the rear to a gully.

MODERATE Creeper covers the east wall and ivy covers the left hand rear gable to the ridge. Soil and leaf litter bridge the damp proof course along the east elevation, and planting sits against the masonry above it on the south. All of this holds water against the wall.

8. Lower the ground and install an air drain along the elevations where the ground is at or close to the damp proof course, taking the paving back from the wall where it is laid hard up to it.

MONITOR The ground is at the damp proof course on the west, 15mm below it on the east and 20mm below it at the rear, with no damp proof course visible on the extension. Rain splashing back off paving laid against the wall is thrown above the damp proof course. The walls inside read dry today, so this is to stop the ground becoming a cause of damp rather than to cure one.

9. Seal the open joints between the render and the window frames on the east elevation and repair the perished timber at the frame edges.

MODERATE Both jambs have an open vertical joint and the timber at the frame edge is perished. Both let water into the reveal.

10. Improve ventilation: undercut the bedroom 2 door to give a clear 10mm gap, set the downstairs WC extract to run on a humidity control or an overrun timer, confirm that the kitchen cooker hood discharges outside, fit a vent to the sealed chimney breast in bedroom 3, and ventilate the under stairs cupboard.

MODERATE Bedroom 2 reads raised throughout with no door undercut, no trickle vent and no extract, so moisture in that room has nowhere to go. The mould in the WC is at high level with dry walls, which is condensation that the extract is not clearing when it relies on being switched on. The cooker hood discharge was not established. A sealed flue with no vent traps moisture in the chimney breast. The under stairs cupboard has mould, no ventilation and no heat.

11. **Open the windows routinely and keep the house evenly heated through the colder months. Trickle vents are worth fitting only when the windows come to be replaced.**
MONITOR None of the windows has a trickle vent, so background ventilation depends on opening them. The mould along the glazing beads and the condensation on the glass in bedroom 3 show moisture collecting on the coldest surface in the room. The windows themselves are sound.
12. **Clean the mould from the window beads, the French door, the downstairs WC, the under stairs cupboard and the living room skirtings with detergent and water or a mould and mildew cleaner, and dry the surfaces thoroughly. Bleach is not needed; removing the growth is what matters.**
MODERATE The growth is on the surface in each case, and removing it lets you see whether it returns once the ventilation is improved.
13. **Make good the plaster at the head of the south wall in bedroom 1 and at the ceiling junction in the upstairs living room, only after the roof repairs above each are done and the walls have been given time to dry.**
MODERATE The plaster is cracked and blown in bedroom 1 and there is an open hole with a void behind it in the upstairs living room. Making good before the cause is repaired and the plaster has dried would repeat the damage.
14. **When the roof is next re covered, strip and relay it on a breathable membrane with new battens, and form the verges on a proper undercloak at the same time.**
MONITOR There is no underlay beneath the tiles, so any tile that slips lets rain straight onto the timbers. The roof has held, and today there is one gap and one wet batten, but its condition will only get worse and not better. This is for when the roof is due, not work needed now.

Costings

An indicative range for each recommendation that has one, in the order of the recommendations above. Read them with the note that follows.

RECOMMENDATION	PRIORITY	INDICATIVE COST
1. Have a heating engineer renew the corroded radiator tail in the second entrance and check that the heating system holds its pressure.	Moderate	£150 to £350
3. Have the verge and the roof covering above the south wall of bedroom 1 inspected and put right where defective.	Moderate	£250 to £700
5. Rebed the ridge end at the apex of the rear gable.	Moderate	£150 to £350
6. Reconnect the waste pipe on the east elevation, clear the gully on the east and the back inlet gully at the rear, and confirm where the downpipes on the west and east elevations discharge, redirecting them to a working drain or a suitably distant soakaway if they are not connected to one.	Moderate	£150 to £450

7. Cut back the creeper, ivy and planting from the walls, and clear the soil and leaf litter from the base of the east and south walls so that nothing sits above the damp proof course. Lead the condensate pipe at the rear to a gully.	Moderate	£250 to £700
8. Lower the ground and install an air drain along the elevations where the ground is at or close to the damp proof course, taking the paving back from the wall where it is laid hard up to it.	Monitor	£2,700 to £5,400
9. Seal the open joints between the render and the window frames on the east elevation and repair the perished timber at the frame edges.	Moderate	£150 to £400
10. Improve ventilation: undercut the bedroom 2 door to give a clear 10mm gap, set the downstairs WC extract to run on a humidity control or an overrun timer, confirm that the kitchen cooker hood discharges outside, fit a vent to the sealed chimney breast in bedroom 3, and ventilate the under stairs cupboard.	Moderate	£300 to £900
12. Clean the mould from the window beads, the French door, the downstairs WC, the under stairs cupboard and the living room skirtings with detergent and water or a mould and mildew cleaner, and dry the surfaces thoroughly. Bleach is not needed; removing the growth is what matters.	Moderate	£100 to £300
13. Make good the plaster at the head of the south wall in bedroom 1 and at the ceiling junction in the upstairs living room, only after the roof repairs above each are done and the walls have been given time to dry.	Moderate	£400 to £1,000
14. When the roof is next re covered, strip and relay it on a breathable membrane with new battens, and form the verges on a proper undercloak at the same time.	Monitor	£11,800 to £18,500

About the indicative costs in this report

The figures in the table above are indicative only. They are a guide to the likely order of cost, given so that you have something to work with, and they are not a quotation, an estimate or a tender. They reflect typical costs for work of this type at the date of this report and in this area. Prices move with time, with the contractor, with access, and with what is found once the work is opened up.

We have no interest in what this work costs. Vigilant Surveys carries out no remedial work. In connection with this survey and the recommendations in it we hold no link of any kind to any contractor, remediation firm, damp proofing company, drainage company, materials supplier or any other external business, we recommend no one, and we receive no commission, referral fee, introduction fee, discount or benefit of any kind from anyone who may go on to carry out the work. The figures above are worth nothing to us, whichever way they go, and that is the point of them.

No allowance is included for VAT, for scaffolding or access equipment, for making good and redecoration, for work to other elements found once an area is opened up, or for any statutory consent or professional fee. Figures are given as ranges rather than single amounts for that reason.

Before committing to any work you should obtain written quotations from suitably qualified contractors against the recommendations as they are written. Those quotations, and not these figures, are the cost of the work.

These figures are stated as at September 2026, the date of the inspection to which this report relates.

Further investigation

WHAT	WHY	WHAT IT WOULD ESTABLISH	ACCESS
Once the repairs are done, a recheck after a spell of wet weather of the head of the south wall in bedroom 1 and in the south facing living room, the south and west walls of bedroom 2, the ceiling inside the bedroom 3 wardrobe beside the chimney breast, the ceiling junction beneath the rooflight and the loft battens.	To confirm the repairs have worked, measured against the control readings taken in each of those rooms, which were all below the lower limit of the meter. It is a check after the work, not something to wait for before acting on this report.	That the roof repairs above bedroom 1, the rooflight and the chimney stack, and the ventilation in bedroom 2, have stopped the moisture.	Non destructive

Limitations of this inspection

Opening up	None undertaken
Instruments used	Thermal imaging, Moisture meter, Hygrometer, Surface thermometer
Weather qualification	Dry at the time of inspection, with light rainfall in the previous 48 hours
Outside the scope of this report	Timber decay, which requires a CSRT qualified surveyor, Ventilation flow rates

Chimney stack not visible

A chimney stack could not be seen from ground level. No scaffold, ladder or aerial inspection was undertaken, and nothing is concluded about the part that was not visible.

How to read the readings in this report

Moisture readings are comparative. They are taken with an electrical resistance meter and expressed as a wood moisture equivalent, %WME. On plaster and masonry this is a comparative indication, not a measurement of how much water the material contains. That is why readings are given against a control taken in an unaffected area of the same room.

Green, below 17 %WME

Dry

Amber, 17 to 19 %WME

At risk

Red, 20 %WME and above

Wet

A hatched square marked x in a moisture grid is a position that could not be reached, for example behind fitted furniture. It is not a dry reading.

Dew point is calculated, not measured, from the recorded air temperature and relative humidity using the Magnus approximation. Where a surface temperature has been measured, comparing the two shows whether condensation is occurring on that surface.

Where a moisture grid is shown, the readings are laid out on the surface they were taken from. The pattern is diagnostic. Moisture rising from the ground declines with height, a localised patch points to water entering at that point, and a band with an abrupt upper edge usually means plaster carried too low rather than groundwater.

Use of this report as an example

We publish anonymised examples of our work so that people can see what a Vigilant survey report actually contains before they book one. We do that only with the written agreement of the client the report was written for. The name, the property address and the postcode are removed, along with any photograph showing anything personal. This copy is published on that basis.

Vigilant Surveys

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Readings are comparative %WME. Green below 17, amber 17 to 19, red 20 and above.