

#6635 - EOW - Lower Road WD3 5LA

SUBMITTED BY

Spera Restoration Ltd
 hello@sperarestorations.co.uk

CREATED ON

2025-05-09

LOCATION

Lower Road, Chorleywood Bottom,
 Chorleywood, Rickmansworth, UK

Total area 49.88 m ²	Floors 2	Rooms 5	Bathroom 1
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1. SITE VISIT

EXTERNAL PHOTOS OF PROPERTY



ATTENDING TECHNICIAN

Sam Parker / Tech.DEW & BDMA Technician / 07838 125719

TYPE OF SURVEY

Water Damage Report, Trace & Access Survey

DATE OF VISIT

May 09, 2025

TIME OF VISIT

2:54 PM

PARKING

Parking Restrictions

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WHAT ARE THE RESTRICTIONS?



2. INCIDENT REPORT

KNOWN INFORMATION OF INCIDENT?

Information provided by client before visit:

"We have some damp patches on the stairway wall - Garratts Damp and Timber have said they may be old relate to moisture penetration prior to having some roofing work done a few years ago or they may be the result of a bathroom leak. They suggested we contact you as the next step in locating the source of the damp"

2b. HEALTH & SAFETY

HAS A RISK ASSESSMENT BEEN DONE?

No

IS THERE A RISK TO HEALTH & THEREFORE A RISK ASSESSMENT IS REQUIRED?

No

IS PPE REQUIRED?

No

INITIAL HEALTH RISK & DECONTAMINATION ASSESSMENT FORM COMPLETED?

No

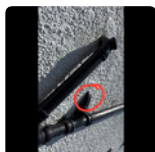
ARE ANY KNOWN OR SUSPECTED ACM'S (Asbestos Containing Materials) PRESENT?

Unlikely

3. MITIGATION - CLASSIFY INCIDENT

CLASSIFY INCIDENT

Source Location



Is the source of peril fixed?

Other

Please explain

Location of leak found but requires fixing

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5. EQUIPMENT USED

Tramex ME5 Moisture Encounter Meter

The ME5 incorporates non-destructive dual-depth functionality. The regular non-destructive penetration depth is 30mm when using :

Scale 1 - Wood, Timber; Scale 3 - Drywall, Roofing; Scale 4 - Plaster, Tile; Scale 5 - Masonry.

The Shallow Depth scale is designed to have a field penetration of up to 10mm. Shallow depth penetration allows for:

- the elimination of substrate influence when testing the moisture conditions of the coverings, • greater accuracy and precision of the readings within the coverings.

Using the Dual-Depth functionality by switching between the appropriate 'regular depth' scale and shallow depth scale, allows for a comparative of 'surface' versus 'surface + core' moisture.

- Shallow Depth reads the surface or top 10mm only. • 'Regular depth' scales read the surface and the substrate up to 30mm. • A comparative of moisture conditions both 'within the materials' and 'within and behind the materials' can be made on this basis.

Tramex Moisture Mapping/Profiling

5a. EQUIPMENT REFERENCE READINGS

Non-destructive Tramex ME5 Masonry scale

40 COMPARATIVE SCALE or below in masonry guide only

Invasive moisture readings

Plaster and Masonry WME 16% or below guide only

Invasive wood readings

Below 15%

Invasive cavity wall readings

Below 70-80% RH

Normal indoor wood moisture content

10% – 12%

Air moisture readings in concrete

Below 11 g/Kg Dry Air (75 %ERH at 20 °C)

5b. EQUIPMENT CALIBRATION TESTING

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EQUIPMENT CALIBRATION TEST



CALIBRATION PASSED?

Yes

6. REPORT SUMMARY

REPORT SUMMARY

Moisture mapping of internal side of flank wall (staircase wall) revealed multiple issues contributing to the visual and non-visual damp.

MAIN CONCERN

High moisture levels above picture rail on staircase wall are the result of a suspected crack in the hideaway cistern toilet cast iron bend inside the solid brick wall. This can't be 100% confirmed till the toilet stud wall is knocked down and the cast iron pipe completely exposed. However we have found evidence of blown pebble dash around the soil pipe bend which backs up our assumption of a cracked pipe inside the wall.

MINOR ISSUES

1. External floor level bridges the damp course in one particular area and are not at the recommended 150mm below the DPC, this is contributing to the lower dampness of the staircase wall and porch walls.
2. The side gate solid brick wall is adjacent to the flank wall where high moisture levels can be found.
3. High moisture under both the staircase window sill and understairs cupboard window sill, the latter being the result of a blocked window weep hole. The internal sill slopes towards the staircase window and some hairline cracks around the base of the window where it meets the tiled sill and pebbledash render.

Issues 1,2 & 3 are relatively easy fix's

6b. RECOMMENDATIONS

WHAT ARE OUR RECOMMENDATIONS?

SOIL PIPE LEAK

The bathroom toilet should not be used going forward till the suspected leak is fixed. Once the toilet wall is removed and the cast iron soil pipe exposed, the cast iron bend needs cutting out which will involve erecting a scaffold tower to safely remove the top section of soil pipe because this can't be safely left in place and change the tee fitting below.

EXTERNAL HIGH GROUND LEVEL

OPTION 1:

Installation of an aco drain around the perimeter of the flank wall and porch where the DPC level is below the recommended 150mm

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OPTION 2:

Installation of a French drain system or similar

GATE WALL

Install a lead flashing over the top brick course of this wall making sure to cut into flank wall correctly to minimise water ingress.

LOWER WINDOW

Remove lower beading, cut in size and refix. Make sure weep hole is clear.
Seal around base of window where it meets the tiled external sill.

UPPER WINDOW

Change slope of internal sill and seal around base of window where it meets the tiled external sill.

8. REPORT SIGN OFF

SIGNATURE



NAME

Sam Parker / Tech.DEW & BDMA Technician

DATE

May 14, 2025

9. DECLARATION

This document contains data collected and views formed by the technical author. Any thermal images and moisture readings taken during the inspection and investigation are specific to the areas inspected and surveyed, and are only applicable at the date and time of testing, as stated throughout this report.

While this inspection and moisture survey have been carried out with reasonable skill and care, it should be noted that some areas may be hidden or inaccessible, and no warranty is provided or implied.

This survey does not represent a dilapidation or defect survey. However, any existing conditions observed during the inspection and moisture survey will be documented in the report for the client's consideration.

This report is confidential and solely for the use of Spera Restoration Ltd, the client, and their professional advisors. It may not be reproduced in whole or in part, nor relied upon by third parties for any purpose whatsoever.

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89 Lower Road, Chorleywood Bottom, Chorleywood, Rickmansworth, UK
TOTAL AREA: 49.88 m² • LIVING AREA: 42.50 m² • FLOORS: 2 • ROOMS: 5

▼ Photos/#6635 - EOW - Lower Road WD3 5LA

#6635 - EOW - Lower Road WD3 5LA
EXTERNAL PHOTOS OF PROPERTY



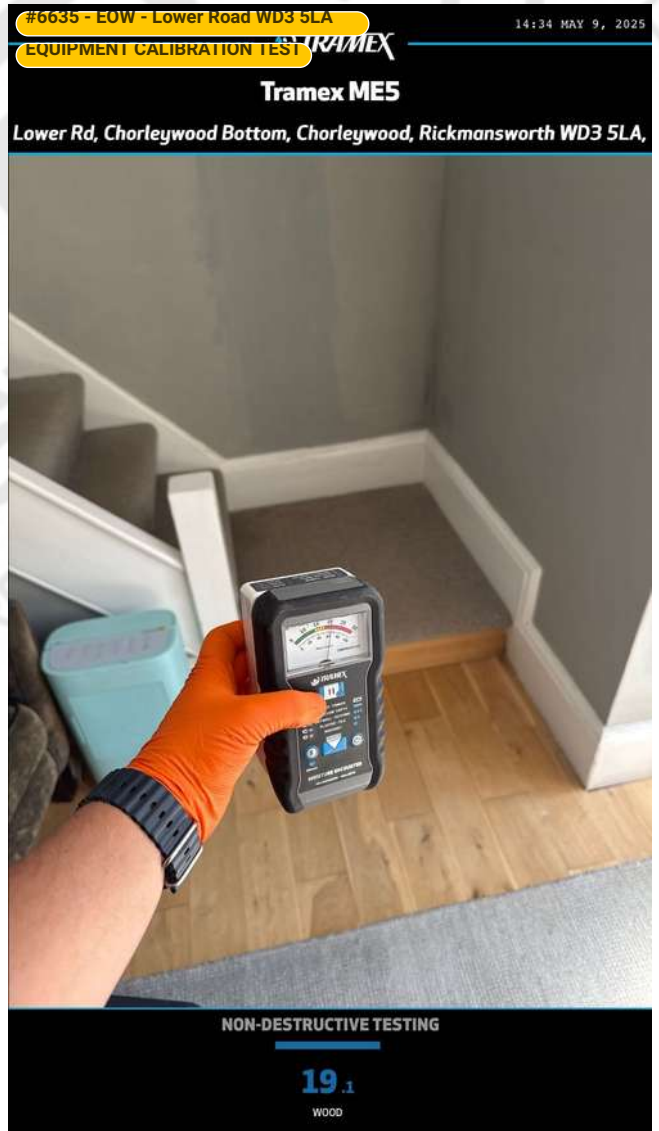
#6635 - EOW - Lower Road WD3 5LA Source Location



#6635 - EOW - Lower Road WD3 5LA
WHAT ARE THE RESTRICTIONS?



#6635 - EOW - Lower Road WD3 5LA
EQUIPMENT CALIBRATION TEST



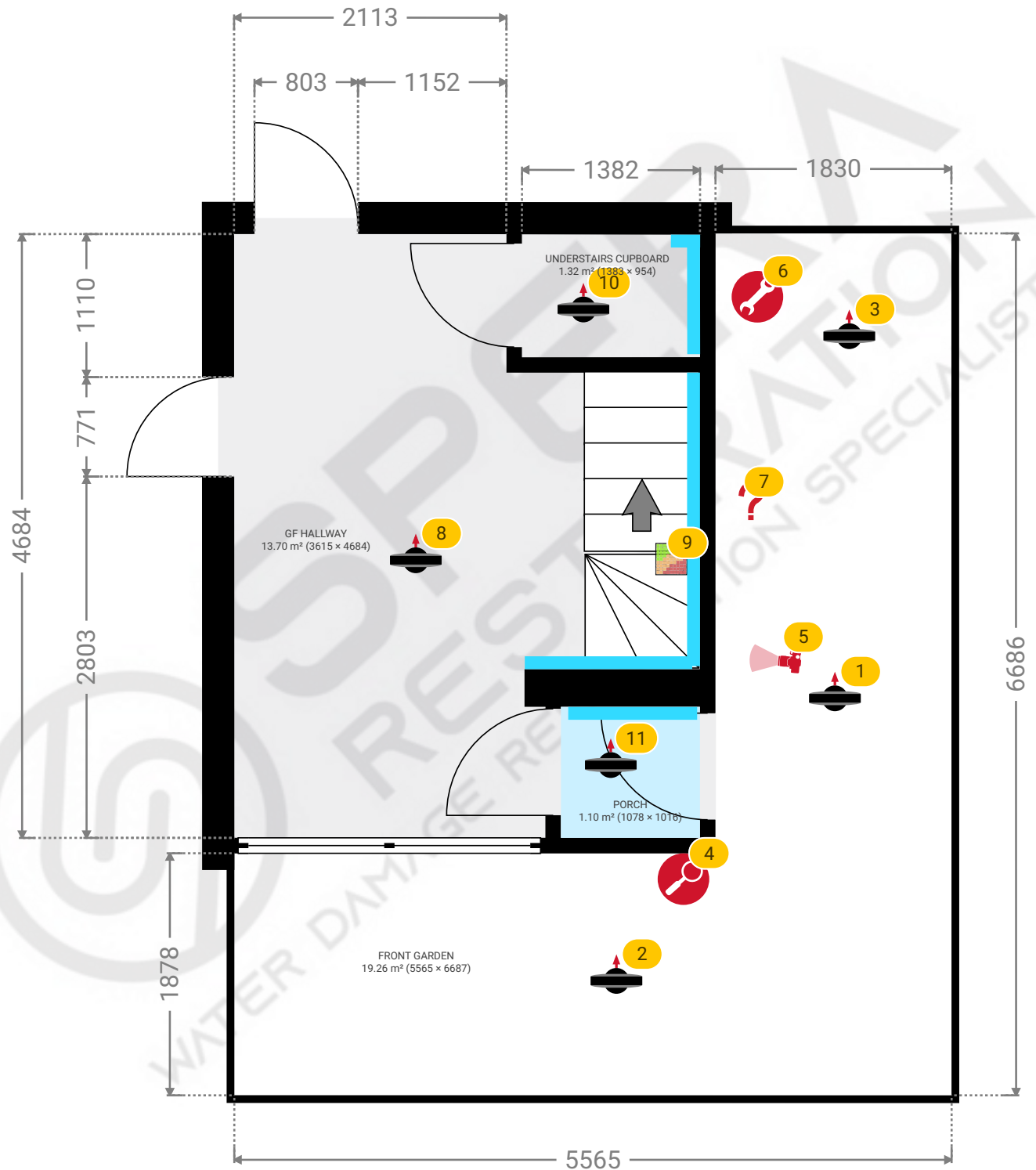
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▼ Ground Floor

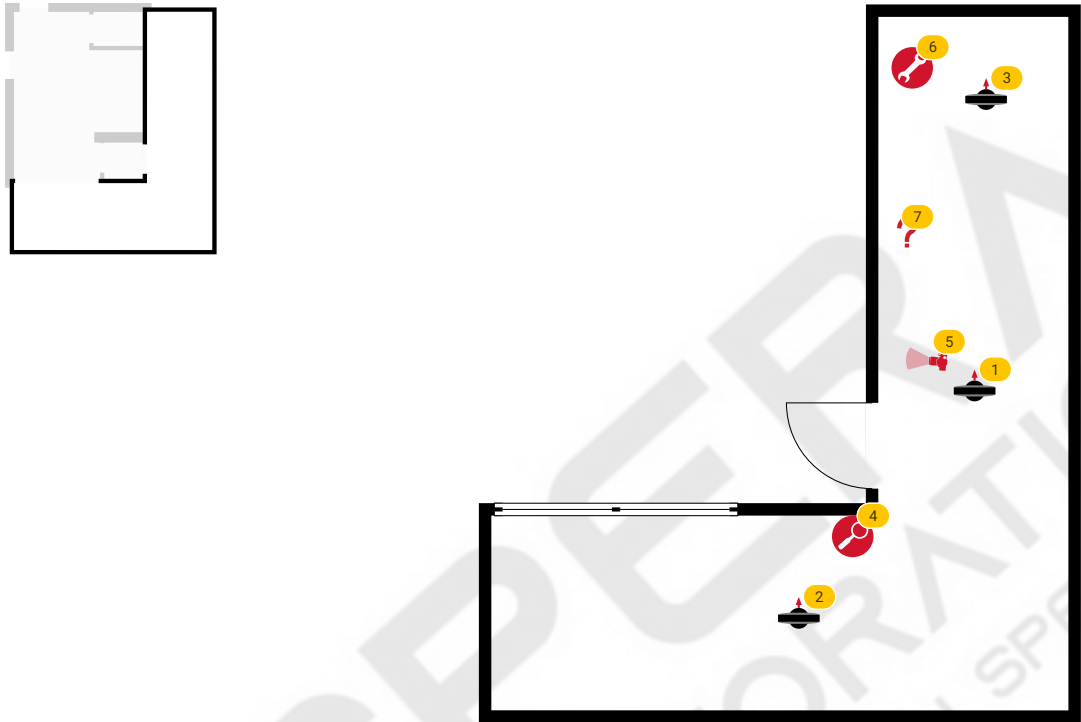
TOTAL AREA: 35.35 m² • LIVING AREA: 21.31 m² • ROOMS: 3



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▼ FRONT GARDEN
Ground Floor



▼ FRONT GARDEN/Ground Floor

1 360 PANORAMA

Photo



2 360 PANORAMA

Photo



3 360 PANORAMA

Photo



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▼ FRONT GARDEN/Ground Floor

4 TO INSPECT

Photo



5 PHOTO

Photo



Notes

Bridged damp course at low level due to high external ground level.

6 TO REPAIR

Photos



Photo 1



Video 1

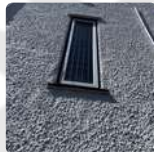


Photo 2



Video 2



7 QUESTION MARK

Photos



Photo 1



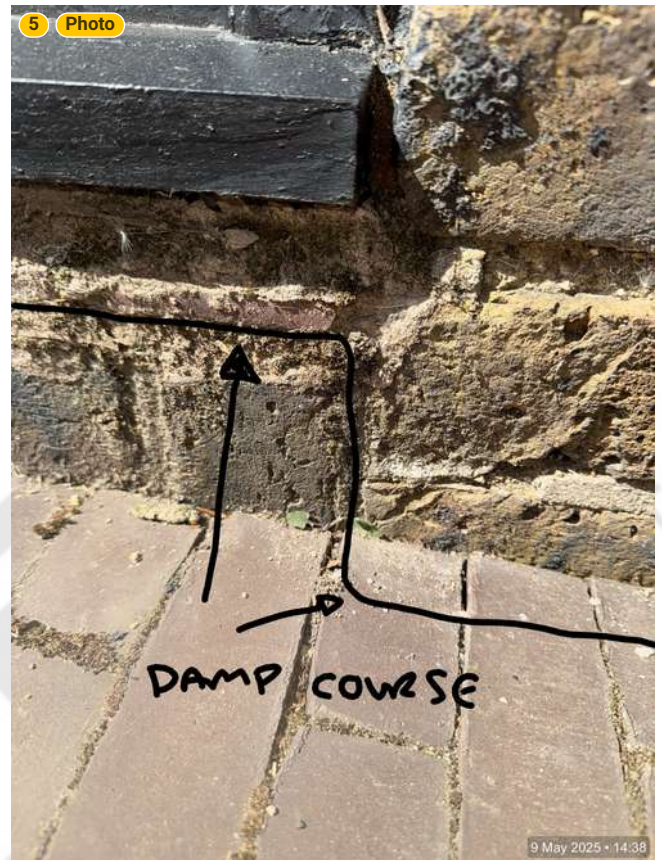
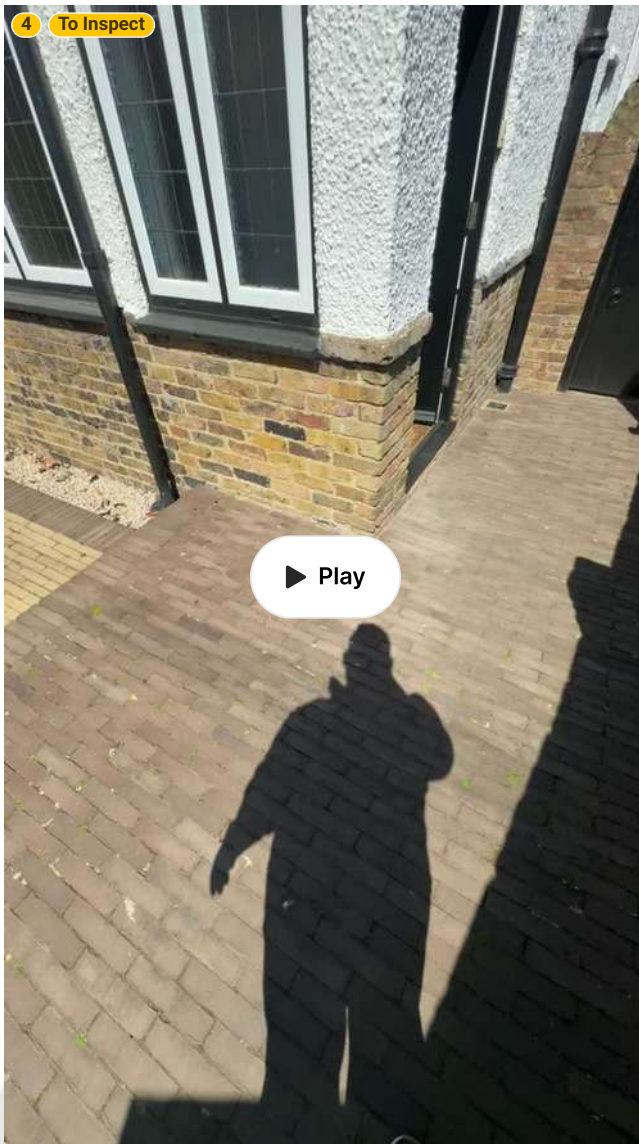
Video 1



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▼ Photos/FRONT GARDEN



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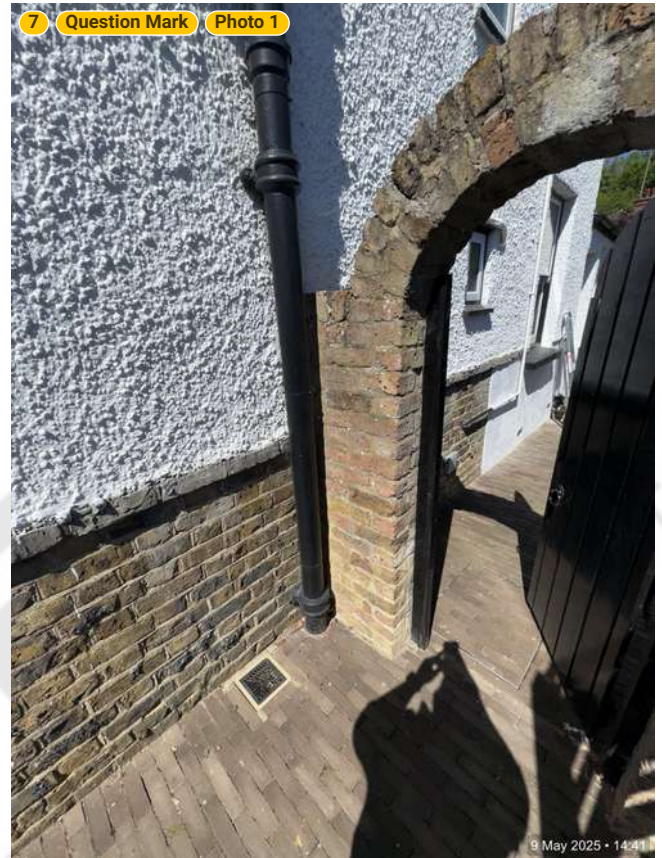
▼ Photos/FRONT GARDEN



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▼ Photos/FRONT GARDEN



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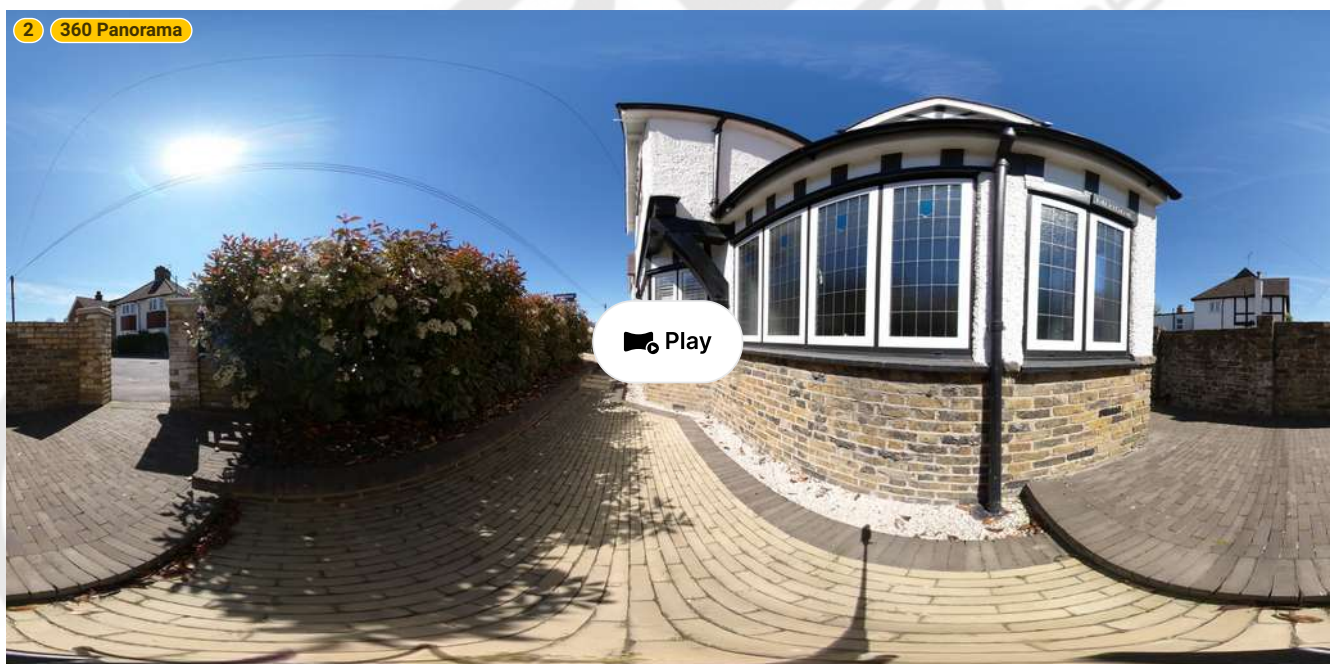
▼ Photos/FRONT GARDEN



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▼ Photos/FRONT GARDEN



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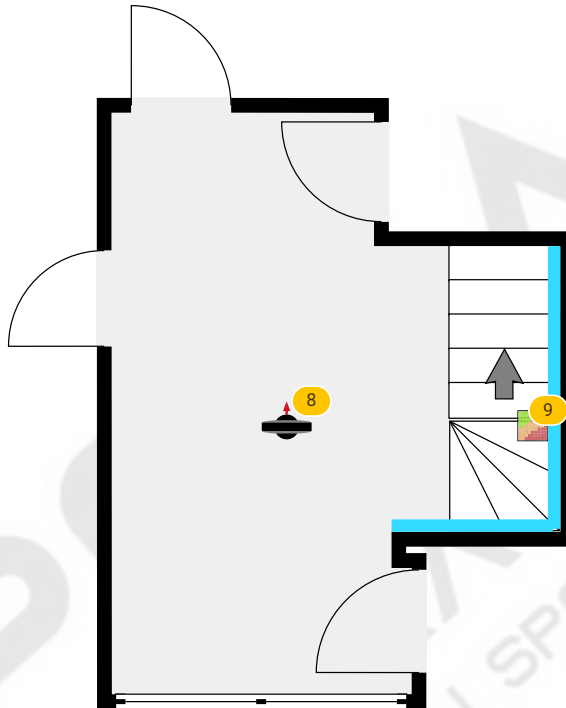
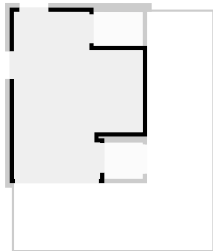
▼ Photos/FRONT GARDEN



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▼ GF HALLWAY Ground Floor



▼ GF HALLWAY/Ground Floor

8 360 PANORAMA

Photo



9 MOISTURE MAPPING

Photos



Photo 1



Photo 2

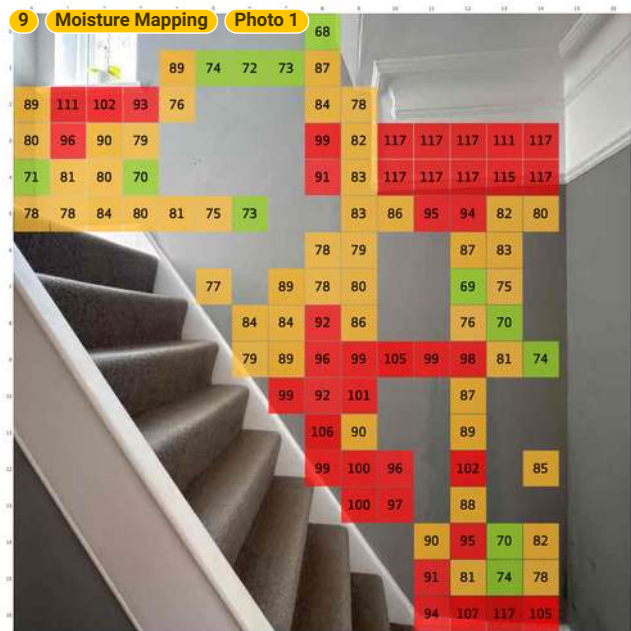


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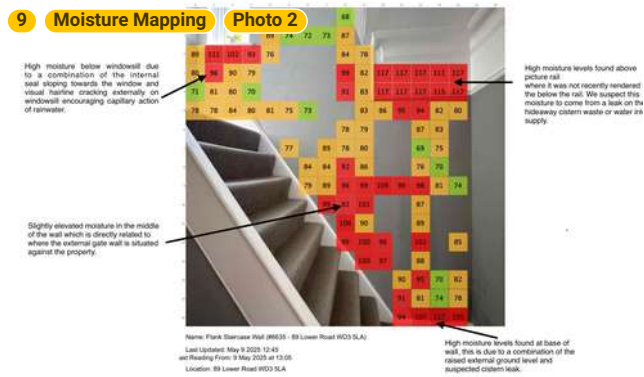
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▼ Photos/GF HALLWAY



Name: Flank Staircase Wall (#6635 - 89 Lower Road WD3 5LA)
Last Updated: May 9 2025 12:45
Last Reading From: 9 May 2025 at 13:05
Location: 89 Lower Road WD3 5LA



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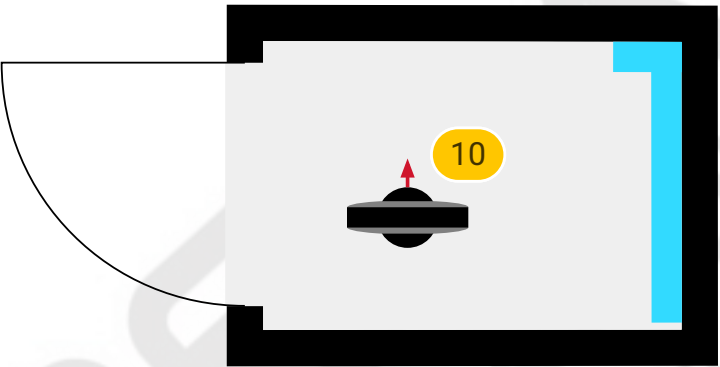
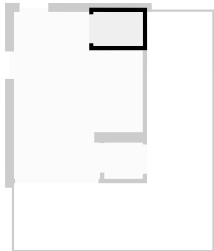
▼ Photos/GF HALLWAY



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▼ **UNDERSTAIRS CUPBOARD**
Ground Floor



▼ **UNDERSTAIRS CUPBOARD** /Ground Floor

10 360 PANORAMA

Photo



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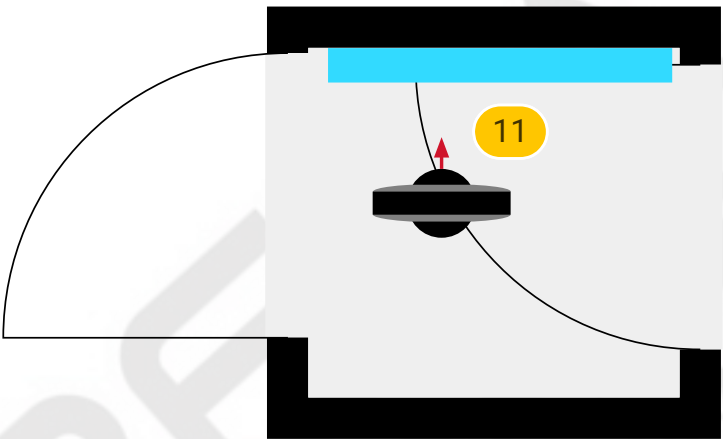
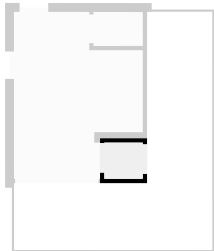
▼ Photos/UNDERSTAIRS CUPBOARD



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▼ **PORCH**
Ground Floor



▼ **PORCH/**Ground Floor

11 360 PANORAMA

Photo



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▼ Photos/PORCH



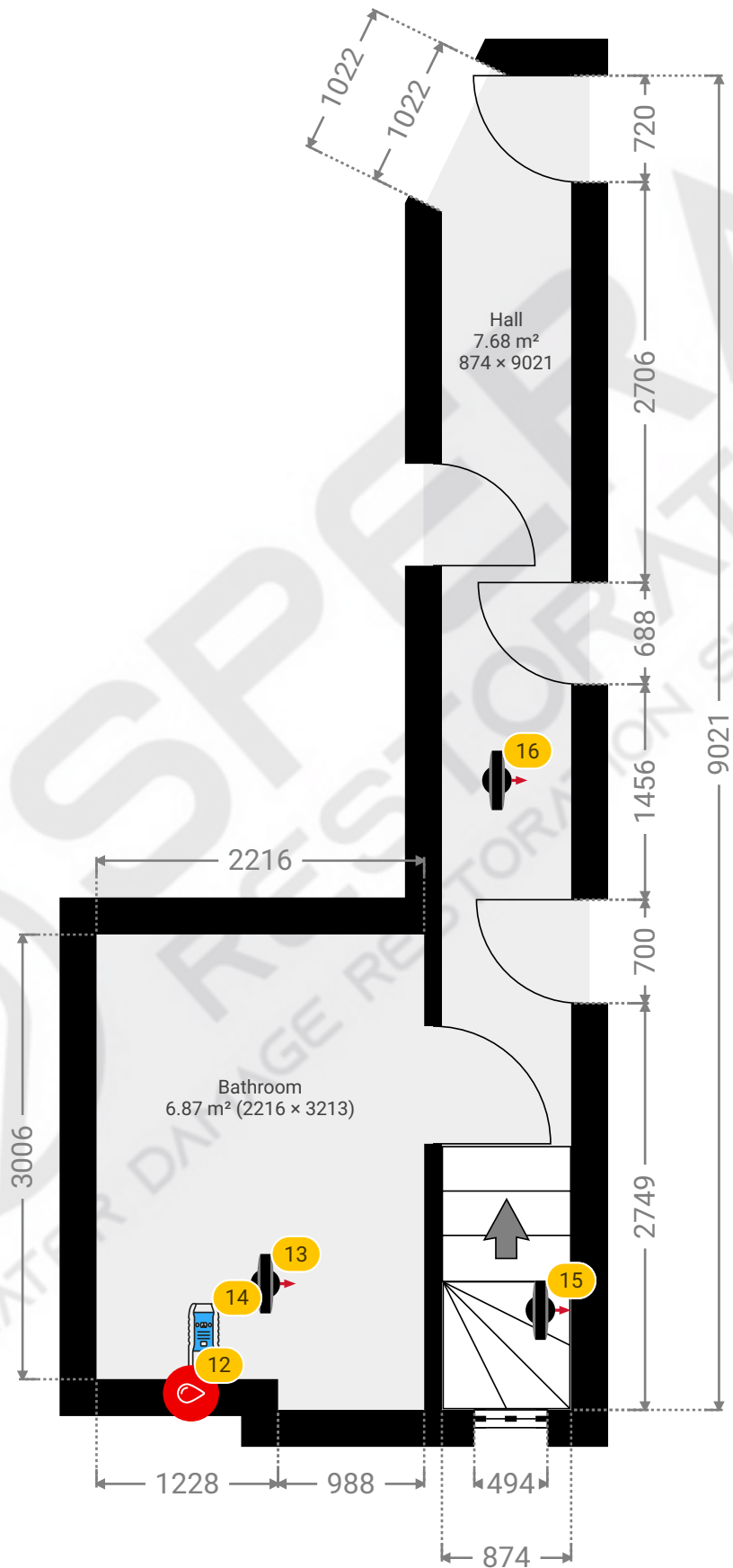
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▼ 1st Floor

TOTAL AREA: 14.53 m² • LIVING AREA: 21.19 m² • ROOMS: 2



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▼ 1st Floor

12 WATER LEAK SOURCE LOCATION

Photo



Notes

Suspected crack on cast iron soil pipe inside the external wall behind hideaway cistern frame.



 **SPERA**
RESTORATION
WATER DAMAGE RESTORATION SPECIALISTS

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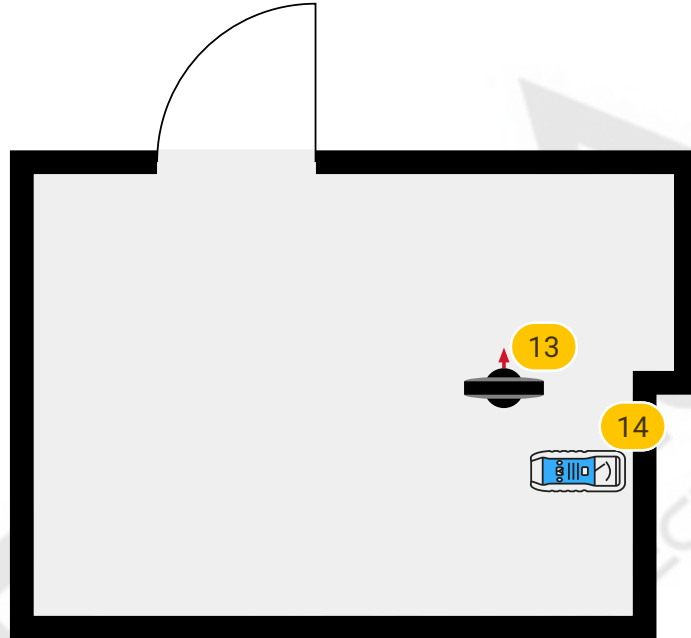
▼ Photos/1st Floor



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▼ Bathroom 1st Floor



▼ Bathroom/1st Floor

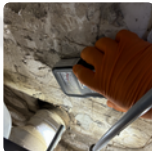
13 360 PANORAMA

Photo



14 TRAMEX ME5 MOISTURE ENCOUNTER METER

Photo



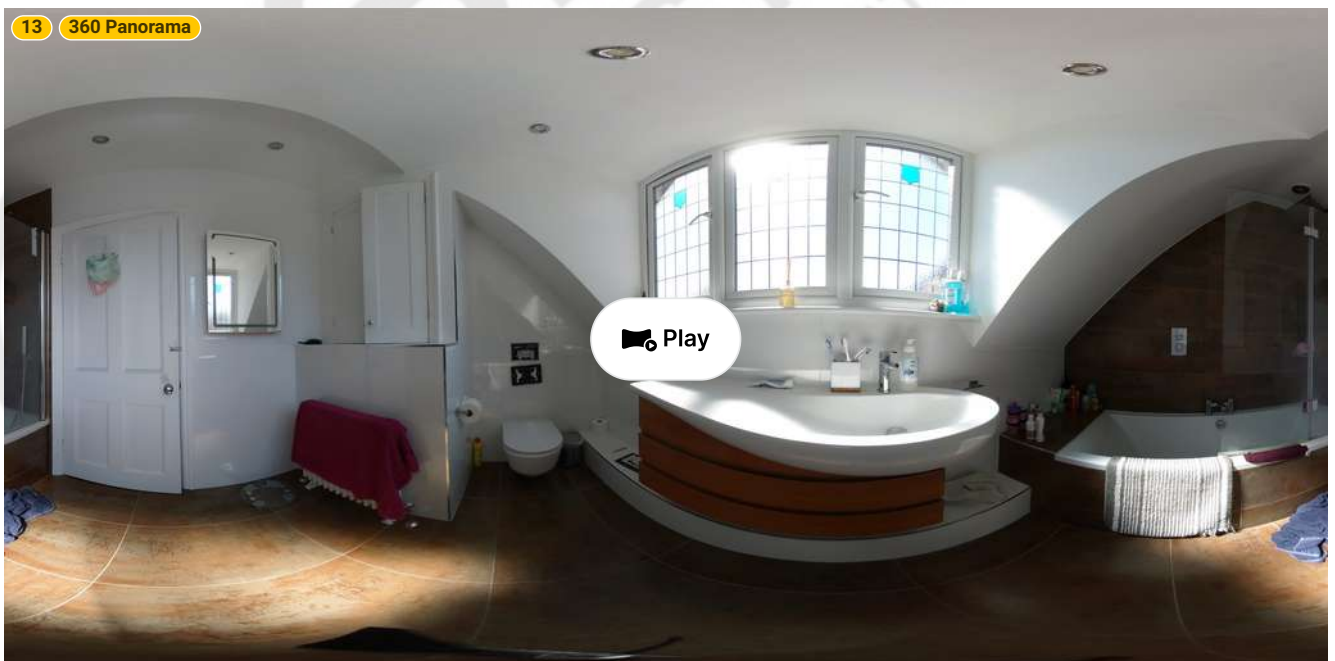
Notes

Tiles removed to access behind hideaway cistern, high moisture readings found above and around cast iron pipe inside wall, waste connection from pan to cast iron pipe looks fine with no visual leak.

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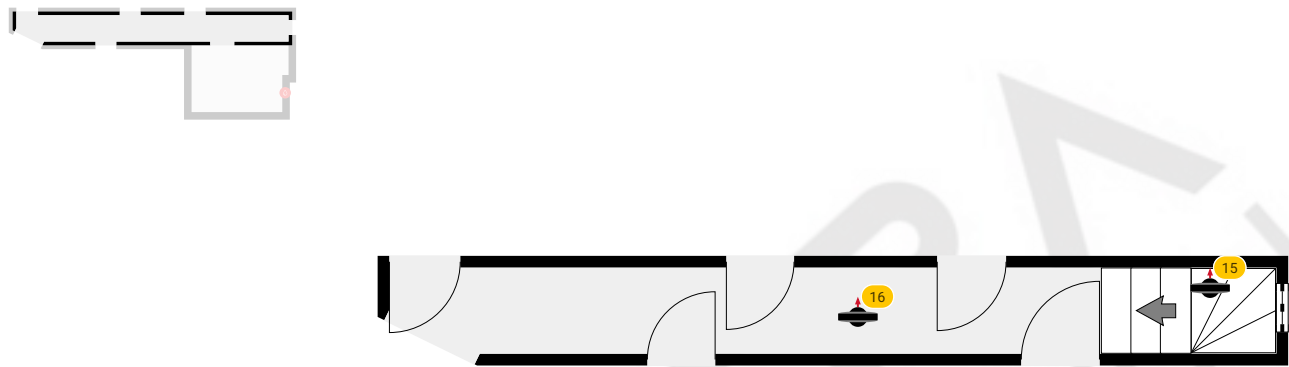
▼ Photos/Bathroom



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▼ **Hall**
1st Floor



▼ **Hall/1st Floor**

15 360 PANORAMA

Photo



16 360 PANORAMA

Photo



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▼ Photos/Hall

