

Report

Client Name And Site Details

Finest Properties

Clive House

Appletree Lane

Corbridge

NE45 5DN

Internal Reference ID: PRONE455DN

Weather Conditions

Date of Inspection: 21-Nov-25

The weather conditions were: Dry sunny

The weather temperature was: 3 (°C).

The Property



Front Elevation



Side Elevation



Ensuite

The property is a:

The property is constructed of :

The property was built approximately :

Stone and slate

Detached

1800s

The Survey/Specific Defects Inspection

In accordance with your specific instructions, we carried out a survey of the above property for problems with mould, mildew & condensation.

Our findings and proposals are set out below and should be read in conjunction with the enclosed document 'General Notes for clients and Health and Safety precautions'.

Orientation

The terms left, right, front and rear are used in accordance with facing the front elevation from the outside of the building.

The Scope

Our specific defects inspection was solely to identify evidence of problems that you have requested us to inspect which was that of mould and condensation within the above property.

Abbreviations Used In Report

PIV = Positive Input Ventilation, ACM's = Asbestos containing materials.

Internal Inspection

During the internal inspection the following issues were noted:

- Areas of low temperature/poor air movement to the walls creating dew points.
- Black spot mould was present within the building.
- There was a lack of ventilation and air movement within the property.
- We suspect poor insulation values due to solid brick walls.
- Humidity readings were taken within the property, these readings peaked at 95.0 %.
- Staining was noted to the ceiling below the main bathroom and black mould to a cold external wall. The mould to the wall is not related to the bathroom or the ceiling.
- Plumber to inspect and repair any leaks / damage to the ensuite



High humidity



High humidity



Main Bedroom



Bedroom

The above problems have been caused by:

- Leaks from the ensuite. Plumber to inspect and repair. Main bathroom has caused staining to the ceiling below.
- Lack of ventilation and air movement with the property have caused elevated humidity levels within the building.
- It is our opinion that the current extraction and ventilation at the property does not provide sufficient ventilation



Current extraction



Current extraction



Current extraction



Current extraction



Current extraction



Current extraction



Plumber to inspect and repair any leaks to the ensuite to the bedroom



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Proposal

We would propose for the following works to be carried out:

- Supply and install a system of devices and measures to introduce fresh air and remove stale damp air. This system will reduce humidity levels and create air movement to combat the condensation problem within the property.

You will need the following services:

- Supply & install of 1 loft mounted Dryair PIV **heated** unit(s) to the following area(s):
 - Loft area and diffusor to hallway ceiling
- Supply & install of 5 Humidistat trickle and boost fan(s) to the following area(s):
 - Upgrade the existing extractors at the property
- Supply and installation of any necessary electrical fittings/ducting/trunking/grilles required for the installation of Fans/PIVs/Vents (if applicable).
- Supply of labour and materials to treat and kill black mould (Any area treated for mould may require you to redecorate).



Loft access

Additional Information: Benefits of PIV systems

For more information on the benefits of Positive Input Ventilation systems please visit the link below:

<https://www.tyneteesdampproofing.co.uk/piv-video/>

Extent Of Survey

You should be aware that we have reported upon condensation problems evident to us at the time of our inspection and in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Our recommendations will be for improvements that will help to combat the problems reported and visible to our surveyor at the time of inspection. Please read carefully the content of this report and all of its enclosures.

EXTERNAL INSPECTION

Building Defects

No building defects were noted at the time of our inspection.

Additional Supporting Comments From Surveyor

Prior repainting the ceiling you will have to have your painter apply a stain blocker to the ceiling otherwise the stain will reappear no matter how many times the ceiling is painted.

Report produced under the guidance of Tyne Tees Damp Proofing Ltd by:

Steven Robinson

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Remedial Consultant