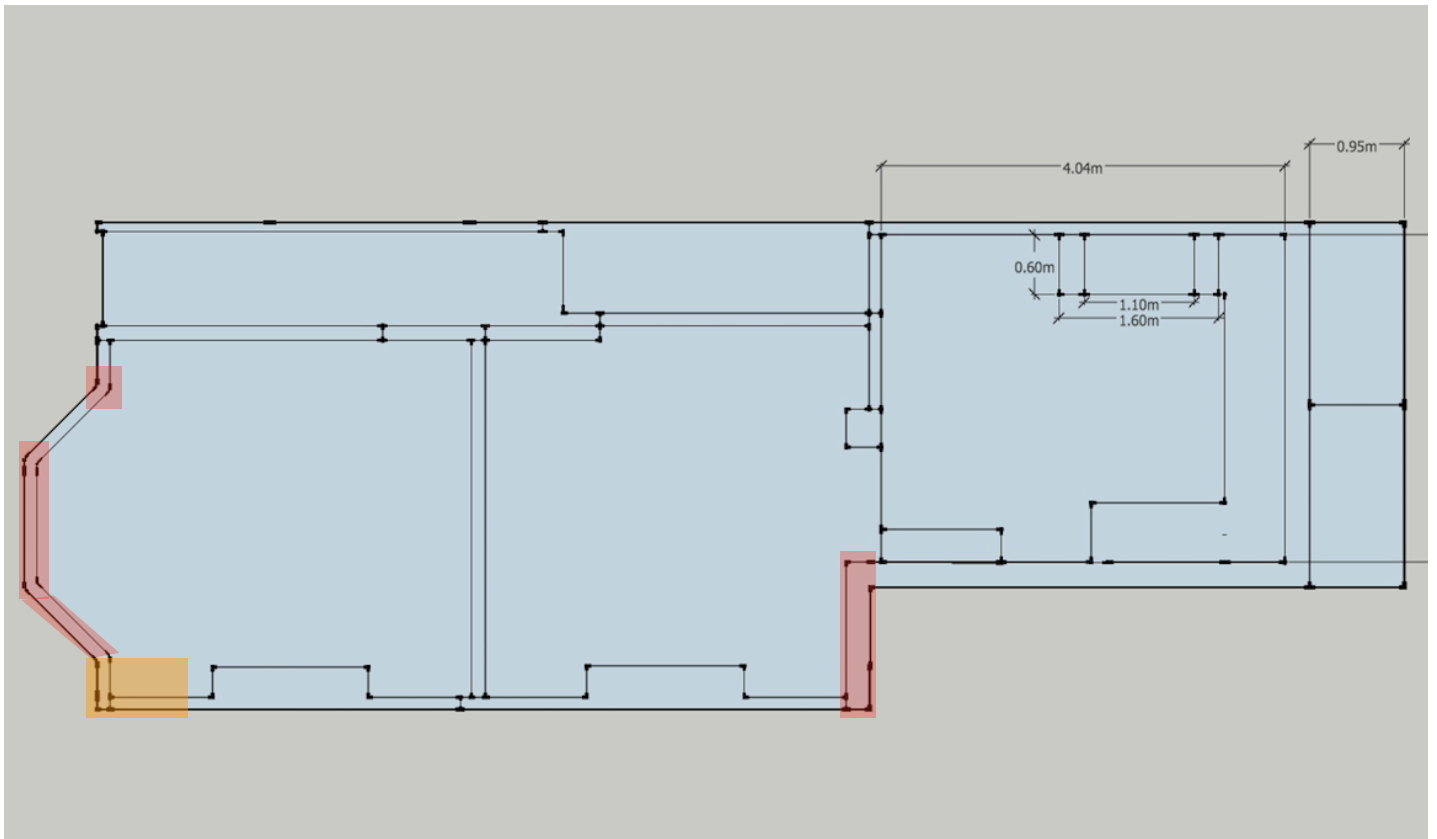


Location of damp issues

- Red: Areas with bubbling paint etc showing
- Yellow: Areas with bubbling paint and rotten floor joist



Internal symptoms of the damp on the wall facing the side return passage



External wall next to side passage

On the small external wall next to side passage, there is what I presume to be an original air vent that has been removed/blocked up fairly recently. After investigating internally, below the floorboards there were remains of what looked like a large clay air vent that had been smashed at some point. No ventilation what-so-ever on this side which is obviously a concern given the timber suspended floor.



- There is green discolouring on the wall roughly corresponding to the bubbled paint internally.
- The external render goes all the way to the floor all around the back of the property (yet notably only appears to be an issue on this part of the property. Worth noting that all other areas would hit a solid floor rather than the suspended timber floor located here.
- There is single brick wall separating us from the neighbours which I believe originates from the construction of the property. As this is butted up against the property, could damp be penetrating through this specifically? There is also some green discolouring on this wall on first course or two of bricks.

- When removing the skirting boards in this area, there is some very concerning growth:



- Removing the faceplate off an electrical socket located about 45cm up, the back box is heavily corroded. The main water supply through a lead pipe used to be located nearby, but has recently been removed. I guess it is likely this could have been slowly seeping and a factor in slowly saturating the wall, but I don't know for sure.



- About 160cm up, to the left of the window there are some small areas of paint bubbling, which I believe roughly corresponds to the maximum height that damp will travel up. Not sure if there is another reason for this but it seems relevant to the whole situation.



Corrective Actions

1. As there is already a cavity from the original vent which is centred below the window, my thoughts are to cut back some more of the bricks and reinstate some airflow using telescopic air vents.



2. I have seen that there is a slate DPC in other areas of the property, but can't identify if/where it is here. As the gypsum plaster could potentially be bridging a DPC, thinking of hacking this back to be above the next course of bricks.
3. As the external render is going all the way down to the ground level of the flagstones (which I believe are the originals flags), would I be correct in presuming that the render will be wicking up surface water and possibly penetrating through in this way? In which case the solution in mind is to cut back the render to a height of about 150mm, enabling the bricks to breathe.
4. A further option I am considering is digging a small trench and filling with pea stone as a french drain to remove moisture from the wall, although I am weary of how sensible this is - could it cause more issues with water just saturating through to the ground underneath? (Soil is exposed internally below the timber floor).

Bay Window

The paint has been bubbling up in patches, and skirtings yellowing. Scraping the paint, it appears similar to what I would expect effervescence to be. Tried cleaning off on patching the paint temporarily, but reappeared in no time.



Yellow staining coming through paintwork

Strangely, when removing the skirtings and pulling back the carpet, not much showing on the wall to indicate any damp. On the skirting that were turning yellow, there is however some strange green growth on the back - what is it and should I be concerned?



Further investigation and pulling back some of the floor revealed that one of the joists on the left hand side of the bay window has rotted, and has been braced with by another length of tanalised timber. Looking further under the floor, the strip of timber on the stone supports of the floor has this growth on it - any ideas?



The little wall (about a foot) on the right-hand side of the bay window doesn't have this issue, however about 3 or 4 feet up there is a yellow mark coming through the paint, which to me looks like the metal beading in the plaster rusting, suggesting there is moisture there too.



There is a vent just below the floorboards and centre to bay window. Whilst still circulating air, it was about 3/4 filled with soil and debris. This has now been cleaned out. Internally there is a beam directly in front of it as shown in the picture, but there is about an inch of a gap below for air to now freely circulate.



The exterior of the bay window is in need of some TLC but there are no obvious failings. The pointing is mostly in good shape and I couldn't see anything that suggested being the source of any of the damp issues penetrating through. I did spot some areas where the pointing had deteriorated, which have now been re-pointed.

