CORVIA

BUILDING DIAGNOSTICS LTD

INDEPENDENT DAMP, TIMBER & BUILDING PATHOLOGY CONSULTANTS

FINDING THE ROOT CAUSE. | EVIDENCE FIRST. SOLUTIONS SECOND. | DELIVERING CONFIDENCE.

FINDING THE ROOT CAUSE. DELIVERING CONFIDENCE.

Damp and timber survey report

Seven page sample for prospective clients

EXAMPLE PROPERTY

Fictional residential property · example scenario

ILLUSTRATIVE ONLY

Format and content vary with the agreed survey scope.

01 Instruction and scope

This fictional example shows the structure of a Corvia report. It is not a completed inspection or advice about a real property. The photographs on page 4 are examples from the Corvia website and do not document one building.

EXAMPLE PARTICULARS

CLIENT	Example client
PROPERTY	Fictional residential property
PURPOSE	Investigate localised damage to an internal wall finish
SURVEY TYPE	Focused damp and accessible timber assessment
INSPECTION DATE	Not applicable to this illustration

AGREED INSPECTION BASIS

A visual, non intrusive inspection of relevant accessible rooms, external fabric and rainwater details. The surveyor would consider observed condition, construction and appropriate moisture evidence together. Findings reflect only the areas actually accessible on the inspection date.

ACCESS AND EXCLUSIONS

This example assumes no finishes are removed and no floors or roof coverings are lifted. Concealed joists, embedded timber ends, wall cavities and below ground drainage would require separate access or investigation where relevant.

02 Summary of findings

A real report begins with the main conclusion and a clear order of action, then explains the supporting evidence in later sections.

OVERALL ASSESSMENT

Observed surface deterioration

The example wall finish shows localised blistering, peeling and detachment. Appearance alone does not identify the source of moisture.

Likely mechanism to investigate

In this illustrative scenario, penetrating moisture from adjoining external fabric is a reasonable working hypothesis. The entry route must be confirmed on site.

PRIORITY ACTIONS

01 **Short term**
Investigate the relevant external fabric and rainwater details.

02 **After source is confirmed**
Repair the cause before removing and reinstating damaged internal finishes.

03 **If concealed timber is exposed**
Arrange closer assessment if softened or persistently damp timber is found.

UNCERTAINTY

Further issues may become apparent when finishes are removed or additional access is provided. No treatment specification is finalised solely from the visible symptom.

03 Photographic record

Photographs help locate and explain an observation. These images illustrate report presentation; they are not from the same property and are not evidence of one cause.



A | Internal finish deterioration



B | External fabric detail

Illustrative photographs from the Corvia website. A real report would identify the room or elevation, date and relevance of each photograph.

EXAMPLE OBSERVATION NOTES

Internal: local loss of adhesion and exposed underlying plaster. External: assess adjoining wall junctions, pointing, seals and rainwater disposal for a plausible water pathway. Record both what was seen and what could not be inspected.

INTERPRETATION

The damaged finish is a symptom. An external defect would need to be confirmed and linked to the pattern of internal damage before recommending repair.

04 Supporting assessment

MOISTURE EVIDENCE

In an actual survey, readings would be recorded with their locations, substrate and method. Comparative readings may help map a pattern but are not a direct measure of water content in every material and cannot establish the source by themselves.

Illustrative pattern

A stronger comparative response at the visibly affected area than at a suitable nearby reference point would support further investigation. No numerical readings are invented for this sample.

EXTERNAL CONTEXT

Weather exposure, rainwater goods, ground levels, repairs and adjoining construction would be considered where relevant to the reported problem. Any inaccessible elevation or roof junction would be recorded as a limitation.

TIMBER ASSESSMENT

Accessible timbers would be examined for condition, moisture exposure, decay and evidence of wood boring insects within the agreed scope. Concealed joists and embedded ends cannot be cleared as sound without appropriate access.

Example timber conclusion

No conclusion about concealed timbers is given in this illustration. If opening up reveals softened, damp or visibly affected timber, targeted inspection should follow before treatment is chosen.

05 Recommended next steps

Recommendations follow the evidence and address the moisture source before internal reinstatement. The final scope for a real property would depend on what is confirmed on site.

01 Confirm the source

Inspect the relevant external details and rainwater disposal with suitable access. Record the defect and its relation to the internal pattern.

02 Repair the confirmed defect

Use a competent trade to address the proven water entry route before cosmetic works are undertaken.

03 Review drying and finishes

Allow suitable drying, remove unsound finishes as required, and choose reinstatement materials compatible with the wall construction.

04 Check timber if opened

If concealed timber becomes accessible and shows dampness or deterioration, arrange a closer assessment and specify proportionate work.

FURTHER INVESTIGATION

If the suspected source cannot be verified non intrusively, a targeted opening up inspection or relevant specialist assessment should be agreed before final repairs are specified.

06 Scope and limitations

INSPECTION LIMITS

A real report is based on accessible conditions observed on the day. It cannot provide assurance about covered surfaces, concealed construction, services, drainage or inaccessible voids unless expressly stated. Further defects may become apparent during opening up or remedial work.

WHAT IS OUTSIDE THIS SCOPE

A focused damp and timber inspection does not replace a whole property structural survey, electrical inspection, drainage survey, asbestos survey or valuation. Where findings fall outside the agreed instruction, relevant specialist advice may be recommended.

USE OF A COMPLETED REPORT

A completed Corvia report is prepared for the named client and the stated purpose. It records property specific observations, methodology, relevant photographs, limitations and prioritised recommendations. It should not be relied upon by another party without written agreement.

ABOUT THIS SAMPLE

Illustrative, not a survey finding

This seven page example demonstrates report presentation only. The scenario and particulars are fictional; photographs are separate illustrative images. An actual report may be longer or shorter according to the agreed survey.

CONTACT

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