



Customer Name
Customer Address

20 November 2020
Our Ref:

RE: *Property Address*

Dear ,

Thank you for your kind enquiry and as requested our surveyor, *Surveyors Name* , visited the above property on Tuesday 17th November to carry out a damp inspection. We report and quote as follows:

All directions given are as standing in the road, facing the front door.

The property is a mid-terrace house on a hill, constructed of stone and brick which is partly rendered, with a slate roof, stone chimney, PVC guttering, and UPVC windows. At the time of the survey the property was occupied and furnished. The weather at the time of our inspection was showers with a temperature of approx. 16°C.

The survey was restricted to the areas requested - the first floor bedrooms and bathroom. Readings taken with the aid of an electrical conductivity type moisture meter (Protimeter) revealed evidence of penetrating damp and condensation to certain areas.



Building & Preservation (Northern) Ltd. 3 The Old Laundry,
Fishergreen, Ripon, North Yorkshire HG4 1NL

Tel: 01765 609990 Email: enquiries@dbi-ltd.com

Web: www.dbi-ltd.com

Humid air in the bathroom is condensing on colder surfaces, the ceiling and around the window. A better extractor fan is required.



A patch of mould was identified on the front bedroom ceiling, condensation is forming on a cold spot. In the attic, a corresponding section of insulation had been lifted for electrical works and left to one side, this was laid back in place.

Poor insulation will make the house difficult and expensive to heat.

The loft insulation is very thin and old, less than 50mm, dirty and compressed, we would recommend 200mm more is installed as soon as possible.

There is a gap between the window and external render, which maybe allowing water ingress.

Notes

- We have not carried out a structural survey and our report should not be regarded as a substitute. If you have any worries/queries regarding any structural issues we recommend that you seek advice from a suitably qualified person.
- Due the property being occupied the survey was restricted by furniture, floor coverings and belongings.
- The property to the right is higher.

Proposed Works

Bathroom

We will replace the bathroom extractor with a good quality fan controlled by a built in humidistat, so that it can be left permanent on and regulate to a set humidity.

This will cost - £ + VAT @ 20% = £

Rear Bedroom

The skirting boards will be carefully removed and stored on site. We will hack off the wall plaster to the height of 1000mm, to be removed from site for waste disposal.

A 3mm studded and meshed, waterproof wall membrane (as the manufacturers specification) will be applied to the walls shown, and will be sealed at perimeters where necessary.

Plasterboard dry-lining will then be applied and will be skimmed to existing levels.

We will externally point up any gaps around the rear bedroom window and check and replace the sealant as required.

The skirting boards will be re-fitted and the area left clear and tidy.

The removal and re-fixing of the necessary existing skirting boards, and/or floor boards to enable us to carry out the installation of the damp course will be carried out free of charge. Unfortunately, whilst all care will be taken, due to difficulties often encountered in removal e.g. weakness of the timber by undetected rot attacks etc, we cannot be held responsible for the timber damaged should it occur. If this should occur, we will carry out replacements at costs plus 25%.

Costings

Waterproof Wall Membrane, Fixed & Sealed

Preparation, Plasterboard & Skim

Point Up & Reseal Externally Around Window

Waste & Transport

Sub Total

+VAT @ 20%

Total

Danford Brewer & Ives are very aware of Health & Safety issues and dangers within our industry. Any work that we carry out will be carried out safely, in the best interests of our customers, the general public, and ourselves.

We hope that this quotation meets with your approval. Please don't hesitate to call or email if you have any queries. We will contact you within a week to ensure that you have received all of the information you require.

Yours Sincerely

Surveyors Name

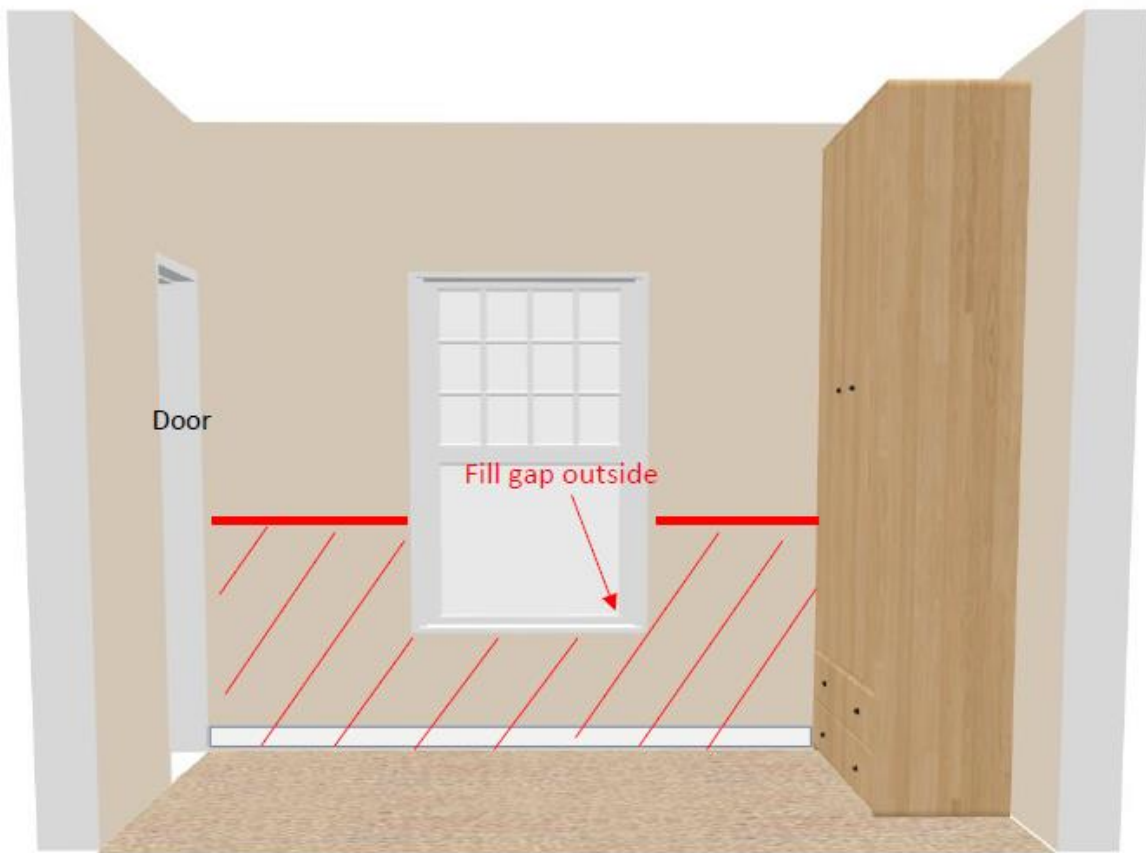
Certified Surveyor in Remedial Treatments & Structural Waterproofing by the Property Care Association

ADDRESS OF PROPERTY BEING TREATED

CONTRACT NO.

DATE

**BUILDING & PRESERVATION
(NORTHERN) Ltd**



+ seal around window



Plan not to scale