



*Customer Name*  
*Customer Address*

24 November 2020  
Our Ref:

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 garden, facing the front door.

The property is a semi-detached cottage, constructed of stone and rubble infill external walls, the roadside wall is rendered. The property has a slate roof, rendered chimney, PVC guttering, UPVC windows and solid concrete ground floors, with a modern damp proof membrane. At the time of the survey the property was occupied and furnished. The weather at the time of our inspection was rain with a temperature of approx. 11°C.

The survey was restricted to the areas requested. - the ground floor walls and side elevation walls to the first floor. Readings taken with the aid of an electrical conductivity type moisture meter (Protimeter) revealed evidence of rising and penetrating damp, and hygroscopic mineral salts to certain areas.

We recorded high moisture readings to some walls which aren't causing a problem at the moment, as discussed these could be left and monitored for now. Keeping the property well ventilated and heated can control some damp problems, if the structure is breathable.

Warm, humid air is condensing on colder surfaces and where airflow is restricted.

The path at the front of the house slopes up and is partly above the floor, the neighbouring property is built at a higher level.

We understand that the front down pipe was blocked, overflowing water has contributed to damp in this corner. It has now been cleared.

Where dampness is penetrating from high external ground levels, structural abutments etc., it is recommended that either the external levels are reduced or an internal barrier, incorporating a waterproofing agent or membrane, is applied/fixes to those areas at least up to the level of the newly installed damp proof course.

### **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.

### **Proposed Damp Works**

#### **Ground Floor**

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

Fillet seal will be provided where walls meet solid floors.

A combination of plasterboard dry-lining and specialist re-plastering, which will be skimmed to existing levels, will be carried out to the walls shown depending on the thickness of the existing plaster.

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, Fixings & Seals**

**Fillet Seal/Wall To Floor Joint**

**Prep, Plasterboard & Skim/Specialist Re-plastering**

**Waste & Transport**

**Sub Total (Incl. 10yr guarantee)**

**+VAT @ 20%**

**Total**

## ***Guarantees***

*Upon completion of our specialist remedial works and full settlement of our final invoice, Danford Brewer & Ives will issue a 10 year independent insurance backed guarantee. (Details on enclosed information sheet)*

## **First Floor**

The skirting boards and 2 radiators will be carefully removed and stored on site. We will hack off the wall plaster to full height, to be removed from site for waste disposal.

A waterproof wall membrane (as the manufacturers specification) will be applied to the walls shown, and will be sealed at perimeters where necessary, including into the window openings, sides, heads and cills.

A combination of plasterboard dry-lining and specialist re-plastering, which will be skimmed to existing levels, will be carried out to the walls shown depending on the thickness of the existing plaster.

The skirting boards and radiators 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%.

When re-fitting radiators sometimes other works including repairs to valves, the bleeding out of air, or even the re-commissioning of the whole system can be required once a system is disturbed. This can be expensive. We will instruct the plumber/engineer only to do such work as is required to bring the system back into service, and to contact you about any other matters.

### **Costings**

**Remove & Re-fit 2 Radiators**

**Waterproof Wall Membrane, Fixed & Sealed**

**Prep, Plasterboard & Skim/Specialist Re-plastering**

**Waste & Transport**

**Sub Total (Incl. 10yr guarantee)**

**+VAT @ 20%**

**Total**

***If you choose to go ahead with the works stated above, the survey fee of £ (Incl. VAT) will be deducted from your final invoice.***

### ***Guarantees***

*Upon completion of our specialist remedial works and full settlement of our final invoice, Danford Brewer & Ives will issue a 10 year independent insurance backed guarantee. (Details on enclosed information sheet)*

As the works described in this report involves a Party Wall, we must draw your attention to the fact that the Party Wall Act 1996 applies. This requires the owner of the property to notify his/her neighbour(s) of proposed works and obtain the neighbours consent to the works. A neighbour cannot unreasonably withhold consent, but should you require further advice of information, please initially contact our office or a suitably qualified party wall surveyor.

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

[Empty box for address]

CONTRACT NO.

[Empty box for contract number]

DATE

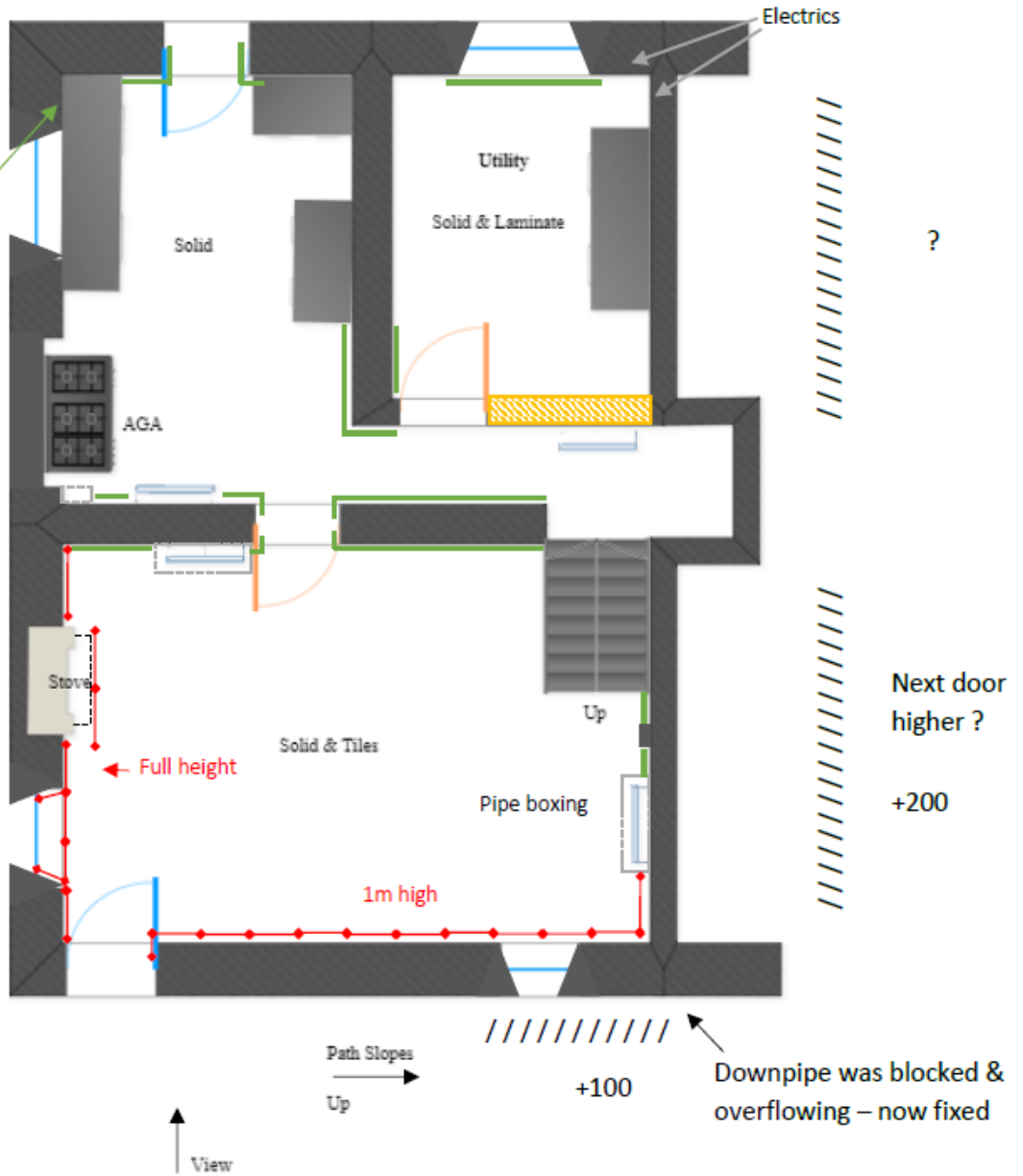
19.11.20

BUILDING & PRESERVATION (NORTHERN) Ltd



Green – High moisture readings – could be left & monitored, controlled with ventilation. Not causing problems at the moment.

Patch at higher level



Plan not to scale

WATERPROOF MEMBRANE



ADDRESS OF PROPERTY BEING TREATED

CONTRACT NO.

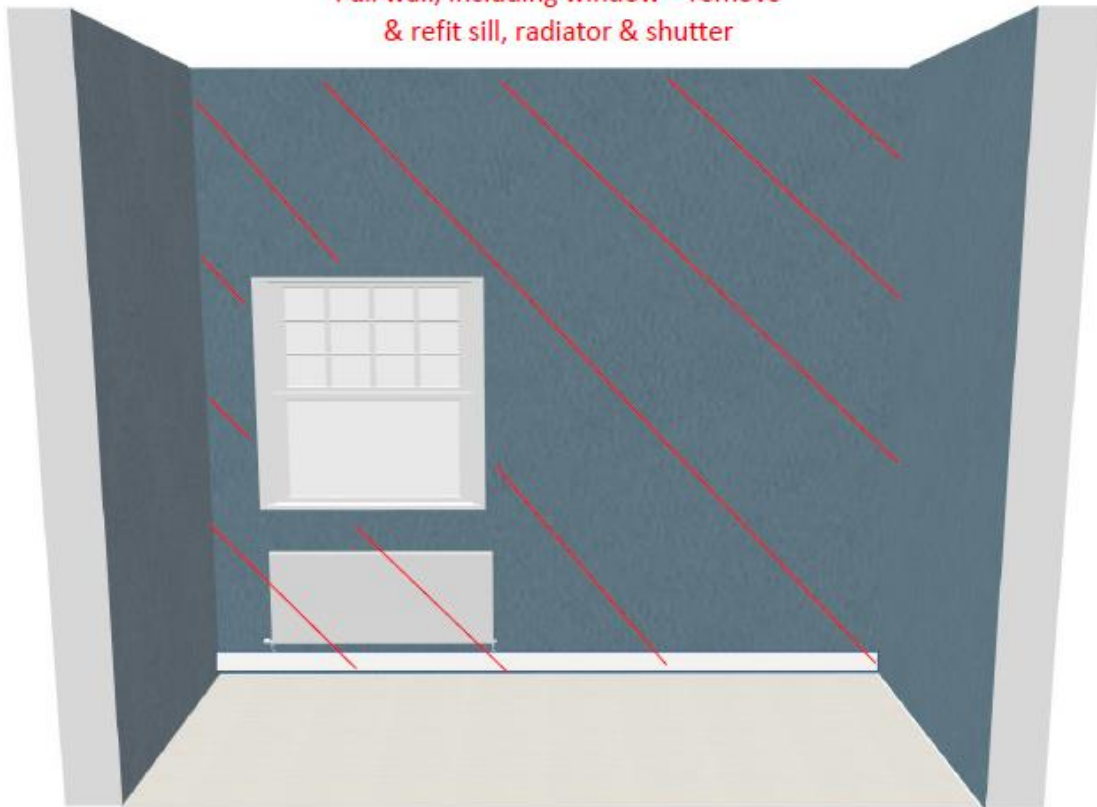
DATE

BUILDING & PRESERVATION  
(NORTHERN) Ltd



**Front LH Bedroom – Roadside Wall**  
**(rendered externally)**

Full wall, including window – remove  
& refit sill, radiator & shutter



/// Membrane, plasterboard & skim

Plan not to scale

ADDRESS OF PROPERTY BEING TREATED

CONTRACT NO.

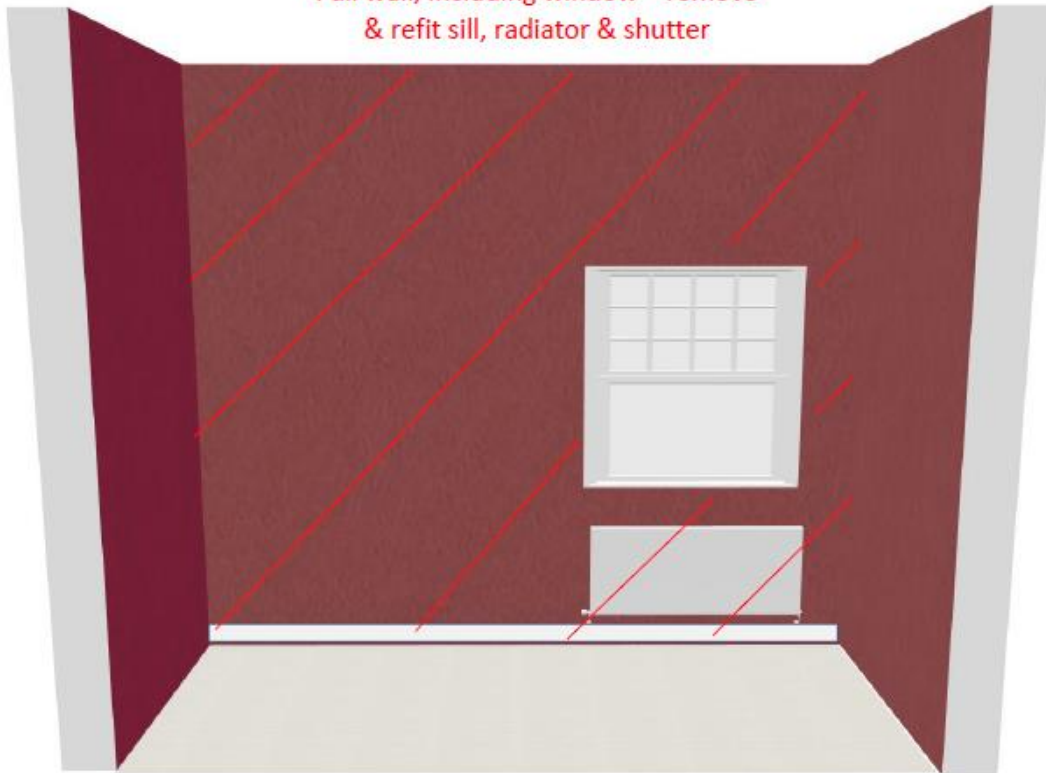
DATE

**BUILDING & PRESERVATION  
(NORTHERN) Ltd**



**Rear LH Bedroom – Roadside Wall**  
**(rendered externally)**

Full wall, including window – remove  
& refit sill, radiator & shutter



/// Membrane, plasterboard & skim

Plan not to scale