



Customer Name
Customer Address

18 November 2020
Our Ref:

Dear _____,

Thank you for your kind enquiry and as requested our surveyor, *Surveyors Name*, visited the above property on Friday 16th October to carry out a basement inspection. We report and quote as follows:

The property is a mid-terrace house, constructed of brick built solid walls, with a slate roof, brick chimney, PVC guttering, UPVC windows and solid cellar floors. The weather at the time of our inspection was dry with a temperature of approx. 13°C.

The original cellar window and lightwell has been blocked up, leaving a row of glass blocks to provide light. The cellar is used for storage at present. It is a normal, damp cellar in good condition with no history of flooding. We understand that both neighbouring cellars have been waterproofed and/or converted to provide habitable space.

The existing cellar is accessed from the dining room via stone steps, the electric and gas meters are located in the cellar. The existing ceiling height is adequate as storage space, but the floor would need to be lowered to provide better head room and to allow for insulation if the space was to be made habitable to Building Regulations. This would be subject to the existing foundations being deep enough. Trial holes can be excavated to check the foundations, if they are not low enough underpinning would be required. This would add several thousand pounds to the cost and would need a Structural Engineer to design.

Design Criteria For Basement Waterproofing

British Standards BS8102:2009 specifies the performance level for the design of waterproofing, based on the proposed use of the rooms to be created. In this instance, the main room is being considered as a music room or study, so the required grade is 3.

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

BS 8102:2009 states that, even when current conditions and recent history suggests that hydrostatic pressure is not the cause of ingress, it must be assumed that ingress will occur during its lifetime. This could be due to change in water tables, drains becoming blocked and heavy rainfall causing localised saturation.

There are alternative methods available, with regards to controlling particularly persistent forms of water entry.

In this instance, we recommend installing a fully maintainable cavity drain membrane system, with perimeter drainage channels running to a sump, with a mains powered pump controlled by a float switch, and a second back up mains pump and high level alarm in case of a failure of the first pump. Battery back-up pumps are available if it is thought that the electric supply is vulnerable or could be affected by flooding. The pumps would discharge to nearby rainwater drains via pipes, which if exposed could block in severe freezing conditions. It is the clients responsibility to protect the external drains and pipe.

The conversion of a cellar to a study would require building regulations approval and in some instances planning permission.

Quotations

A) As the enclosed sketch plan and notes. Form a habitable space to BS8102:2009 and to Building Regulations. Details would have to be discussed.

This will cost (Incl. 10yr guarantee & Building Regs Inspection) –

£ + VAT @ 20% = £

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)

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

We would be happy to come to the property to discuss/explain.

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

17.11.20

BUILDING & PRESERVATION (NORTHERN) Ltd



Re-open lightwell, lower the base, fit drain. Hinged cover in pavement. Escape window – open in, subject to Building Regulations approval. Trickle ventilation.

Habitable space to BS8102:2009 & Building Regulations

10 year guarantee

Maintainable perimeter drainage channel, sump & pumps

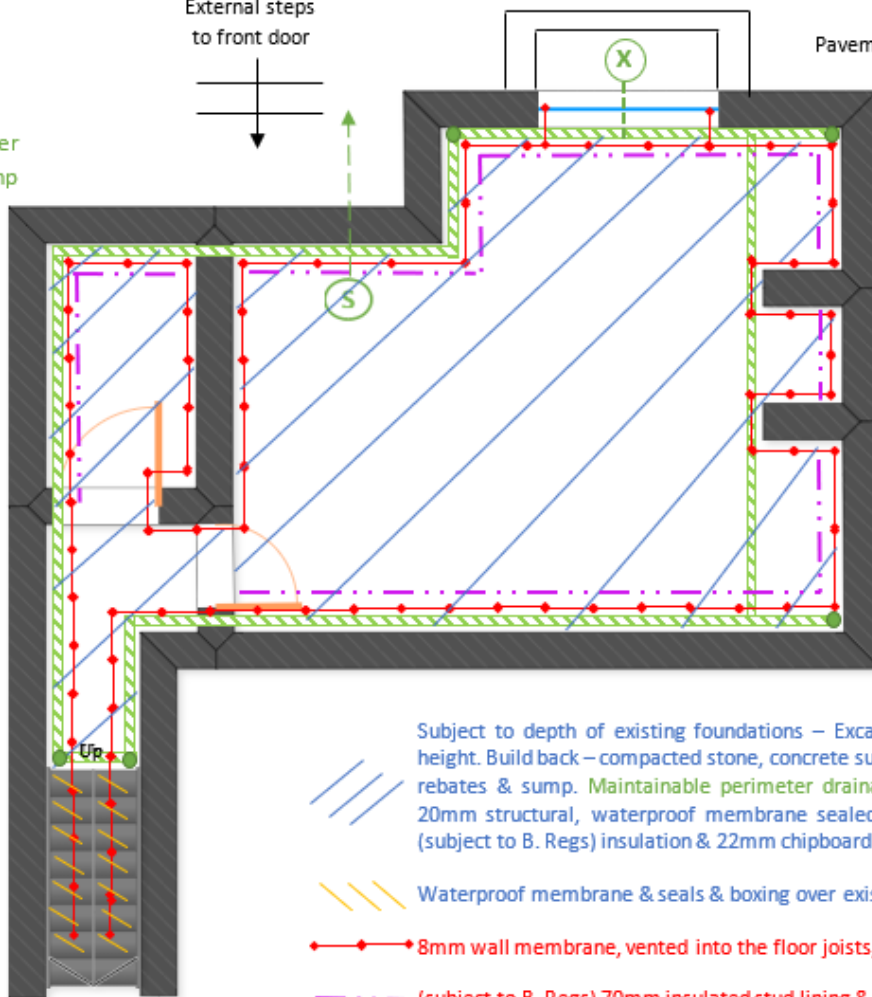
View ↓

External steps to front door

Pavement

Party Wall

Party Wall



2 internal doors & frames, skirting boards & architrave, wall cupboards over meters.

Replace door at top of stairs with 30 minute fire door.

Heating & electrics.

Subject to depth of existing foundations – Excavate floor to improve head height. Build back – compacted stone, concrete sub base with formed drainage rebates & sump. Maintainable perimeter drainage channels. Covered with 20mm structural, waterproof membrane sealed to wall membrane. 50mm (subject to B. Regs) insulation & 22mm chipboard flooring.



Waterproof membrane & seals & boxing over existing solid stairs



8mm wall membrane, vented into the floor joists, sealed to floor membrane



(subject to B. Regs) 70mm insulated stud lining & plasterboard

Other walls lined with plasterboard, all plastered, skim finish

WATERPROOF MEMBRANE



DRAINAGE CHANNEL



INSULATED STUD LINING & PLASTERBOARD



SUMP PUMP

