

Damp Specialist Findings and suggested Solutions:

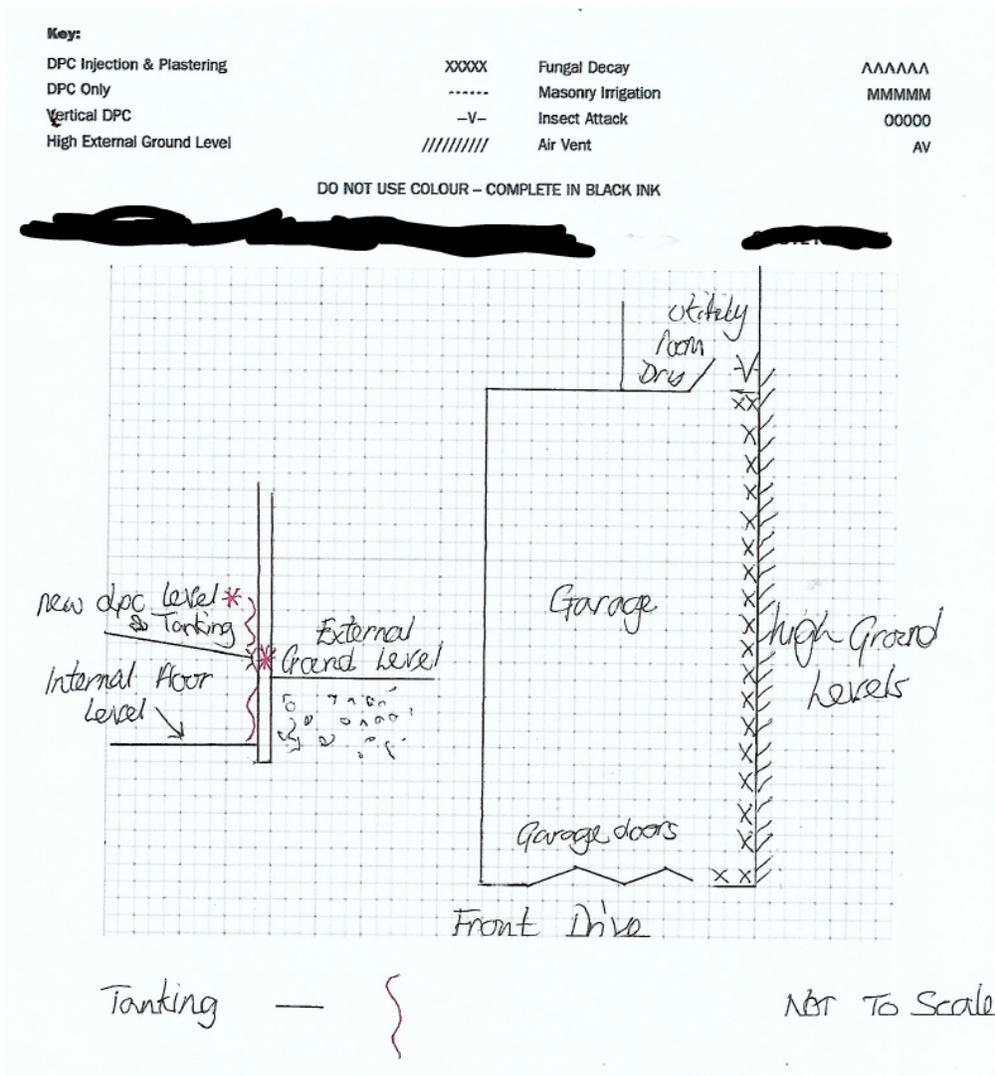
Company 1

Observations

High moisture readings to the side garage external wall this has been caused by the high external ground levels to the neighbors adjoining wall, the neighbors garage roof is also sloping towards the property and does not look like the wall has been protected properly, I understand this is being addressed by a roofer who was on site when I visited the property, the internal wall in the garage will need damp proofing by raising the new damp course and using tanking due to the high ground levels tanking is usually used in basements but due to the high ground levels it will be needed to damp proof this wall, moisture readings were taken throughout the living areas of the property and no high moisture readings were found, I will attach separately photographs of the readings found.

Remedial works

To be carried out as per our treatment method for rising and penetrating damp as shown on the plan of works, we will need to raise the new damp course and apply tanking at low level.



108 reading in utility room at back of garage (new extension)



Garage wall



High reading at front of garage.



Company 2

EXTERNAL OBSERVATIONS

At the time of inspection it was noted that the external guttering to the garage roof of next door is resting on the right hand flank wall and it appears to be defective allowing rainwater to run down the right hand flank wall.

It was also noted at the time of inspection that the ground level to the front of the right hand flank wall is high in relation to the internal floor surface of the garage.

It was also noted at the time of inspection that the external dashing coats have two large remedial patches at the front area of the right hand flank wall.

At the time of inspection it was noted that the external pebble dashing has cracks and large repairs have been done to the right hand flank wall at low level.

INTERNAL OBSERVATIONS

At the time of the inspection moisture readings, indicating dampness, were recorded in the walls as designated on the attached drawing.

At the time of inspection we tested the right hand flank wall inside the garage with an electronic moisture meter and positive readings were recorded.

APPARENT SOURCE OF RISING DAMP

Penetrating damp due to the defective gutter on next doors garage roof.

RECOMMENDATIONS

Upgrade our replastering specification to our below ground replastering specification.

CONTRIBUTORY SOURCES OF DAMPNESS

Defective gutters and down pipes.

Lateral penetration of moisture due to the high external ground levels.

Hygroscopic plaster which absorbs atmospheric moisture.

Recommendations - Same as Company 1