

PROPERTY INSPECTED:

As above

This report is for your sole and confidential use, no liability will be accepted in relation to third parties.

ALL DIRECTIONS ARE TAKEN FACING THE FRONT OF THE PROPERTY, FROM THE OUTSIDE.

INSTRUCTIONS:

I was instructed to carry out a; damp and timber survey, at the request of Mr

LIMITATIONS:

Kitchen cabinets, bathroom wall tiles, all floors have fixed or tiled coverings.

RESTRICTIONS:

There were no restrictions placed upon me.

VISIT DATE:

28th January 2020,

WEATHER CONDITIONS:

Dusk & damp, at time of inspection.

TYPE OF PROPERTY:

A detached single-storey residence of; 11” cavity brickwork, under a tiled roof. An stone extension has been added to the right hand side of the property under a flat roof.

All floors on the ground floor are of solid construction.

EXTERNAL OBSERVATIONS:

A physical damp proof course was noted along the front, side and rear elevations of the property this ran at around 150mm above ground level or above. Some foliage was noted as over growing to the rear elevation of the property.

Chimney pots that we're not in use we're open.

Due to the light conditions an accurate inspection of the roofs was not possible.

INTERNAL OBSERVATIONS:

Rising damp was recorded, using an electronic moisture meter, this was present to the front reception room. To the dividing wall of both left hand rooms, this tracks into the gable walls of both rooms partially, also present on both walls of the front left hand corner of the front room. Along the length of the chimney breast wall of the kitchen Approximately 32 sq meters of damp.

Timber decay was noted to a section of skirting board, in the form of cuboidal cracking, this was situated to the rear left hand gable wall of the rear left hand wall.

Floors were inspected where possible, damp was noted to some areas by use of an electronic moisture meter.

A condensation problem was noted at the property, in the form of black mould growth present on window frames and walls.

First floor chimney breasts, that weren't in use we're open.

Inspection of the loft area was clear of any moisture or timber decay, at time of inspection.

CONCLUSIONS AND RECOMMENDATIONS:

Rising damp will be explained fully in the quotation part of this report.

Foliage should be removed from the rear of the property to prevent rooting into the brickwork weakening the mortar and causing water penetration.

A positive pressure unit should be installed to control condensation within the property. Also extraction fans should be serviced/installed where required.

A competent roofing contractor should be sought, to inspect the flat roof of the extension as a preventative to water ingress into the property. Cowl's should be installed to un-used chimney pots to allow airflow but omit water ingress, un-used fire places that are open are fine but if they are to be blocked vent's should be installed to keep an airflow through the flue to prevent penetration or condensation internally.

The cuboidal cracking noted to the skirting board in the rear left hand room shows no other symptoms to clarify it's form (whether a dry or wet rot). As rising damp is

present in this wall and the plaster is in contact with the substrate , rising damp treatments ,de-bridging the wall and floor treatments will alleviate this problem.

Although a full and thorough inspection could not be taken of the floors, damp was found in certain areas, this can in most cases be cured by repairing cracks and faults in the substrate and coating with Wykamol ep40 surface membrane, as i can only estimate to the costs until the whole floor can be inspected the average cost would be about £500.00 per floor. As i don't personally undertake the installation of full floors i asked a colleuge to give me an estimate to take out and replace a concrete to part L regulations (insulated beneath) floor. I was given a price of £2100.00 + vat for an area measuring 4m x 4m.

QUOTATION:

Rising damp.

- 1, To remove skirting boards,**
- 2, To remove salt contaminated plasterwork,**
- 3, To drill & inject a Wykamol ultracure chemical damp proof course,**
- 4, To install a Wykamol techno S.B.R. vapour barrier, (to install a waterproof barrier where required),**
- 5, To sand & cement render walls to include Wykamol brunopel iwp water proofer/salt inhibitor.**
- 6, To finish plaster walls to leave a decorative surface.**
- 7, To install a drainage channel to the extreme rear of the property,**

Total to carry out above work; £1893.00

PLEASE NOTE: A £30.00 charge will be made (per load) to remove waste from the property, due to tipping costs.

All works to carry a, **20 year Guarantee.**

Insurance backed Guarantees are available. Please enquire for details.

To supply & install including electrician and preparation a positive pressure unit to control condensation in the the property:

Total to carry out above work **£708.00**