

DG/ST

14th April 2022

Mr T Smith
Hatkin House
14 Front Street
Glanton
Northumberland. NE66 4AJ

Dear Mr Smith

Hatkin House, 14 Front Street, Glanton

Detailed below are our recommendations in relation to the damp proofing survey carried out at the above property by our Mr D Gray on the 13th April 2022.

Weather conditions at the time of the survey were dry.

The purpose of the survey was to establish if there is a problem of rising damp to ground floor structural walls and to provide recommendations with a view to eliminating the problem.

Our inspection was restricted to the areas highlighted as specified by yourself.

PROPERTY DESCRIPTION

The above property is a stone built detached residence of solid construction.

Internal Inspection

Without the benefit of plaster analysis which would involve destructive measures, an electronic moisture meter was used in order to establish moisture profiles across walls under inspection. The readings we obtained are indicative of rising damp to the walls marked in red on the attached sketch.

RECOMMENDATIONS

It is recommended that the wallplaster on the walls marked in green on the attached sketch be removed up to a height of 1.2 mtrs from floor level unless otherwise stated. Inject a chemical damp proof course in a horizontal line along the base of the wall into pre-drilled holes at a predetermined height above ground level. Fix membrane plastic tanking system to the wall using manufacturers approved fixing plugs and tape to seal joints. Dot and dab plasterboard to membrane and apply a skim finish.

It should be borne in mind that the success of this damp proofing installation is also dependant on the regular maintenance of rainwater goods and areas of cavity construction being kept free from debris which can result in bridging of the damp proof course.

PREPARATORY WORK BY CLIENT

The following items are NOT included in our quotation unless otherwise stated.

FLOORCOVERINGS/FURNITURE – Ensure that floorcoverings are removed or rolled back and furniture moved away where they restrict access to the areas indicated for treatment. No responsibility is accepted by us should any damage occur because these items have not been removed.

SKIRTING BOARDS/RADIATORS – As no allowance has been made in our quotation for the removal and subsequent refixing of the above items in treatment areas, it will be necessary for this preparation work to be carried out prior to our arrival on site. Delays which occur because the preparation work has not been carried out will incur additional charges.

ELECTRICAL SOCKETS – Ensure that faceplates/wall mounted electrical sockets within treatment areas are removed. No allowance is made in our quotation for removal or refitting. It may be necessary to renew the sockets to accommodate the additional depth introduced due to the membrane system.

NOTE:- It is imperative that when skirting boards are re-fitted that a 'Gypsum' based plaster must not be used as this will compromise the damp proof course and invalidate your guarantee.

RE-DECORATION ADVICE

Sand/cement rendered surfaces

A water-based emulsion paint may be applied after approximately 3 weeks, but the area should not be wallpapered/gloss painted etc. for a minimum of 6 months and only if the wall has completely dried out. As a general guide the wall will dry out at the rate of one inch of wall thickness per month.

Plasterboarded surfaces

Where plasterboard has been applied re-decoration using a water-based emulsion paint may be carried out after approximately 5-7 days on the proviso that the wall has completely dried out.

It is common for condensation to occur on walls, particularly when these have been newly plastered. This dampness should be wiped off at frequent intervals until no more moisture appears.

LISTED BUILDINGS CONSENT

It is legal requirement that local authority approval for all building works to a listed building be obtained prior to the commencement of any such works. It is the legal responsibility of owners of listed buildings to ensure that Brit Rem Ltd are made aware of any listed buildings to be surveyed and worked upon by ourselves prior to any such works being carried out.

Should you wish to discuss this report or the proposed recommendations in any greater detail please do not hesitate to contact us.

Yours sincerely

D.Gray
Surveyor

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QUOTATION

Hatkin House, 14 Front Street, Glanton

To carry out damp proofing repairs highlighted in our report.

For the fixed sum of:- £1565.00 plus VAT.

The above work is covered by our company 20 year guarantee.