Unit 12 Barnwell Business Park
Barnwell Drive, Cambridge
Cambridgeshire, CB5 8UY
01223 244515
info@app-protect.co.uk
www.app-protect.co.uk

230198D
MC/STA
25 April 2023

Mrs Karen French
The Garden House
Beacon Rd Ditchling
Hassocks
West Sussex
BN6 8XB

4 CHURCH WAY, HASLINGFIELD

INSTRUCTIONS

Carry out tests on all accessible walls, report on any dampness and provide an estimate for any recommended remedial works.

SCOPE OF SURVEY

This report is based on standard non-destructive survey and will involve the use of an electronic moisture detection meter where appropriate. The surveyor will not undertake investigation where there is a risk of damage to the decorations, fixings, fittings and the property in general. Removing skirtings, wallpaper, plaster, drilling holes in walls etc. - are effectively '*destructive*' and likely to cause damage. Such acts are very unlikely to be allowed in a vendor's property and in most owner occupied houses.

Furthermore, to undertake a destructive investigation will require considerably more time, effort and facilities than the standard non-destructive survey.

The findings in this report therefore are based on the interpretation of the results from a standard non-destructive inspection as described above. If you require confirmatory/definitive diagnosis of our findings, then this can be undertaken by the use of destructive methods of investigation: this will involve some damage and costs and in the case of a pre-sale survey the consent of the vendor.

CONSTRUCTION

A late 16th / early 17th Century cottage constructed with a timber frame over a brick base, with rendered roughcast elevations and a thatched roof. The property has been split into three separate dwellings.

SURVEY NOTES

The weather was dry at the time of the inspection.

The inspection was made by Michael Campbell A. CABE. C.S.T.D.B. on 24th April 2023.

The property was fully furnished and occupied at the time of the inspection. The surveyor has used the moisture detection meter on accessible wall surfaces without moving large items of furniture, fitted units electrical appliances etc. A further inspection may be necessary when the property has been cleared, to assess the full extent of any damp problems.

Titles are given facing the property from the front on Church Way.

The property is understood to be a listed building, and the advice of the local authority conservation officer must be sought. Listed Building consent may be required for remedial works.

Moisture readings using the Protimeter MMS instrument will be recorded in percentages for wood and wood moisture equivalent (WME) for masonry. (Scale 0-100).

Percentage moisture contents in timber of over 18% could be subject to fungal decay.

WME of 20 and above are considered to be damp. WME up to say 35 might be reduced if simple remedial measures were undertaken and drying and ventilation measures introduced.

With WME above 40 a judgement must be made as to the source of the moisture and whether or not this can be eliminated; and then will the fabric dry out or is remedial work going to be required. E.g., hacking off and replastering. With WME at the top third of the scale (65-100) plaster removal, rectification of the moisture inducing defect, drying out time and replastering is very likely to be necessary. As a rough guide we recommend doubling up of the BRE advice on drying times for a new masonry wall of an "inch a month" to 12.5mm per month. E.g., a 225mm wall subject to rising damp and salt contamination might be expected to take up to eighteen months to dry out with natural drying. It can therefore be seen that drying out and the choice of plasters can be critical.

REPORT

No damp-proof course is visible in the walls, however, as the building was built before 1875 after which it became more common to include a damp-proof course in the walls, it is unlikely to have been incorporated as built.

An external inspection revealed that all external elevations have been covered with a roughcast cement-based render, concealing the timber frame. This rendering is in poor condition, with numerous hairline cracks, holes (for bathroom pipework on the rear elevation), and some large vertical splits. This will allow rainwater to penetrate the walls and cause dampness internally to the timber frame, and the plastered finishes.

Cement based renders are not suitable for ancient timber framed buildings such as this, due to their poor drying qualities that can allow moisture to become trapped behind the render, leading to fungal decay of the timber frame.

It is recommended that the cement render be removed entirely and replaced with a new lime-rendered finished. Lime has superior drying qualities compared to cement, so any moisture can more freely evaporate away.

When the render is replaced, the new rendering should be finished above internal floor level and incorporate a bell mouth drip at the base.

Any vegetation growing across the external elevations should also be cut back completely, as this can cause damage to the rendering.

The chimney stack has been repointed with a sand and cement-based mortar. This is not an appropriate material for a historic building such as this, and it is recommended that all cement mortar is raked out and replaced with new lime-mortar.

The flashing around the base of the chimney is formed with a cement fillet, which can crack, and shrink over time allowing moisture into the roof and chimney stack. It is recommended that this fillet be removed and replaced with a new lead flashing system.

These repairs should be completed by a competent builder familiar with working on historic buildings and using traditional lime-based materials.

An internal inspection revealed that many of the walls are plastered with a lime plaster over timber laths onto timber studwork walls. The plaster between the studwork was found to be generally dry with no obvious staining or dampness recorded.

Some walls were found to be lined with plasterboard and no reading normally considered significant of rising dampness was recorded. It is not possible to carry out conclusive tests on lined walls without destructive testing, but it is assumed that lining has been used to combat damp problems. There is a risk that the lining may break down sometime in the future, after which it may be necessary to investigate the position and effectiveness of any damp-proof course, and to carry out remedial repairs, and replaster in accordance with an approved replastering specification.

The majority of the sole plates were obscured by plastered linings, and so no measurement of the dampness in these timbers could be recorded. If they are built directly onto the brick base with no form of DPC then they are at risk of dampness, and decay.

Where walls have insufficient masonry base, or where the external or internal level is at or above the sole plate and cannot be lowered, it will be necessary for a physical damp-proof course to be installed below the sole plates by a local builder using traditional methods. At the same time repairing or replacing the timber frame as necessary using Tanalised timber.

The main chimney breast in the sitting was found to be damp. This is caused by the heavy salt contamination from fuels burned in the fireplace over the years, combined with the new sand and cement rendering that has been applied across the face of the chimney breast preventing any evaporative drying.

With dampness across chimney breasts, it is normally recommended that the plaster removal is carried out, but that replastering is deferred for at least six months, preferably twelve following the repair of any external defects to allow the area to completely dry.

However, owing to the high levels of salt contamination and the need to reinstate the area quickly, all walls shown coloured blue may instead be lined with a plasterlath "Air Gap" membrane system before being replastered immediately.

In this instance the membrane system would be as a solution for capillary held moisture and for the control of water vapour and salt contamination.

It is not possible to install the membrane system below the level of the solid floor, so it will not receive any protection. Without excavation, we are unable to confirm that the floors are laid on a consolidated hardcore base or whether or not an effective damp-proof membrane exists. Floors were fitted with coverings, restricting the inspection.

This report describes the conditions found on the date of the inspection and it must be appreciated that good ventilation is important in the control of dampness in any property and if inadequate ventilation is present along with other factors, condensation & mould may occur particularly during the winter months.

Ventilation should be provided to all moisture creating rooms in the form of a good quality extractor fan, incorporating continuous background ventilation with further boost setting that can be operated by humidity. APP can supply the Nuaire FAITH extractor fan to be installed in both the kitchen and bathroom. Each unit is typically supplied and installed for the sum of £695.00 + VAT, we would need to make a further inspection together with an electrical sub-contractor to determine the location for the installation together with confirming the price.

In addition to extraction, positive input ventilation can be introduced. This is becoming increasingly recognised as the "best value" approach to ventilating a home. Essentially, the concept is to introduce air to the home at a continuous low rate, encouraging movement of air from inside to outside.

A leaflet on the Drimaster DRI ECO Heat Positive Input Whole Home Ventilation unit is enclosed. The unit is normally supplied and installed for the sum of £1225.00 +VAT and is covered by NuAire's unique 5 year warranty. If this system is of interest to you, please contact APP to arrange for a visit the property to assess the property and the suitability of the roof void for the installation, together with confirming the price.

An inspection of the roof revealed that it had been insulated, with a minimal amount of pre-bagged fibreglass insulation over the top of the original straw throughout the roof. It is recommended that the insulation topped up where necessary to provide an even 270mm of insulation across the entire roof, including across the back of the hatch.

Please also find attached general notes on condensation which may be given to the tenants.

It was noted that some staining was visible to the kitchen ceiling below the bathroom, and some minor readings of dampness were recorded from the plasterboard finishes. It is believed that a leak has occurred from the first-floor bathroom plumbing, however the exact source of the leak could not be identified during the inspection.

As a leak is suspected you are advised to take the following actions as soon as possible:

Contract a competent plumber (see Association of Plumbing and Heating Contractors (APHC)-) to thoroughly inspect all plumbing within the bathroom including the bath, basin, radiators and toilet.

If a meter is fitted take a water meter reading before leaving the house for a day out and read again before re-entering house to see if there has been any water loss from the water system.

If nothing is found this way have plumber carry out full hydraulic testing of water pipework such as cold water supply pipes, distribution pipes, heating pipes etc and for pneumatic testing of drainage pipework.

If water leakage is suspected/found advise building insurer before undertaking further investigation work. Some policies will cover the costs of drying out & repairing damage to fixtures & fittings.

NB Some insurance policies have a "trace & access" provision and if your policy has this contact the insurer before contacting a plumber as the insurer may wish to send their own contractor. If not you could consider employing a specialist leak detection firm e.g Polygon. https://www.polygongroup.com/en-GB/leakdetection 0330 332 2958

Once the leak has been identified and resolved, the ceilings should be allowed a drying off period of around 3-6 months before being sanded back, treated with a stain-blocker, and then being redecorated.

SUMMARY OF RECOMMENDATIONS

- Overhaul external defects as described in this report.
- Plumber to overhaul bathroom plumbing and correct any leaks. Allow time for the kitchen ceiling to dry before stain-blocking, and redecorating.
- Builder to isolate the sole plates with a physical damp-proof course.
- APP to install membrane system over damp chimney.
- APP to install Nuaire FAITH extractor fans and PIV unit (pending permission from the conservation office).
- Ensure the main roof void is insulated to 270mm depth including across the back of the loft hatch.

ESTIMATE

I To cover flooring with Protectaboard and erect temporary polythene Protectascreen as necessary. Remove skirting boards as necessary and set aside. Remove plaster to the heights indicated on the attached plan and clear debris from site to a licensed waste disposal point.

II To supply and install a slimline meshed membrane to the walls coloured **blue** on the attached plan, cutting a 10mm slot into adjacent ceilings and break out floor screed to seal base of membrane with Koster repair mortar.

III To dab fix plasterboard over the meshed membrane and skim finish on the walls shown **blue**.

To complete items **I – III** as above. **£3070.00 + VAT**

Any sound skirting boards will be set aside onsite for refixing by the client or their contractor. Our sister company **APP ProBuild** can provide a quote for refixing of these if required. This can usually be priced from the plans / photos taken during the inspection. Contact the APP office to arrange for an estimate.

PREPARATION WORK

Prior to commencement of works the client is to remove all floor coverings, including carpet gripper rods, from the areas to be treated. Clear all work areas of furniture, stored items, building materials etc. to make them fully accessible.

Arrange for the removal of any wood burners from the hearth including pipework.

All walls shown coloured on the attached plan should have all electrical goods/services isolated and removed (e.g. spurs, sockets, switches, wall lights, telecoms, Ariel points etc.). Extend cables where necessary and refix socket outlets, switches, wall lights, boxes etc. after replastering. Built in units / alcove cupboards, timber boxing, and worktops etc. present on coloured walls must also be removed where indicated before the commencement of works.

All removal of isolating, adjustment and refixing of the aforementioned items is to be carried out by the client/builder unless stated elsewhere by APP. If the client is in any doubt as to which items need to be removed, please contact APP office prior to the commencement of our works.

10-year Vertical Damp-Proofing Guarantee

Optional 10 Year Guarantee Back Up Insurance

Guarantees issued by this Company will be insured with the Guarantee Protection Insurance Limited. Please see the enclosed leaflet. One insurance premium is payable on each Company guarantee. If insurance is not required, please advise at the time of acceptance.

The charge per guarantee is £74.20 + IPT

The GPI insurance charge is premium £39.20, administration charge £35.00 plus insurance premium tax at the rate ruling at the date of invoice. A Policy Summary and Key Facts document can be found within the GPI information.

Demands and Needs Statement relating to the offered Insurance

The GPI insurance backed guarantee meets the demands and needs of those who wish to ensure that the guarantee provided by a contractor who has treated wood boring beetle, rising damp, or carried out structural waterproofing is fully secured.

Should you have any queries on the above or any complaint against APP Ltd regarding the GPI insurance, please contact

Guarantee Protection Insurance Ltd
37 Carrick Street,
Ayr,
South Ayrshire,
KA7 1NS

Tel: 01292 268020 and select GPI from the options.
Fax: 08450 947977
E-mail: info@gp-insurance.co.uk

Anglia Property Preservation Limited is a member of the Property Care Association (formerly BWPDA) and accredited by the PCA under the Trust Mark scheme. All work is carried out in accordance with PCA Codes of Practice.

The PCA Promise In addition our customers are given an added level of reassurance under a new guarantee scheme launched by the Property Care Association (PCA). The PCA Promise, a new type of warranty which covers timber treatment and damp-proofing works, as well as structural waterproofing and remedial wall ties.

Under the scheme, the Association gives blanket coverage to its contractor members, so they can offer a guarantee on behalf of the PCA to cover their customers for work in progress and deposits.

This is for domestic premises where the contract price (including VAT) is more than £250 and up to £50,000.

There is no additional cost to customers for the guarantee, which insures that should any contractor member of the Association go out of business while work is being done, then another PCA contractor will complete the work to the original specification - at no extra cost to the customer.

TrustMark is a scheme supported by the Government, consumer groups and building industry to help members of the public find reputable firms to do repair, maintenance and improvement work inside and outside a home.

In order to support this important government initiative, the PCA become one of the founder scheme operators. Because of the high standards of service and quality that is expected from PCA members we were then able to extend the offer of TrustMark accreditation to all members.

PCA has met stringent criteria, verifying that the tradesmen it represents can be depended upon to do a good job. Technical skills, financial position, insurance provision and customer care policy are just some of the areas in which the Association has set demanding standards.

For further information about TrustMark visit www.trustmark.org.uk

NOTES

Whilst care will be taken when removing skirting boards, no liability will be accepted for any damage caused to them during removal. Often paint will be chipped away and rubbing down and redecoration will be required, and filler may be needed between the joints and the wall. The estimate does not include for the renewal of any rot-affected or damaged skirting boards, and if necessary, such work will be carried out and charged extra, unless instructions to the contrary are issued. We will try to get the nearest match in profile and height to existing when renewing with standard pattern skirting's from stock. Where abutting sound existing skirting boards differences in profile and size may be noted.

If the removal of the plaster reveals painted brickwork it will be necessary to affix expanded metal lath prior to plastering. As this cannot be ascertained until plaster removal, it will be charged as an extra. Similarly, if the plaster thickness is found to exceed 20mm or timber blocks affected by wet rot decay are found in the walls and need replacing with masonry an additional charge will be levied.

Plaster removal creates a great deal of fine dust similar in nature to flour or talcum powder. The client is advised to cover or remove all furniture and effects from the work area. APP can erect polythene screens at extra cost if required to reduce the amount of dust, but APP take no responsibility for dust collecting on unprotected furniture and effects.

Unless specifically included in the estimates, no allowance is made for any plumbing, electrical, carpentry or decoration work, externally or internally, nor for the replacement of any tiles, etc.

Asbestos is a naturally occurring fibre that is mined around the world. Its properties of resistance to heat, electricity and sound make it useful for a variety of purposes. Since October 1999 all forms of asbestos have been banned from use in the UK. Inhalation of asbestos fibres can cause lung disease. It was often used in building materials including textured coatings, cladding, pipe lagging/insulation, and vinyl floor tiles. It is no longer used in buildings. However, any property built before 1999 may contain asbestos. If we detect what we suspect to be asbestos in area which will be disturbing, we will need to halt work and you will need to arrange for its identification and possibly removal by a licensed specialist. All charges for this are the responsibility of the client.

PLASTER MEMBRANE PRODUCT NOTE

One of the main advantages of cavity drain membranes over cementitious systems is that they do not stop water at the point of entry, so hydrostatic pressure is not increased any more that it would be without a waterproofing system.

The RUK slimline system is an extruded HDPE membrane with 4mm studs, which allows water vapour (dampness) to move in all directions across the whole of the wall and floor surfaces, thereby achieving damp pressure equalisation. Weak spots are therefore eliminated.

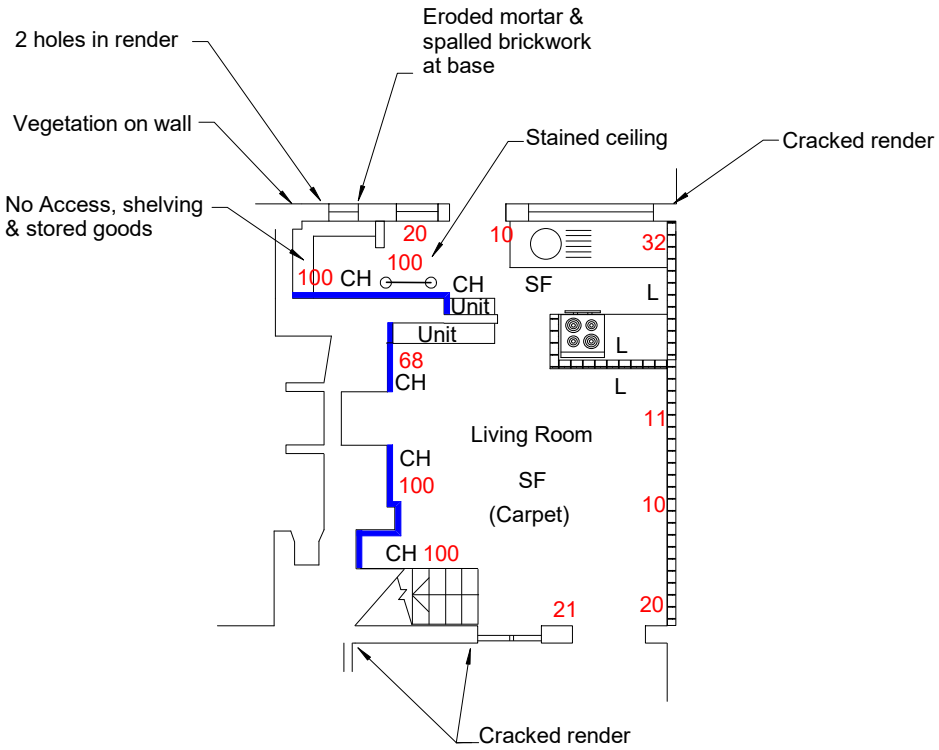
The use of then a plasterlath system is normally welcomed by the Local Authority Conservation Officers as in principle it makes few changes to the structure of the building and if ever removed the building "as was" would be revealed.

ALTERATIONS

The studded membrane system is a flexible high-density polyethylene membrane. This system must not be pierced in any way.

If work is proposed, even if minor modifications, such as shelves, cupboards, etc., which is likely to penetrate or disturb the membrane, advice must be sought from **APP Limited**, or the manufacturer, in order for the correct fixing methods to be specified before such work is carried out.

Michael Campbell ACABE, CSTDB
APP Protect



Slimline Meshed Membrane

T = Tiled	LF = Laminate Floor
B = Boarded	TF = Tiled Flooring
C = Carlite Plaster	= New Airbrick
CH = Ceiling Height	= High Ground
SH = Cill Height	= Radiator
D = Dado	= Render to be cut back
X = Existing Airbricks	= Solid or no Skirting
L = Lined	= Timber Floor
QTF = Quarry Tile Floor	= Unplastered
SF = Solid Floor	= Vertical Injection
PR = Picture Rail	
H = Hard Render To Be Cut Back	
(H) = Hard Render Excluded From Works	

A·P·P PROTECT Damp Control Specialists

Report No.	230198
Date of Survey	24 April 2023
Surveyor	MC

4 Church Way
Haslingfiled
Cambs CB23 1JR

This drawing should be in colour. If not - please telephone 01223 249526 for a colour copy.

Unit 12 Barnwell Business Park
Barnwell Drive, Cambridge
Cambridgeshire, CB5 8UY
01223 244515
info@app-protect.co.uk
www.app-protect.co.uk

Conditions of Contract

1. Upon completion of the work specified in the surveyor's report and estimate (hereinafter called "the report") and payment of the contract price then the person (hereinafter called "the owner") engaging the services of Anglia Property Preservation Limited (hereinafter called "the Company") shall be entitled to any guarantee specifically provided for by the report. The terms of any such guarantee are deemed to be incorporated into this contract. A specimen guarantee is available on request.

2. Except where occasioned by negligence of the Company or its servants the Company accepts no liability for accidental loss damage or injury to the premises to be treated or any adjoining premises or the contents of any such premises or to any persons or to any animal or plant life therein or for any nuisance caused to the owners or occupiers of any such premises.

3. The Company shall not accept liability for:

    a. damage to interior decoration and paint. Whilst the Company shall endeavour to avoid any such damage there is always a risk of discoloration of ceilings and particularly polystyrene tiles fixed to ceilings etc. arising through the treatment of ceiling joists. Redecoration should not be attempted until the preservative has dried thoroughly.

    b. staining to external brickwork and adjacent areas. Whilst every effort is made by the Company to avoid such staining the Company shall not be liable in respect of it.

    c. any damage to the ceiling structure if it is structurally in a weakened condition through insect or fungal attacks or through any other cause nor shall the Company be responsible for any damage to the electrical wiring which has become apparent or been sustained in the building or buildings in the course of treatment. Under no circumstances shall the Company be liable in respect of damage to electrical systems such as, but not limited to: alarm systems, telephone systems, computer networks etc.

    d. collapse of insecure brickwork during the Company's work. If after the commencement of work unforeseen difficulties arise due to the collapse of insecure brickwork or to irregular bonding of the brickwork or any other cause the additional unforeseen work found to be necessary will be charged extra.

    e. in respect of any part of the premises other than those actually treated pursuant to the contract.

    f. in respect of any part of the treated areas and the Company reserve the right to render their Guarantee invalid:

        i. if such part has been repaired or altered after the completion of the treatment unless the Company are notified in writing of such repairs or alterations and such further treatment as the Company may advise is carried out by the Company at the expense of the owner.

        ii. unless all recommendations made by the Company are strictly observed, e.g. replastering to the specifications, or procedures: for renewal of air bricks, for overhaul of rainwater goods, for work to external wall surfaces, for timber repairs, etc.

        iii. if treatment can only be given to one surface or if the material to be treated is plywood or painted or varnished timber or the treatment can be classified as "surface treatment".

g. for the accuracy of the report to any person persons or company etc. other than the person or company for whom the original report was prepared except where the report is passed on by an agent to the person accepting the estimate for work where the Company's liability shall be to that person or company only.

h. for areas of properties where items are specifically stated as having been inspected on a limited basis or not having been inspected. The acceptance of this estimate or the use of the information contained within the report shall be deemed to be an acceptance of the Company's exclusion of liability under this clause.

i. for treatment work carried out on the basis of the recommendations contained within the report by any person or company other than Anglia Property Preservation Limited.

j. for any delays or losses caused or incurred as a result of Government regulations regarding pandemics or other similar events.

4. A 25% deposit will be required, on acceptance of contract, to confirm dates.

   a. If the contract is cancelled within 14 days of booking, the deposit will be refunded in full in accordance with the Consumer Contract Regulations 2013 'cooling off' period.

   b. If the contract is cancelled outside of the 14-day 'cooling off' period, but more than 7 days before the contract commences, the deposit will be refunded in full.

   c. If the contract is cancelled outside of the 14-day 'cooling off' period but within 7 days of the planned commencement date, the deposit will be retained to cover costs and loss of revenue.

5. Cancellation can be achieved by post, email, phone call directly with the Contracts Director, or by requesting, completing, and returning our cancellation form.

6. Terms of payment are monies due on receipt of the invoice. Where the value of works exceeds £5000 (+VAT) or where the works programme is scheduled for longer than two weeks, interim accounts will be issued, and stage payments will be required from the client. The Company reserves the right to suspend work if an interim account remains unpaid.

7. All expenses incurred in the collection of overdue accounts will be paid in full by the client before a certificate of guarantee is issued.

8. The Company reserves the right to charge interest on overdue accounts. Interest will be charged at 12%pa on the amount outstanding and will be applied from the date of invoice.

9. All applicable taxes will be charged at the prevailing rate at the date of invoice. Any reference to a rate within the quotation shall be deemed to be for convenience only and shall not bind the Company to invoice at that rate.

10. The Company will levy additional charges for the removal of any floor coverings or furniture etc. not removed by others prior to treatment and will accept no liability in respect of damage to or loss of these items.

11. The Company reserves the right to make an additional charge when extra visits have to be made to the site through no fault of the Company; or where works are cancelled or postponed at short notice.

12. Nothing contained within this Report and Estimate should be construed as an offer capable of legally binding acceptance. Any such contract will only be made when accepted by the Company.

PLASTERING ON STUDDED MEMBRANE SPECIFICATION

PREPARATION

Remove all wallpaper / lining paper. Sound plaster can remain in situ. Where sound plaster is retained any solid skirting will need to be removed and the wall rendered out to the line of plaster.

Where plaster is removed, thoroughly clean the walls back to bare brickwork. If masonry stands proud of the surface, it must be cut back to be in line with the wall surface. Remove any timber grounds and any other timber embedded in the walls, and make good with brickbats, etc.

Cut down perished areas of brickwork or concrete to solid structure, and cut back any iron or steel rods to at least 2cm below the surface. Level uneven surfaces with a 3:1 sand: sulphate-resisting Portland cement mix, incorporating an SBR additive and allow it to cure before applying studded membrane system.

Refer to site report for all other specific items that must be removed prior to membrane installation.

PLASTERING SYSTEMS (ALTERNATIVES)

Studded systems

- Fix 15 or 25mm x 50mm pre-treated battens to the wall plugs, using size 12 self-tapping Supascrews. Fix any additional battens and/or plywood board sections for subsequent fixing of units, radiators etc.

- Alternatively fix proprietary wall lining brackets and studs e.g. "Gypliner" to the wall plugs, using size 12 self-tapping Supascrews.

- Secure gypsum plasterboard to BS 1230 to the battens, using plasterboard screws.

- Fix any additional battens and/or plywood board sections for subsequent fixing of units, radiators etc.

- Scrim-tape joints, and apply a finish plaster to a smooth finish, ready for decoration.

- Secure gypsum plasterboard to BS 1230 to the battens, using plasterboard screws or galvanised nails. Scrim-tape joints, and apply a finish plaster to a smooth finish, ready for decoration.

Meshed systems

- Render the meshed membrane in two coats with sand, cement and lime at a ratio of 6:1:1: respectively. It is necessary to allow 7 – 10 days between coats to reduce the number of shrinkage cracks. Apply finish plaster of 3mm thickness to give a smooth finish.

- Plaster the meshed membrane with Tilcon white wall plaster to a thickness of 15mm in a two coat application finish. Then apply 3mm of plaster to a smooth finish.

- Apply gypsum bonding plaster to BS 1191 to the meshed membrane in two coats to a thickness of 15mm, followed by a 3mm coat of finishing plaster to a smooth finish.

- 'Dab-fix' gypsum plasterboard to BS 1230 to the meshed membrane. Place dabs over fixing centres, then apply 3mm of finish plaster.

PLASTER DETAILING

None of the plaster materials (all alternatives) must come into contact with the floor, and must not come into direct contact with masonry surfaces. Take great care in corners where the adjacent wall is not to be treated or on reveals, either ensure the plaster is isolated with damp-proof course material or leave a 25mm air gap.

REINSTATEMENT

When the plaster surface has dried, treated and primed timber skirting boards can be fixed using a contact adhesive.

After replastering, allow the walls to dry completely before applying water-based vapour permeable finish emulsion paint. At least six months must elapse before using wallpaper, or ceramic tiles.

ALTERATIONS

The studded membrane system is a flexible high-density polyethylene membrane. This system, like other waterproofing systems, must not be pierced in any way.

If work is proposed on the walls following the installation of the membrane, which is likely to penetrate or disturb the membrane, advice must be sought from **APP Limited**, or the manufacturer, before such work is carried out.

Even if minor modifications are proposed to the treated areas, such as shelves, cupboards, etc. **APP Limited** must be contacted so advice on correct fixing methods can be provided.

Always inform APP if the system is damaged or disturbed after completion, because repair will be necessary.

RUK Slimline Plaster Membrane

RUK Slimline Plaster Membrane offers an excellent solution for isolation of damp & salt contamination of walls & chimney breasts etc in all rooms of buildings. It provides a barrier against the transmission of salts and dampness into plaster surfaces but still allow the walls to be ventilated and breathe behind the lining.

The sheet product is used indoors as a secure bonding base for render and plaster finishes on walls. The membrane will stop moisture migration and keep the plaster and wall finishes dry.

The dimples provide a full-surface air gap between the wall and the plaster finish permitting free and continuous circulation of air. The laminated plastic mesh incorporated in **RUK Slimline Plaster Membrane** is an outstanding receiving surface which physically interlocks with the plaster.

Properties	**RUK Slimline Plaster Membrane**
Resin / dimpled sheet	HDPE
Material / mesh	HDPE yarn
Colour / dimpled sheet	translucent
Colour / mesh	beige
Grid size / of mesh	approx. 5 mm
Sheet thickness / base sheet	approx. 0.5 mm
Grid size / mesh	warp 500 dtex; woof 770 dtex
Maximum section width	2.0 m
Area weight	approx. 500 g/m²
Dimple height	approx. 3 mm
Overall thickness / dimpled sheet	approx. 3 mm
Dimple spacing	approx. 2500 per m²
Air gap (between dimples)	approx. 1.56 l/m²
Compressive strength	approx. 350 kN/m² (35 t/m²)
Service temperature range	-40°C to +80°C
Physiological properties	safe for drinking water

An alcove with slight penetrating damp lined with RUK Slimline then insulated plasterboard & skim

A disused chimney breast being lined wth RUK Slimline before plastering. A grille was fitted to ventilate the disused flue.

RUK Slimline used as a salt barrier in an historic building. Stone dressings to windows left exposed.

A·P·P PROTECT
Damp Control Specialists

nuaire

New!

Faith

Fresh Air in Total Harmony.

COMPLIES TO PART F&L BUILDING REGULATIONS

ADVANCED PERFORMANCE

5 YEAR * WARRANTY

Faith extract has been specially designed to meet the requirements of Social Housing. This compact filterless and aesthetically pleasing fan operates as a continuously-running fan to provide energy-efficient ventilation and comfort for your tenants.

Features and benefits

- Constant flow sensor – guaranteed install performance
- Night time delay and intelligent run-on timer – saves energy and prevents noise disturbance
- Intelligent and energy-saving humidity tracker – slowly boosts the fan by measuring humidity levels
- Low maintenance and life cycle costs – cost-effective ventilation solution
- Daily run monitor – records tenants' operation
- Wall, ceiling and window mounted – fits every application
- Quiet and unobtrusive – tenant acceptability
- 230V and 12V versions
- Suitable for all zones

A·P·P PROTECT
Damp Control Specialists

12 Barnwell Business Park, Barnwell Drive, Cambridge, CB5 8UY
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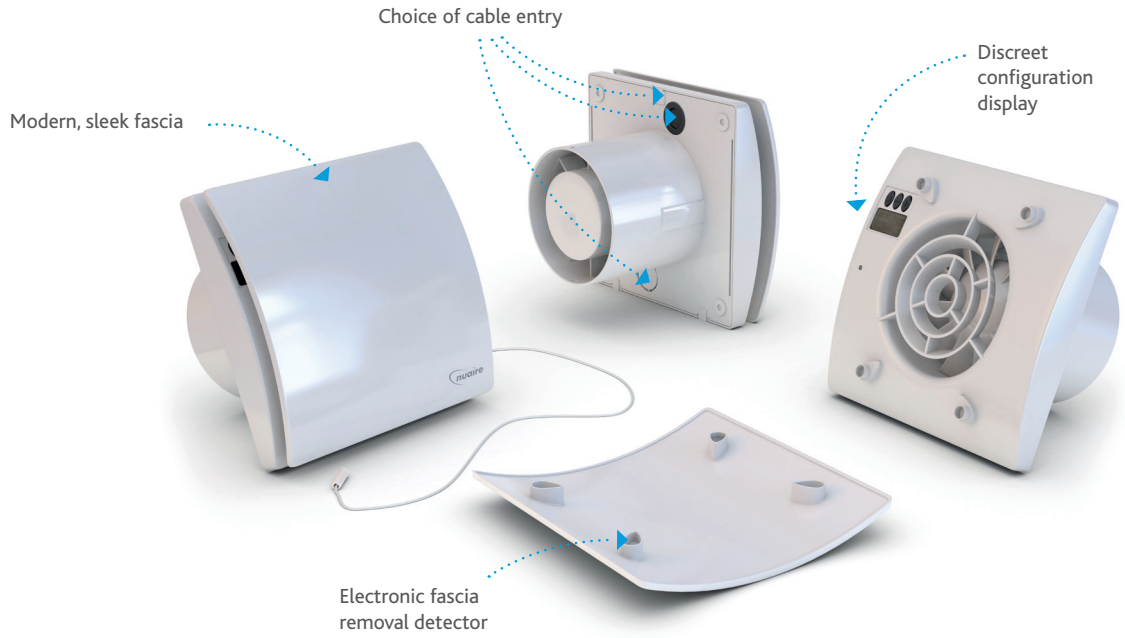
Nuaire. The Complete Ventilation Solution



Conform to these building regulations

Ancillaries available including window kits and wall plates

Table 5.1b **Whole dwelling ventilation rates**

	Minimum rate				
No. of bedrooms	1	2	3	4	5
Whole dwelling ventilation rate (l/s)	13	17	21	25	29

Table 5.1a **Extract Ventilation rates**

Room	Continuous extract	
	Minimum high rate	Minimum low rate
Kitchen	13 l/s	Total extract rate should be at least the **whole dwelling ventilation** rate given in Table 5.1b
Utility room	8 l/s	
Bathroom	8 l/s	
Sanitary accommodation	6 l/s	

Many fans do not deliver the correct amount of airflow to meet building regulations... have 'FAITH' with Nuaire and you will!

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NUAIRE'S **PIV: HALL CONTROL**

The DRIMASTER*eco* Range

The DRIMASTER-ECO range provides whole home ventilation using the Positive Input Ventilation principle, which introduces fresh filtered air into the dwelling at a continuous rate, encouraging movement of air from inside to outside. To achieve this the unit is mounted in the loft space, drawing air through the filters and inputting it, at ceiling level, into the property.

The DRIMASTER-ECO units are fitted with an internal temperature sensor, which continuously monitors the temperature in the loft and boosts the air volume when the loft temperature is above a set level (heat recovery mode). If the loft temperature becomes excessive, the unit will switch to standby mode (no airflow). Once installed, the airflow can be set to suit the house size and if required, the way it responds to the temperature changes within.

BBA APPROVAL INSPECTION TESTING CERTIFICATION

DRI-ECO-HC

The DRI-ECO-HC enhances Nuaire's PIV technology with the added benefit of having the system controls located in the contemporary ceiling diffuser. This unique feature offers the homeowner complete control of the unit, without having to enter the loft space. Not only can settings be altered with the push of a button on the contemporary diffuser, but there is also a 7 segment display which notifies the user of the need for filter change and what setting the DRIMASTER-ECO is running on.

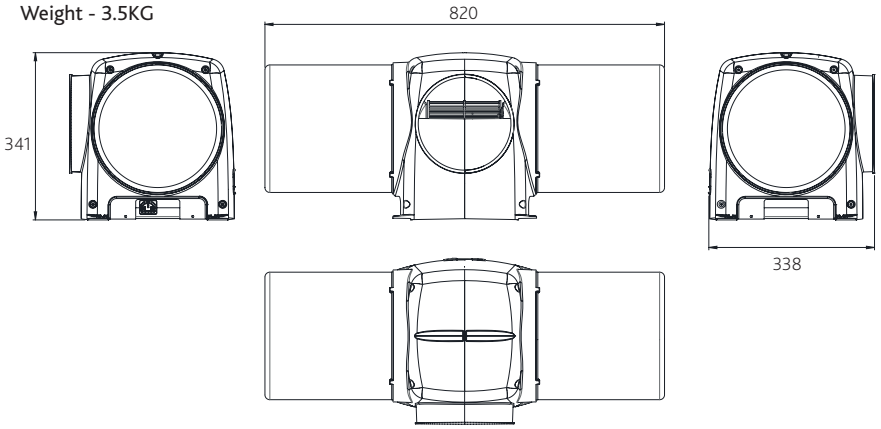
7 YEAR WARRANTY

DRI-ECO-HC INSTALLATION

Technical

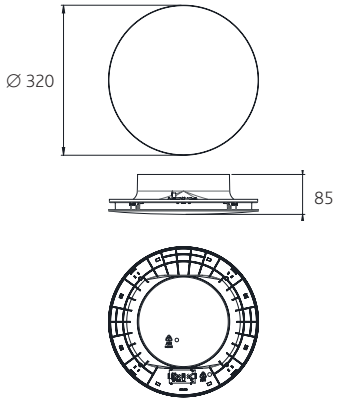
DIMENSIONS (mm) & UNIT WEIGHT

Weight - 3.5KG



DIFFUSER (mm)

Weight - 1KG



Wiring

The unit is supplied with a pre-wired power supply. This power supply unit has a metal bracket incorporating fixing holes, which should be used to fit the power supply to a suitable surface e.g. a wooden joist. The fan unit is also supplied with a fused spur.

The 2 core mains cable from the power supply should be connected to a fixed wiring installation in accordance with current IEE wiring regulations.

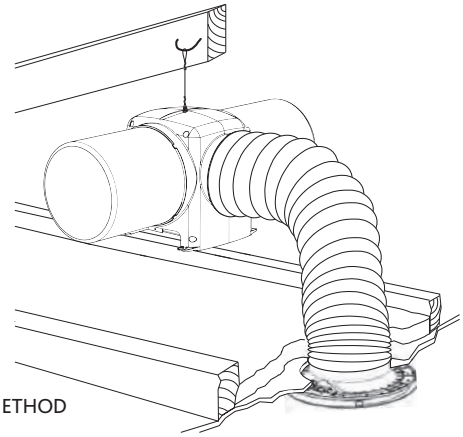
Electrical Details

	Voltage	Consumption
DRI-ECO-HC	230V 1ph 50Hz	1.6W(min) 17W(max)

Typical Installation

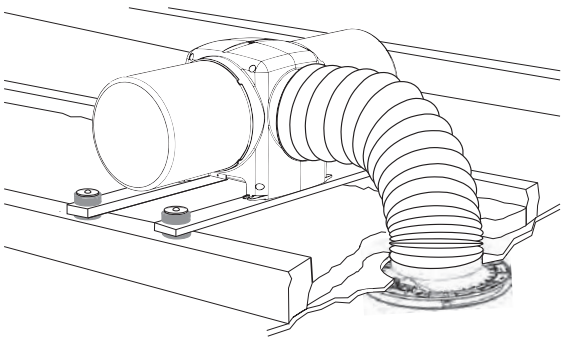
INSTALLATION OPTIONS

Roof structure



STANDARD METHOD
OF FIXING

This method will take advantage of solar gain within the loft



OPTIONAL METHOD OF FIXING.
(AV MOUNTING KIT ON TO ROOF JOISTS)

Part Code 771393

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NUAIRE'S **PIV: HALL CONTROL**

DRI-ECO-LINK-HC

The DRI-ECO-LINK-HC sees Nuaire offer its long-standing PIV technology alongside wireless control and sensor capabilities.

By offering a choice of interactive sensors Nuaire has created an adaptable, market-leading PIV product. Homeowners can choose to use one or all of the sensors available for optimum system performance, in addition to the unique controls sited at our re-designed, modern ceiling diffuser.

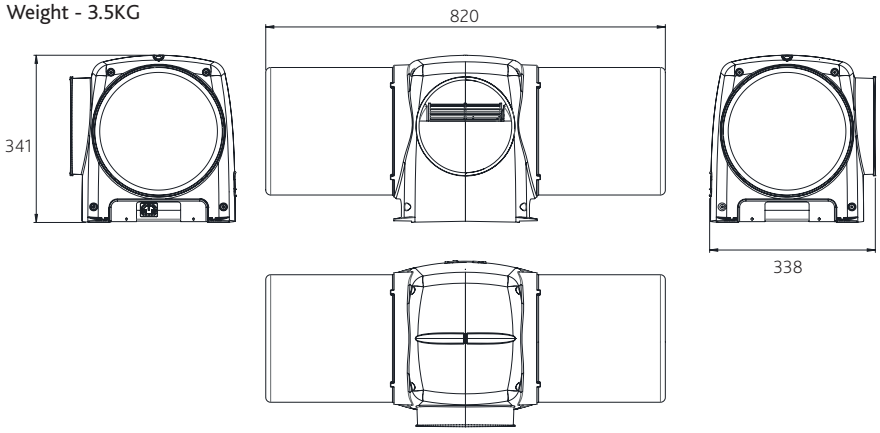
7 YEAR WARRANTY

DRI-ECO-LINK-HC INSTALLATION

Technical

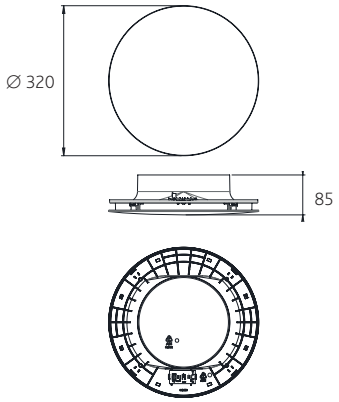
DIMENSIONS (mm) & UNIT WEIGHT

Weight - 3.5KG



DIFFUSER (mm)

Weight - 1KG



Wiring

The unit is supplied with a pre-wired power supply. This power supply unit has a metal bracket incorporating fixing holes, which should be used to fit the power supply to a suitable surface e.g. a wooden joist. The fan unit is also supplied with a fused spur.

The 2 core mains cable from the power supply should be connected to a fixed wiring installation in accordance with current IEE wiring regulations.

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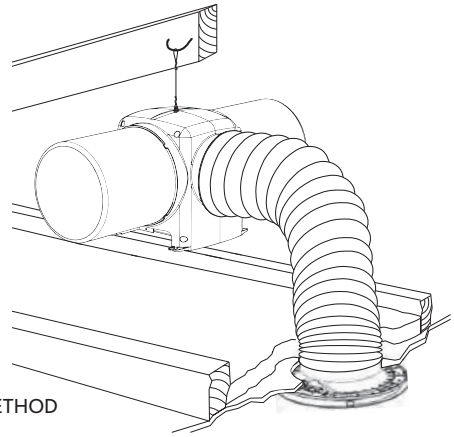
Electrical Details

	Voltage	Consumption
DRI-ECO-LINK-HC	230V 1ph 50Hz	1.6W(min) 17W(max)

Typical Installation

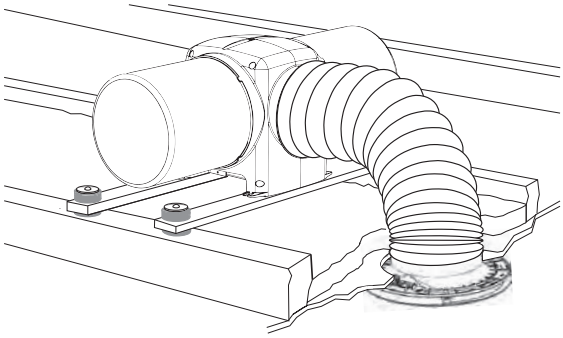
INSTALLATION OPTIONS

Roof structure



STANDARD METHOD
OF FIXING

This method will take advantage of solar gain within the loft



OPTIONAL METHOD OF FIXING.
(AV MOUNTING KIT ON TO ROOF JOISTS)

Part Code 771393

Remote/Wired Sensors

DRI-ECO-2S
A 2 button switch that gives the homeowner control to increase the airflow within the property when required.

DRI-ECO-CO_2
A Carbon Dioxide CO_2 sensor which must be wired directly in to the mains power supply. This ancillary will provide complete confidence in the property's air quality by automatically boosting the fan speed should high levels of CO_2 rise above a set point.

DRI-ECO-RH
Nuaire's latest Relative Humidity sensor monitors the humidity levels within the home and instructs the unit within the loft to adjust the speed in order to maintain optimum comfort.

DRI-ECO-RM
The Remote Monitoring device will allow readings to be taken from outside the property to determine how long the unit has been running and the operating speed of the unit. This will benefit the social housing provider when checks are carried out to ensure measures put in place to alleviate condensation issues are being adhered to, without having to enter the property.

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NUAIRE'S **PIV: HALL CONTROL**

DRI-ECO-HEAT-HC

The unique DRI-ECO-HEAT-HC incorporates all of the wireless functions of our DRI-ECO-LINK-HC unit but with the benefit of an integral heating element, located between the flexible duct and ceiling diffuser.

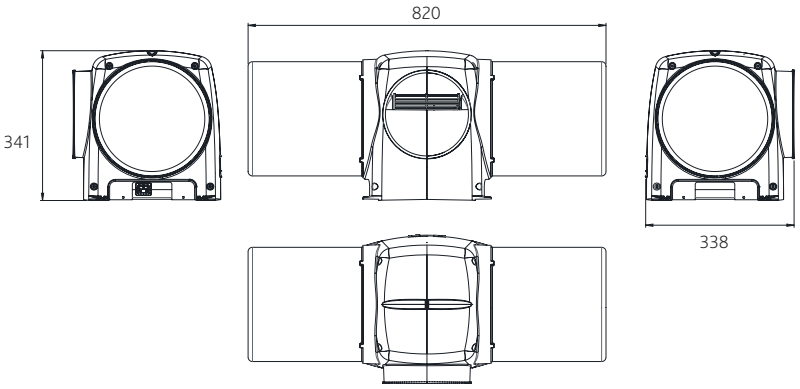
This heating component will temper the air which is distributed through the property via the ceiling diffuser, thus ensuring a comfortable living environment. This pioneering design sees the low watt heater (400w) react efficiently and effectively, guaranteeing an economically friendly product.

DRI-ECO-HEAT-HC INSTALLATION

Technical

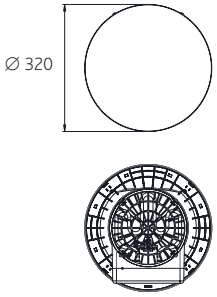
DIMENSIONS (mm) & UNIT WEIGHT

Weight - 3.5KG



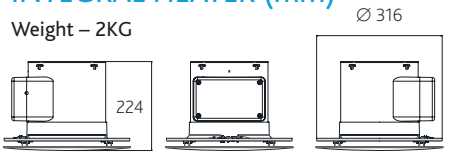
DIFFUSER (mm)

Weight - 1KG



INTEGRAL HEATER (mm)

Weight – 2KG



Wiring

The unit is supplied with a pre-wired power supply. The fan unit is also supplied with a fused spur. The 3 core mains cable from the power supply should be connected to a fixed wiring installation in accordance with current IEE wiring regulations.

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Electrical Details

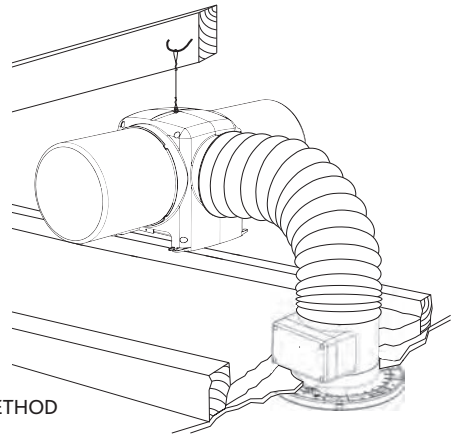
	Voltage	Consumption
DRI-ECO-HEAT-HC	230V 1ph 50Hz	1.6W(min) 17W(max)

Standard running: 1.6W(min) 15.3W(max) Up to 400W with heater at full load.

Typical Installation

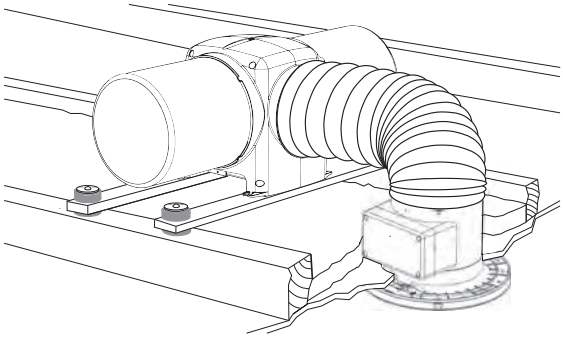
INSTALLATION OPTIONS

Roof structure



STANDARD METHOD
OF FIXING

This method will take advantage of solar gain within the loft



OPTIONAL METHOD OF FIXING.
(AV MOUNTING KIT ON TO ROOF JOISTS)

Part Code 771393

Remote/Wired Sensors

DRI-ECO-4S
A 4 button switch that gives the homeowner control to increase the airflow within the property when required.

DRI-ECO-CO_2
A Carbon Dioxide CO_2 sensor which must be wired directly in to the mains power supply. This ancillary will provide complete confidence in the property's air quality by automatically boosting the fan speed should high levels of CO_2 rise above a set point.

DRI-ECO-RH
Nuaire's latest Relative Humidity sensor monitors the humidity levels within the home and instructs the unit within the loft to adjust the speed in order to maintain optimum comfort.

DRI-ECO-RM
The Remote Monitoring device will allow readings to be taken from outside the property to determine how long the unit has been running and the operating speed of the unit. This will benefit the social housing provider when checks are carried out to ensure measures put in place to alleviate condensation issues are being adhered to, without having to enter the property.

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Consultants Specification

Low energy Positive Input Ventilation system for use in homes with a loft.

The unit shall be robustly constructed from ABS polymer.

Flame retardant filters of G4 grade, surface area approximately 0.47m^2 (with 5 year typical maintenance period) shall be fitted, which may be removed from the unit without the use of tools. The filters shall be arranged such as to prevent their obstruction in the loft space.

The unit shall incorporate a forward curved centrifugal impeller and high efficiency brushless DC motor fitted with sealed for life, self-lubricating bearings and locked rotor protection. The unit's average power consumption shall be 0.17 watts per l/s airflow; excluding power consumed by the heating element within DRI-ECO-HEAT-HC when running..

The unit shall be supplied with a 2m length of flexible ducting and all necessary connectors and fittings.

The unit shall weigh 3.5kg and we recommend the unit is suspended from the roof structure. The unit shall be supplied with a purpose designed flame retardant polymer diffuser for efficient, directable air input. The diffuser design shall be optimised for use in areas where smoke detectors are fitted. The unit shall include 5 programmable temperature control strategies, 6 volume control settings and an optional high duty boost setting, providing an airflow rate of 70 l/s for optimum performance and occupant comfort. All control/ duty strategies shall be optimised for maximum performance and occupant comfort.

An internal run motor shall record the unit's operational time. For information on reducing radon egress, it is suggested that the details given in Positive Pressurisation: A BRE Guide to Radon Remedial Measures in Existing Dwellings may be considered.

DRI-ECO-HC

The DRI-ECO-HC fan unit includes an internal sensor to regulate the fan speed according to the temperature of the loft. The internal sensor will increase airflow to the dwelling when the temperature in the loft space is anywhere between 19-24 degrees celsius. The unit's 'Fixed Temperature Heat Recovery' strategy shall be achieved via a sensor located in the unit and shall improve energy performance accordingly. This unit has all of the controls for the fan in the ceiling vent allowing the user to control, programme and monitor the unit from inside the property.

The unit shall be offered with a 7 year warranty.

DRI-ECO-LINK-HC

The DRI-ECO-LINK-HC fan unit includes an internal sensor to regulate the fan speed according to the temperature of the loft. The internal sensor will increase airflow to the dwelling when the temperature in the loft is anywhere between 19-24 degrees celsius. If the DRI-ECO-RH is purchased then the temperature sensor integral to this ancillary will be used to communicate with the PIV unit and should the temperature in the loft become warmer than the dwelling, the fan will boost. The unit's 'Fixed Temperature Heat Recovery' strategies shall be achieved via these sensors and shall improve energy performance accordingly. This unit has all the controls for the fan in the ceiling vent allowing the user to control, programme and monitor the unit from inside the property. It also has the ability to be controlled using a radio frequency function and can be boosted from a remote wall mounted switch, remote CO_2 detector and an remote humidity sensor.

The unit shall be offered with a 7 year warranty; 1 year parts and labour, remaining years parts only. This warranty is void if the equipment is modified without authorisation, is incorrectly applied, misused, disassembled or not installed, commissioned and maintained in accordance with the details contained in the I&M manual and general good practice.

DRI-ECO-HEAT-HC

The DRI-ECO-HEAT-HC fan unit includes an internal sensor to regulate the fan speed according to the temperature of the loft. The internal sensor will increase airflow to the dwelling when the temperature in the loft is anywhere between 19-24 degrees celsius. If the DRI-ECO-RH is purchased then the temperature sensor integral to this ancillary will be used to communicate with the PIV unit and should the temperature in the loft become warmer than the dwelling, the fan will boost. The unit's 'Fixed Temperature Heat Recovery' strategies shall be achieved via these sensors and shall improve energy performance accordingly. This unit has all the controls for the fan in the ceiling vent allowing the user to control, programme and monitor the unit from inside the property. A heater section incorporating a 400w heating element shall be fitted to the diffuser. It shall be electronically controlled so as to minimise energy use. A temperature sensor shall be fitted to the outlet of the heater and will control the output of the heater in an attempt to maintain the set point. The set point will be adjustable between 6˚C and 20˚C. It also has the ability to be controlled using a radio frequency function and can be boosted from a remote wall mounted switch, remote CO_2 detector and an remote humidity sensor.

The unit shall be offered with a 7 year warranty; 1 year parts and labour, remaining years parts only. This warranty is void if the equipment is modified without authorisation, is incorrectly applied, misused, disassembled or not installed, commissioned and maintained in accordance with the details contained in the I&M manual and general good practice.

Nuaire invented **PIV** over 40 years ago!

1966 Nuaire 41

1979 Nuaire original Drimaster Condensation Unit

1984 Nuaire Opus Fans

1990 Nuaire Genie Fans

1992 Nuaire Drimaster

2005 Nuaire MRXBOX95 Heat Recovery

2010 Nuaire Low Profile MVHR

2012 Nuaire Airepod

2013 Nuaire Ductmaster Thermal

2014 Nuaire dMEV

2014 Nuaire Cyfan

2015 Nuaire Q-Aire

2016 Drimaster-ECO

NEW

1st

OUR REPUTATION IS BASED ON PROVEN ACHIEVEMENTS

1st to introduce the Positive Input Ventilation strategy

1st to develop MVHR and MEV systems

1st to offer REVIT compatible BIM files

1st to provide a free design service to customers

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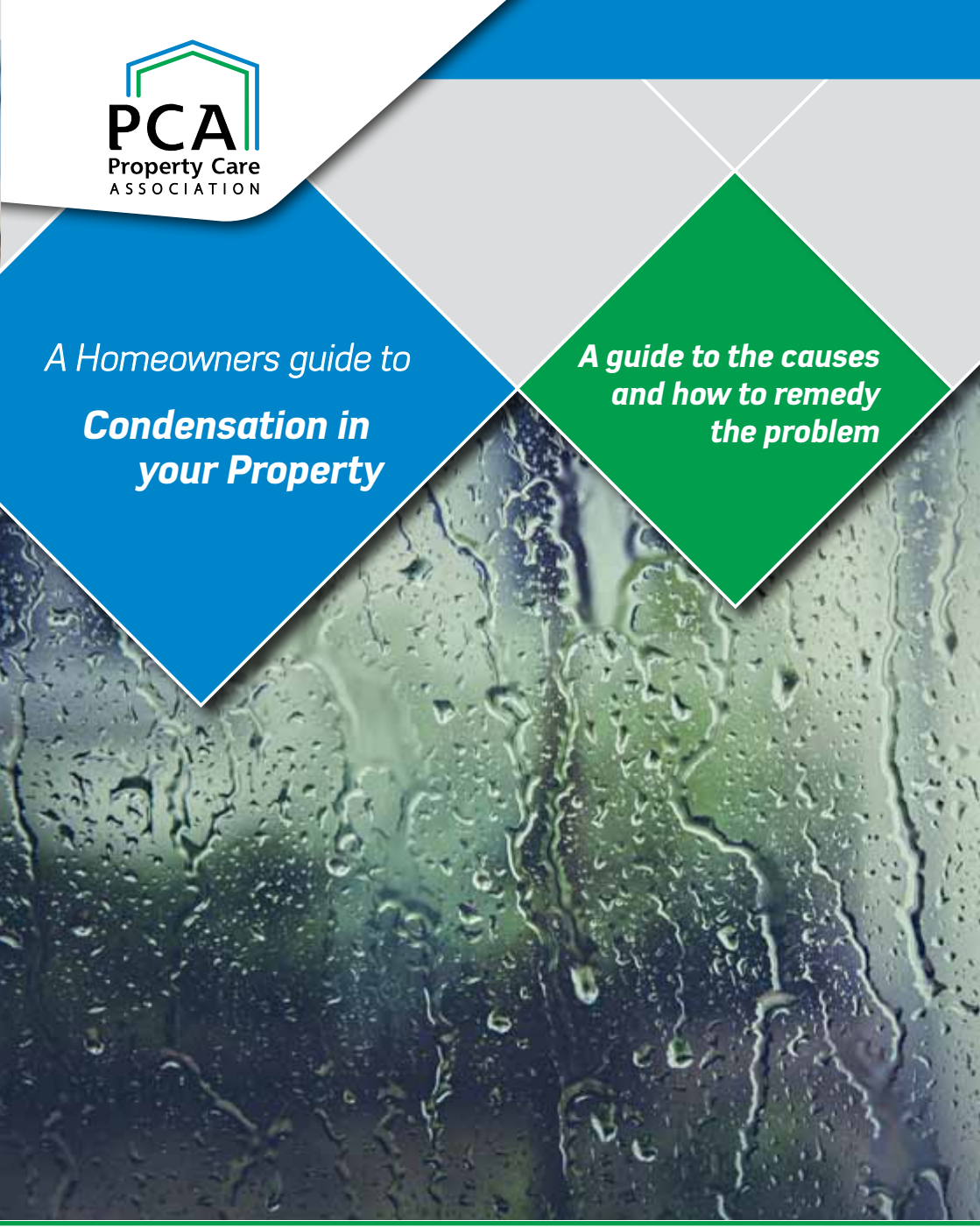
PCA
Property Care
ASSOCIATION

A Homeowners guide to

Condensation in your Property

A guide to the causes and how to remedy the problem



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Condensation in your home... is your home damp?

What is dampness?

Dampness can originate from:

- Leaking pipes, wastes, drainage and overflows
- Rain water from defective roof coverings, blocked or leaking gutters and broken pipes
- Penetrating dampness around windows, through walls and due to raised ground levels
- Rising damp due to lack of, or no effective, damp proof course

CONDENSATION DAMPNESS

is a condition that affects many homes and has probably become the major cause of 'environmental' dampness within a property. Condensation is particularly common in homes which are poorly heated and poorly insulated and usually gets worse in the colder winter months i.e. 'the condensation season'.

What is condensation?

There is always some moisture in the air, even if you cannot see it. If the air gets colder, it cannot hold all the moisture and tiny drops of water appear – the Dew Point. This is condensation. You also notice it when you see your breath on a cold day, or when the mirror mists over when you have a bath. Kitchens and bathrooms are often primary sources of atmospheric water.

Moisture is released into the air through normal daily activities such as washing, cooking, drying clothes, showering and bathing. Condensation can occur commonly on windows or external walls, or cold surfaces within the fabric of the property. Look for it in corners, on or near windows, in or behind wardrobes and cupboards. It often forms on north-facing walls.

Condensation is often associated with poor heating and ventilation in buildings. It is more apparent in winter, as the external air temperature is low and walls and windows are cold. The usual sequence of events is as follows:

- Cold air enters the building
- The air is warmed for the comfort of the occupants
- The warm air takes up moisture
- The warm, moist air comes into contact with cold surfaces (walls, windows, etc.) and is cooled below its Dew Point
- Condensation occurs as the excess moisture is released

Problems caused by condensation

Running water on windows and walls is perhaps the most immediate indication of a condensation problem. If ignored this can lead to a deterioration in the decorative condition of the property, stained curtains, decay in window frames and the appearance of moulds on the surface of wallpapers and paints in poorly ventilated areas. Condensation can also occur under

suspended floors and in roof voids, greatly increasing the chances of fungal decay.

Mould

The development of mould growth is the most common tell-tale sign that is frequently associated with condensation. It can lead to staining, damage to wallpaper, wall surfaces, window frames, furniture and clothing. The appearance of mould may be black, white, yellow or green in colour, depending on the specific type of mould and the surface on which it grows.

Moulds are hydrophilic fungi in that they require high levels of moisture. Capillary held dampness (such as that originating through rising dampness) is not sufficient to cause mould growth. The mould requires free moisture on the surfaces to germinate and grow.

Tiny spores produced by the mould and the higher numbers of dust mites due to the moist conditions can increase the risk of asthma and respiratory illnesses in some people.

In the short-term you should wipe off the condensed water from windows and sills every morning during the condensation season. Wring out the cloth into a sink rather than drying out on a radiator.

Maintaining a reasonable balance between heating, ventilation and insulation can reduce excessive condensation. However, a review of lifestyle and occupation of the property is often necessary.

Mould Cleaning

Regular cleaning away of mould is vital. To remove mould, wipe down walls and window frames with a preparatory mouldicide or fungicidal wash (one which carries a Health and Safety Executive approval number). Spray containers of mouldicide can be obtained from chemists and retailers and mould kits can be obtained from specialist suppliers. Follow the manufacturer's instructions precisely which will provide longer term prevention.

Handy Tips

- Dry-clean mildewed clothes
- Shampoo carpets
- Avoid disturbing the mould by brushing or vacuum cleaning
- Following treatment, redecorate using a good quality fungicidal paint to prevent mould
- Do not over-coat with ordinary paint, emulsion or wallpaper. Use a mouldicide solution additive to mix with the paint, or wallpaper paste containing a fungicide
- Using a dehumidifier will help control the airborne moisture and help reduce the problem, however, dehumidifiers will not solve the cause(s) of the condensation problem

AVOIDING MOULD

The only lasting way of avoiding severe mould is to eliminate the cause of the dampness – condensation.

How to avoid condensation

Produce less moisture

Reduce the potential for condensation by producing less water. Cooking with pan lids on and turning the heat down once the water has boiled, will greatly reduce condensation. Only use the minimum amount of water for cooking vegetables and when filling the bath, run the cold water first then add the hot – it will reduce the steam which leads to condensation by up to 90%.

Avoid drying laundry on radiators and where possible, dry washing outdoors or place in the bathroom with the door closed and the window open/extractor fan on.

When using a tumble dryer, make sure it is vented to the outside (DIY kits are available for this) or is a condenser dryer.

Do not use your gas cooker to heat your kitchen as it produces moisture when burning gas – you will notice the windows misting up.

Ideally, extractor fans should be constant duty fans or be humidistat controlled. Most will be solely activated by a light switch. If you are purchasing a new fan, it will be worth investigating the automatic function.

TEA TIME!

- Cook with pan lids on and turn the heat down once the water has boiled.

There are many different types of extractor fans available such as those that run continuously in the background or those which incorporate a humidistat which will control the operation of the fan within certain humidity limits. It is also possible to install fans that have an integrated heat exchanger, and these have the advantage of providing effective ventilation while reducing heat loss from the property. It is very important that these types of fans are professionally specified and commissioned by a suitably trained and qualified specialist.

Ventilate to remove moisture

You can ventilate your home without making draughts. Some ventilation is needed to get rid of the moisture being produced at the time, including that from people's breathing. Keep trickle vents open at all times or alternatively, open small window/top lights.

Use passive Vapour Vents if no trickle vents are fitted to windows.

Do not have airbricks fitted at low levels.

The installation of suitable extractor fans in the moisture producing rooms of a property such as the kitchen, bathroom and en-suites, will help remove the majority of this moisture-laden air from these areas (that are most responsible for condensation), with minimal running costs. This is a requirement of the Building Regulations for new properties, whilst also applying to existing buildings.

Kitchen and bathrooms require more ventilation due to cooking, washing, bathing and drying creating high levels of moisture. Close the bathroom and kitchen doors when these rooms are in use, even if the kitchen or bathroom extractor fans are on. This stops the moisture reaching other rooms, especially bedrooms which are often colder and more vulnerable for condensation.

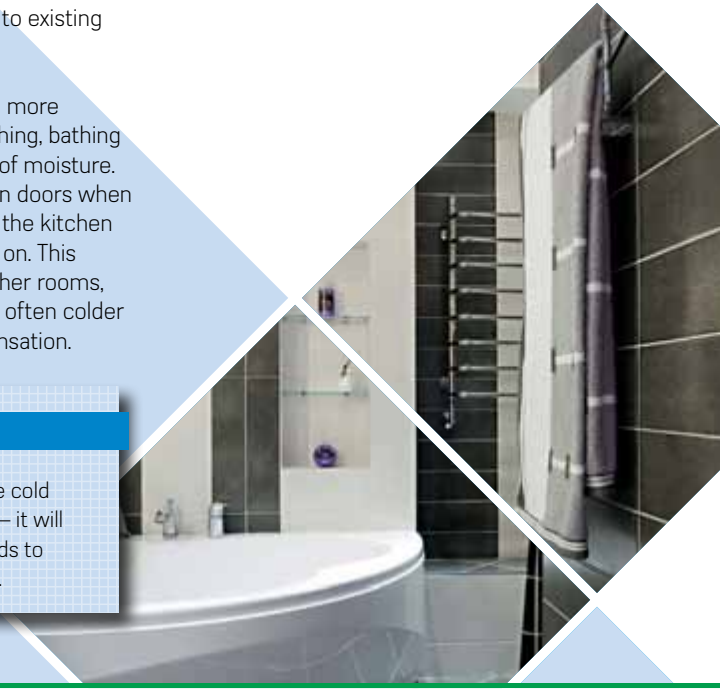
BATH TIME

- When filling the bath, run the cold water first then add the hot – it will reduce the steam which leads to condensation by up to 90%.

Tips to circulate the air

Allow space for the air to circulate in and around your furniture:

- Open doors to ventilate cupboards and wardrobes
- Leave space between the backs of wardrobes and the wall. Where possible, position wardrobes and furniture against internal walls i.e. walls which have a room on both sides rather than external walls
- Avoid overfilling wardrobes and cupboards as it restricts air circulation
- To reduce the risk of mildew on clothes and other stored items, allow air to circulate round them by removing 'false' wardrobe backs or drilling breather holes in them. You can place furniture on blocks to allow air to circulate beneath



Heat your home a little more

In cold weather, the most efficient way to keep rooms warm enough to avoid condensation is to have low background heating on all day – even when there is no one at home. This is very important in flats, bungalows and homes where the bedrooms are not above a warm living room.

If you have central heating, set it to provide background warmth in ALL rooms including any unused rooms. Use the heating system on a regular balanced cycle with all radiators working to all rooms during colder periods.

Otherwise install suitable thermostatically controlled heaters where necessary. The thermostats will help control heating and costs.

Do not use paraffin or bottle gas heaters for this purpose.

Insulate and draft proof

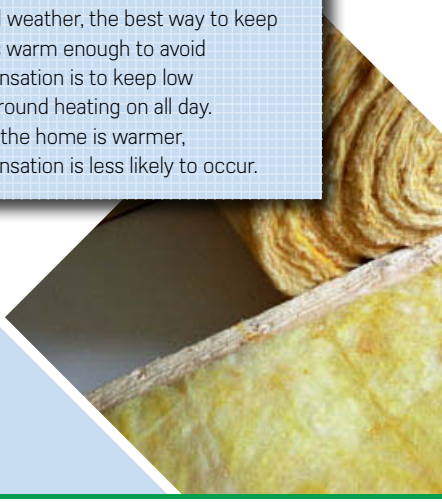
Draughtproofing of windows and outside doors will help keep your home warm and should result in lower fuel bills. When draftproofing:

- Do not block permanent ventilators
- Do not block unused chimney breasts – fit a ventilator/air brick
- Do not draughtproof rooms where there is a fuel burning heater (e.g. gas fire)
- Do not draughtproof windows in bathrooms and kitchens

Insulation should also be considered for roofs, cavity walls and sloping ceilings (soffit) as these are traditionally poorly insulated.

KEEP WARM!

- In cold weather, the best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day. When the home is warmer, condensation is less likely to occur.



Professional advice is available

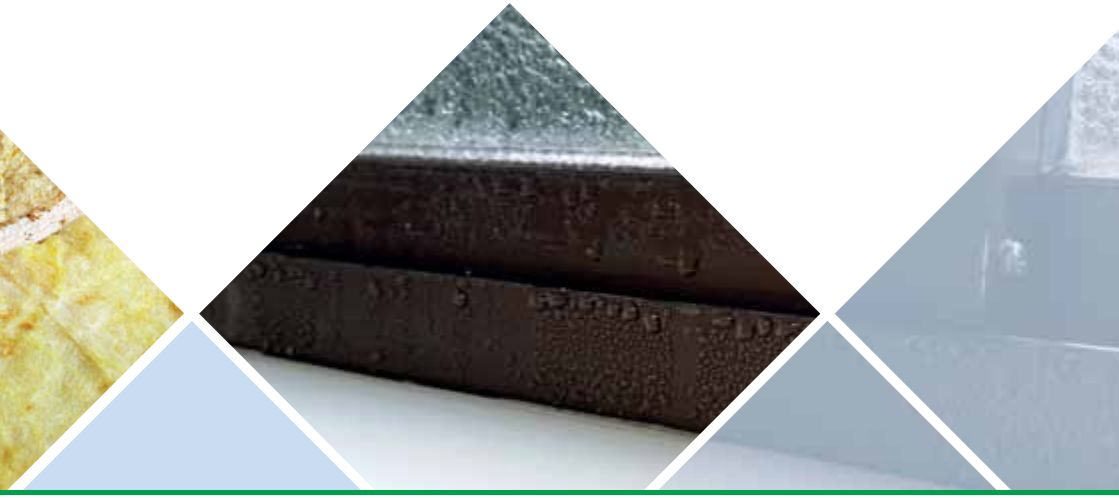
A much less common form of condensation occurs when the Dew Point is reached, not on the surface of a wall but within the structure of the building itself. This is known as interstitial condensation and can easily be mistaken for rising damp or penetrating damp.

Condensation is a real problem and where it persists, a specialist surveyor should be engaged to explore the cause of the problem and provide advice or propose solutions.

Simply heating the air is unlikely to be a satisfactory solution, not only on grounds of cost, but also of practicality. Unless cold surfaces are eliminated and there is sufficient background ventilation, condensation is almost inevitable. Any remedial action, therefore, must involve lowering of moisture levels, ensuring sufficient ventilation and the elimination of cold surfaces.

Improved heating and ventilation coupled with specific action in relation to cold spots will usually result in a significant improvement in conditions, although there may be circumstances in which alternative methods are required. A modest but constant background heat is preferable to intermittent heating since this will help to maintain a higher ambient temperature in the fabric of the building.

Find your nearest specialist:
www.property-care.org



PCA
Property Care
ASSOCIATION

A·P·P
PROTECT
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PE29 6FY

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pca@property-care.org
property-care.org

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Please note that the PCA logo has now been formally registered in the 'certificated mark' trade mark category.

OLD TIMBER FRAME BUILDINGS

It is seldom possible to make conclusive inspections of the timbers of ancient timber-framed buildings because a greater part of their surface is covered by the surrounding or in-filling fabric. Main structural members such as corner posts and horizontal plates, which carry roof and first floors, are often completely hidden, especially at the bearing ends most subject to insect and fungal attack.

FLOORS

Construction of upper floors frequently prevents access to the undersides of floorboards - where joists or beams are exposed in the ceiling below, ceiling materials are often fixed directly to the undersides of the floorboards. In other cases, the original floorboards may be covered by a second layer. It is common to find insulation materials under the floorboards and between joists.

Use of wooden ground floors was not usual until the 19th century, up until when earth or bricks were used. Where wooden floors have been added, ventilation is likely to be inadequate, and joists have often been laid on the earth. Thus, the floors are prone to fungal decay, and require replacement or extensive repair and excavation work.

RENOVATION

When extensive renovation has been carried out on a building, it is even more difficult to assess the condition of the timbers, because the more obvious defects may have been removed and others covered by elaborate and often expensive decoration. Timbers exposed internally have often received a decorative finish which seals them and makes insecticidal treatment impossible without removal of the finish.

DAMPNESS

Timber framed houses present many difficulties in detecting and eliminating dampness, stemming from the construction. The majority were built prior to 1900 and do not normally have a damp-proof course. It can be expected that rising dampness will be occurring at the base of most houses of this type, often causing the sole plate, i.e. the base plate of the timber frame, to decay. Often the timber framework is rendered externally and plastered internally, possibly more recently using sand/cement which often makes testing with an electrical moisture detection meter inconclusive. Even when dampness is visible or can be found by the use of a moisture meter, there may be no masonry base suitable for injecting a chemical damp-proof course, due to the floor or ground level being up to or above the sole plate.

If the walls have insufficient masonry base, or where the external or internal level is at or above the sole plate and cannot be lowered, it will be necessary for a physical damp-proof course to be installed by a local builder using traditional methods. The timber frame should be repaired or replaced as necessary, using Tanalised timber.

PCA
Property Care
ASSOCIATION

MAKE A GOOD DEAL BETTER. ENSURE YOUR GUARANTEE IS INSURANCE BACKED.

ARE YOU WORRIED ABOUT FINDING THE CORRECT CONTRACTOR FOR YOUR NEEDS?

There are many ways to choose a contractor but it is more reliable to look to those who are members of recognised trade bodies such as the Property Care Association (PCA) and those that are able to offer Insurance Backed Guarantees (IBGs) for up to 10 years from the completion of the work.

Contractors should issue a long term guarantee for the work they have carried out. This means that you should be protected, subject to terms and conditions, if the work fails within the term of that long term guarantee.

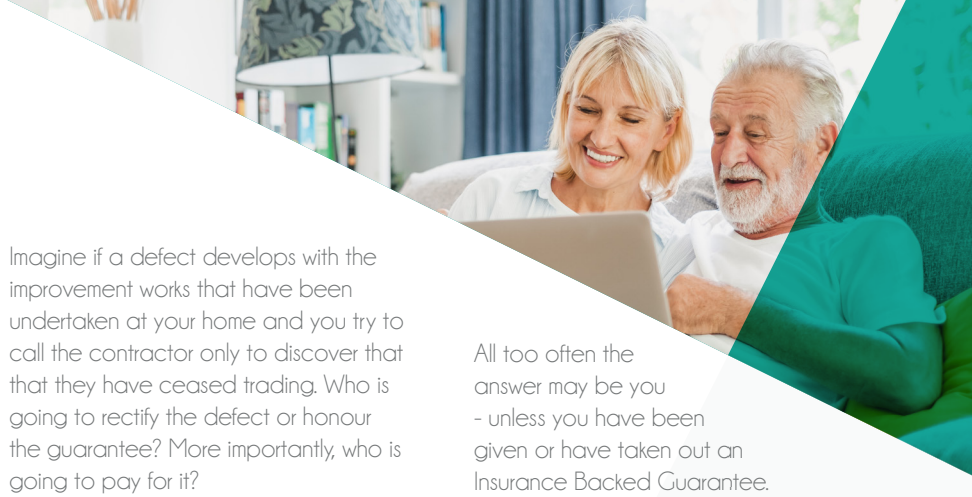
HOWEVER, WHAT HAPPENS IF THE CONTRACTOR IS NO LONGER TRADING?

Members of the PCA are able to offer IBGs, provided by Quality Assured National Warranties (QANW), to safeguard your long term guarantee. By obtaining an IBG through your chosen contractor you will be protected in the future if faults arise in the works undertaken and the original contractor has ceased trading.

WHAT IS AN IBG?

The general principle of an IBG is simple. It will honour the terms of the long term guarantee, originally issued to you by your contractor, where that contractor has ceased trading and is, therefore, unable to meet their guarantee obligations by carrying out or meeting the costs of remedial works that may be required during their long term guarantee.

QANW
QUALITY ASSURED NATIONAL WARRANTIES



MOST CONTRACTORS PROVIDE GUARANTEES, OFTEN BETWEEN 2 AND 30 YEARS.

HOWEVER, NOT ALL OF THESE WILL HAVE THE BACKING OF AN INSURANCE POLICY.

Imagine if a defect develops with the improvement works that have been undertaken at your home and you try to call the contractor only to discover that that they have ceased trading. Who is going to rectify the defect or honour the guarantee? More importantly, who is going to pay for it?

All too often the answer may be you - unless you have been given or have taken out an Insurance Backed Guarantee.

THE SOLUTION - AN INSURANCE BACKED GUARANTEE

If a defect should occur to work undertaken at your property, which is covered under a long term guarantee previously given to you by a contractor who has ceased trading and where you have the benefit of an IBG from QANW, you would make a claim to QANW.

QANW would collect a completed claim form from you as well as copies of some important associated documentation in relation to your original works. Once this is received a re-inspection of the works would be organised by QANW and this would be carried out by an alternative PCA member contractor.

There is a re-inspection fee payable (of approximately £150) in respect of each and every claim. The fee would be returned to you, should the claim be valid, once the relevant excess amount has been deducted.

Where the re-inspection report confirms defective works that would have been covered by the original contractors long term guarantee, QANW will meet the reasonable costs of remedial works that are required.

A Property Care Insurance Backed Guarantee is an insurance product which is designed to meet the demands and needs of those who have had property care work carried out at their property by a PCA Member Contractor and require insurance protection in the event that the PCA Member Contractor completes the property care work, but is consequently unable to honour the terms of their guarantee due to having ceased trading.

For full details of the cover provided by an Insurance Backed Guarantee, as well as details of any significant or unusual exclusions or limitations of the cover, please see a copy of our Insurance Product Information Document, which is available on our website: **qanw.co.uk/property-care-ibg-ipid/**

HOW DO I GET AN INSURANCE BACKED GUARANTEE?

When quoting for works, your PCA member will include an Insurance Backed Guarantee as part of their contract with you, or provide you with a quotation for you to consider. QANW can provide insurance cover for a period of ten years and only a one-off premium payment is required. The quotation will confirm the premium applicable and there may be an administration fee charged by the contractor (not more than £35).

If you wish to proceed with the purchase of an Insurance Backed Guarantee, you would simply confirm this to your chosen PCA member contractor and pay the appropriate premium, administration fee and Insurance Premium Tax. Once the works are fully completed to your satisfaction you will be provided with a long term guarantee by your chosen contractor and QANW will forward you your policy documentation for your retention.

COMPARISON

QANW IBG VS CONTRACTORS STAND ALONE OWN GUARANTEE

WHO ARE QANW?

QANW is a UK based insurance provider, which specialises in Insurance Backed Guarantees for construction and home improvements. QANW is a trading name of Warranty Services Ltd.

Insurance Protection covering: Damp Proofing, Timber Treatment, Wall Ties, Lateral Restraints and Structural Waterproofing	QANW IBG	Contractor Guarantee (only
Actual Period of Cover	Up to 10 years	Only for as long as the contractor is trading
Insurance Policy for Each Property	✓	✗
Protects against a contractor having ceased trading	✓	✗
Underwritten by Accelerant Insurance UK Limited, UK based, authorised and regulated insurance company.	✓	✗

QUALITY ASSURED NATIONAL WARRANTIES

CONTACT US: If you have any queries about the cover provided by an Insurance backed Guarantee, please direct these to QANW as your contractor is not able to discuss the cover with you as they are not regulated to do so. QANW can be contacted by:

telephoning during office hours: 01292 268020

sending us an e-mail at: info@qanw.co.uk

or visiting our website: www.qanw.co.uk