

DAMPCURE

established since 1973... leading remedial contractors
to the building industry and local authorities

our ref. RB/DO/35431

your ref.

Unit 5B Premier Business Park

5th September 2023

Mrs A Fairbanks



Westfields Trading Estate
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By email – [REDACTED]

Dear Mrs Fairbanks

RE THE OLD GEORGE PUB/LITTLE WADLEY MAIN STREET DYMOCK

We thank you for your enquiry. Further to your instructions our Surveyor, Rob Brien, visited the property on the 30th August 2023 in order to inspect for rising and penetrating dampness and timber infestation and fungal decay. We now outline below his observations and recommendations. If there are any omissions or if we have misinterpreted your survey instructions, please let us know at once.

SCOPE OF SURVEYS

If our schedule of limitations are not attached please contact us.

OBSERVATIONS RISING & PENETRATING DAMPNES

1: Cellar/Separating Wall (Little Wadley)

We confined our inspection to the above areas where tests conducted with an electrical moisture meter coupled with a visual inspection revealed evidence of both rising and penetrating dampness to the walls within the cellar. The dampness was noted both horizontally and vertically. Horizontally, through the walls which are earth retaining and vertically through the floor, which is original, and of brick construction and will not have the benefit of a damp proof membrane. Both of these factors allowing moisture to percolate into the atmosphere and then subsequently condense, in part, on the timbers.



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In addition to the above, we were also asked to comment in regards to dampness to the separating wall between this and the adjoining property (Little Wadley). An inspection made of the separating wall from the inside of Little Wadley did reveal evidence of dampness to the wall immediately above the skirting boards. This dampness was more prevalent to the front elevation door area, however, a subsequent external inspection revealed that the area in question is located below a vertical mortar joint, which separates the two properties, that would appear to be perished and therefore it is inevitable that at times of heavy rainfall and wind, from a northerly direction, that water will be penetrating into the brickwork then subsequently, over a period of time, migrating down into the separating wall in question. The dampness levels dropped considerably the further we tested the wall surface away from the front door and towards the staircase.

RECOMMENDATIONS RISING & PENETRATING DAMPNESS

On the basis of the above findings, we would, therefore, recommend that remedial treatments are carried out to those areas as indicated on the attached survey sheet as follows:

Client to Note

Prior to our arrival on site yourselves to arrange for the removal of any fixtures, fittings, radiators and associated pipework from any of the walls that we propose to treat. Following this Dampcure Technicians to:

1. To the walls marked in green to supply and fit a Type C cavity drain membrane system. The membrane system to run from the underside of the existing ground floor joists down to the floor/wall joint. The membrane system to be fitted into position using sealed brick plugs (tack on).
2. To the walls marked in green, to the base of the walls, to then provide a condensation strip. The condensation strip to rise from the floor/wall joint up to a height of approximately 300mm. Again, the membrane system to be fitted into position using sealed brick plugs.
3. To the floor area, as indicated in red hatching, to overlay the existing floor again with a Type C cavity drain membrane system. The membrane system to be tied in with that already affixed to the wall surfaces.

A quotation price for the above works is enclosed.

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As intimated, there would appear to be some evidence of rising dampness to the separating wall between yours and the adjoining property (Little Wadley). Some of this dampness may be attributed to the perished mortar joint noted where the two adjoining properties meet. We would, therefore, suggest that before any remedial works are carried out within the Little Wadley side of the premises, that the perished mortar joint is made good and it may then be found that subsequent to the area in question becoming watertight that the wall in question may dry out and no further remedial works may be necessary, however, if it should transpire that the wall does not subsequently dry out, then there is a probability that the dampness to the wall in question, in part, as a result of moisture from within the cellar and rising dampness in which case this would necessitate remedial treatments, again, we would suggest, in the first instance, that the wall is treated with a Dryzone Cream chemical damp proof course and subsequent to this we would suggest that the area is monitored to determine whether this resolves the rising damp issue. If you should wish to proceed on this basis, then it would be necessary, prior to our arrival on site, for yourselves to arrange for the removal of the radiator from the wall that requires treating.

Details of re-decoration following the insertion of the chemical damp proof course are detailed on our replastering specification.

As the works described in our report involve a party wall, we must draw your attention to the fact that the party wall etc Act 1996 applies. This requires the owner of a property to notify his/her neighbour(s) of proposed works and obtain the neighbour(s) consent to the works. A neighbour cannot unreasonably withhold consent, but should you require further advice or information please initially contact our office or a suitably qualified party wall Surveyor.

If we receive your instructions to proceed with works which involve a party wall and structure, we shall assume you have obtained the necessary consent(s). Works will proceed on the basis that you indemnify us for the costs of all liabilities arising from the owner's responsibilities under the Act.

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OBSERVATIONS TIMBER INFESTATION & FUNGAL DECAY

1: Cellar

We confined our inspection to the above area where an inspection made, with the aid of a high powered torch and probe, revealed several of the timbers would appear to be suffering from the first signs of loss of structural integrity as a result of an attack by the Wet Rot fungus (*Coniophora Puteana*). Similarly, evidence of mycelial growth of the same fungi was noted to some of the brickwork adjacent to the entrance to the cellar itself. We also noted loss of integrity to the toes to several of the floor boards as a result of an attack by the Wood Boring Weevil (*Euophryum Confine*). The presence of this beetle confirming the high level of moisture within the cellar itself. Cause of attack is obviously as a result of residual free air moisture within the atmosphere circulating within the cellar and then subsequently condensing on the timbers in question.

RECOMMENDATIONS TIMBER INFESTATION & FUNGAL DECAY

On the basis of the above findings, we would, therefore, recommend that a Building Contractor/Carpenter is employed with a view to carrying out any necessary and appropriate repairs to the floor timbers. Subsequent to this, ourselves to then spray treat all of the accessible timbers with Lignum Pro Dual Purpose insecticidal/fungicidal fluid to the Property Care Association's Code of Practice. These treatments to also include the masonry showing evidence of mycelial growth of the Wet Rot fungus as previously described.

PREPARATION

Prior to treatment being carried out at the property it will be necessary for yourselves to arrange for all carpets to be lifted and subsequently re-fitted in accordance with the recommendations on the reverse of our quotation sheet. It is also necessary for furniture and any other breakable items to be removed from the area where work is to be carried out. If for any reason floor coverings or other items remain insitu and become damaged, no responsibility will be accepted by Dampcure.

GUARANTEE

The enclosed quotation includes our ten year guarantee on the timber and we also carry a product liability insurance.

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Our Guarantee will be issued when the final account has been settled. In addition to our Guarantee, we are members of the Property Care Association and TrustMark and a condition of this membership is to offer the following insurance:

1. **Long Term Insurance.** TrustMark requires that insurance is offered to support our guarantee in the event that we are no longer here to honour it. The requirement of TrustMark is that the long-term insurance should cover a period of 6 years. We are delighted to inform you that the insurance we offer will cover wood treatment for a period of 10 years. The cost of this insurance is £60.

All insurances are underwritten by Guarantee Protection Insurance Limited, an Insurance company authorised and regulated in the UK by the Financial Services Authority. They are also a member of the Financial Services Compensation Scheme, which means even if GPI was no longer there you would get over 90% of your money back.

We trust that everything meets with your approval and if you do have any queries, please do not hesitate to contact us.

Yours sincerely

ROB BRIEN CSRT CSSW

Enc

QUOTATION

To carry out remedial treatments for penetrating dampness as per our enclosed specification and sketch

£2,900.00

Prior to the above work being carried out it will be necessary for a Plumber to be engaged to remove radiators and pipework from the areas we will be working and subsequently to refit upon completion of our works. We can, if required, organise a Plumber at additional cost.

Please note with electrical sockets if there is a problem with their removal and/or refitment an Electrician will need to be engaged at additional cost.

The client should note that the above quotation prices are made on the basis that unless otherwise indicated in the report all works are carried out by Dampcure Technicians. If the client feels they can do some of the preparatory works themselves or reinstatement then we would be happy to reduce our submitted quotation prices. Please contact our office for further details.

To spray treat all of the accessible timbers with Lignum Pro Dual Purpose insecticidal/fungicidal fluid. These treatments to also include the masonry showing evidence of mycelial growth of the Wet Rot fungus

£ 250.00

Listed Buildings

If your property is a listed building, you will need to contact your local Conservation Officer, to gain their permissions.

Please note we will require a 25% deposit prior to works commencing.

The above figure is subject to VAT at the current rate which is presently 20%.

DAMPCURE SurveySheet

Address THE OLD GEORGE DYMOLL

Construction Type BRICK & STONE

Scale 1:100

Date 30 AUG 23

Ref. 35431

- ✓ VERTICAL etc
- ① VERTICAL CRACK (PERFORATED MORTAR JOINT)



