



227 Reepham Road  
Norwich, NR6 5QA

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15th January 2024

Our Ref: 4282A

Mr A. Thorne  
Total Property Support Services Limited  
Unit 12 Maple Park  
Essex Road  
Hoddesdon  
EN11 0EX

Dear Sir

**RE: WYMONDHAM STATION HOUSE**

Further to our recent inspection of the above property for rising damp, we have pleasure in submitting our recommendations and quotations as requested.

**DAMP PROOF COURSING**

On inspection it was found that all the ground floor walls are reading a high moisture content. This dampness in our opinion is attributable to the following: -

The absence of an effective damp proof course.

The external ground levels are above the internal floor levels, causing lateral penetration.

It would appear the roof and rainwater goods have been defective and water ingress has occurred. We suspect these problems have been rectified.

There is evidence of fungal attack to various timbers in the property.

## Recommendations

We would recommend the installation of a chemical damp proof course to all walls as marked RED on the attached sketch plan.

We would normally recommend the walls are replaced to our specification. In this instance we would recommend these walls are fitted with insulated board or dry lined.

External ground levels should be lowered to 150mm below the internal floor levels, where this is not possible the damp proof course will be injected at external ground level and only guaranteed above this height.

Areas of wall below the level of the damp proof course should be dressed in a plaster tanking membrane.

We would recommend all timbers affected by fungal attack are cut out and replaced with pre-treated timber and fitted with a damp proof membrane where applicable.

We would also recommend joist ends and roof timbers where they bear into or onto damp masonry are inspected to ensure they have not been affected by fungal attack.

## First Floor

We would recommend the removal of all wall plaster and ceiling plaster where necessary.

The walls should be fitted with insulated boards or dry-lined.

## **Specification of Works**

To install a chemical damp proof course to all walls colored RED on the attached sketch plan.

To apply a plaster tanking membrane to walls marked in BROKEN BLUE on the attached sketch plan.

All skirtings, plaster, fixtures, and fittings to be removed prior to our arrival on site.

Yours faithfully  
TG DAMP & TIMBER LIMITED

K HARVEY

Company Reg. No. 11468682  
Vat No. 310602072