



Estimate no: JB 22 95

23<sup>rd</sup> February 2022

Dear Sir/Madam,

**Re: Property Inspected -33 High Street, Watlington**

Thank you for your instructions to carry out a survey on the in respect of dampness at the above property. The survey was carried out on 22<sup>nd</sup> February 2022.

We enclose our survey report, plan, terms and conditions and any reference documents referred to.

**TERMS OF REFERENCE**

The property is a semi-detached type building of solid wall construction built we believe in the 1700s.

***If the property is classed as a listed building, your attention is drawn to the special requirements of the listing in relation to remedial works that may be required. You are advised to contact your local listings department for further information.***

The survey included an external inspection of the property to identify the following; level of the existing damp proof course, any previous chemical injection to the walls, height and nature of the ground immediately abutting the walls, visible defects to rainwater goods, appearance of brickwork/render/wall coatings, number of visible air bricks, height of abutting walls and any other external factors that may lead to an internal damp problem. Internally we carried out a visible check of the ground floor plasterwork.

Floor coverings, stored goods and furniture, if and where applicable, may have restricted the extent of our survey and therefore prevented or restricted our examination of the walls or floors.

Important note:

We have not been able to inspect the solid floors within this property which has prevented us from testing the floors for possible dampness. This may be due to a tiled floor surface or other impermeable floor coverings restricting our ability to use an electrical conductivity meter.

## **DAMPNESS**

Conductivity meter tests gave patterns normally associated with rising damp (sharp cut-off) in those ground floor walls shown on the attached plan. (HATCHED IN RED.) Rising damp occurs if ground water enters a building by capillary action. Water movement by capillary action is usually controlled by a damp proof course (DPC).

Evidence of "bridging" of the DPC level, by high external ground levels was noted, as indicated on the attached plan. Bridging occurs when the ground level outside of solid wall is higher than the installed damp proof course or when external renders or internal plastering extend down beyond the damp proof course level.

At the time of inspection evidence of penetrating damp was found, as indicated on the attached plan, caused by spalled brickwork and single skin wall to the right of the kitchen door.

Building defects causing penetrating damp should be rectified by others.

The plaster on the walls marked on the plan is decayed. This condition is likely to be the product of residual salts, which may be hygroscopic. For long term durable restoration, all decayed plaster should be removed and replaced with a salt and water resistant plaster system, as per our specification. If plaster is not replaced by us following the installation of a chemical damp proof course any future claim under the guarantee will be restricted and will not include any repairs to plasterwork.

## **TREATMENT AND ESTIMATE**

We recommend the installation of a chemical DPC to the walls hatched in red, as per plan attached. All abutting walls will be isolated by vertical injection to a minimum height of 1.5 metres, or to the full height of external abutting structures, if higher.

Chemical injection will be carried out to the British Standard and in accordance with the manufacturer's instructions. We adhere to the Codes of Practice laid down by the British Standards Institute and the Property Care Association. The chemical injection will be carried out using Dryzone Damp Proofing Cream.

The plaster will be removed to a height of 1.5 metres and replaced to our specification as indicated in the areas marked on the attached plan with a single green line. Two coats of sand and cement (render) in the ratio 3:1 will be used, incorporating a salt inhibitor and waterproof additive. A finishing skim coat of multi-finish plaster is applied over the render background (to full height)

We recommend the installation of a John Newton damp proofing membrane system to help control the varying types of dampness that are present. The membrane has the benefit of controlling rising and penetrating damp and when finished with a plasterboard dry lining system it will also help to reduce the effects of cold wall condensation. The membrane and dry lining system will be installed full height to the walls unless otherwise specified. A finishing skim coat of multi-finish plaster is applied over the plasterboard. If there are any electrical sockets/switches or radiators on the walls these would need to be decommissioned and removed from the areas prior to works commencing.

**£4,250 plus VAT**

**Specific Notes:**

Unless mutually agreed and quoted for prior to work commencing we do not replace or re-fit skirting boards.

If the existing skirting boards are re-useable after they have been removed by us they will be set to one side for re-fixing at a later date by others. In our experience most boards will be damaged and decayed and therefore you should make allowance to replace all skirting boards to the areas of treated walls.

We do not remove or replace kitchen units: The kitchen units located on the areas where treatment is to be carried out are to be removed by others prior to work commencing. They should be re-fitted by others once our work is completed.

**We will remove all our building debris from site.**

At this stage we have to assume that the structure will subsequently prove in every way suitable for the recommended treatment, but we reserve the right to change our recommendations and advise you of any change in cost should this prove necessary.

We hope that the above report is self-explanatory, but if there are any items you wish to discuss please do not hesitate to contact us.

Regards

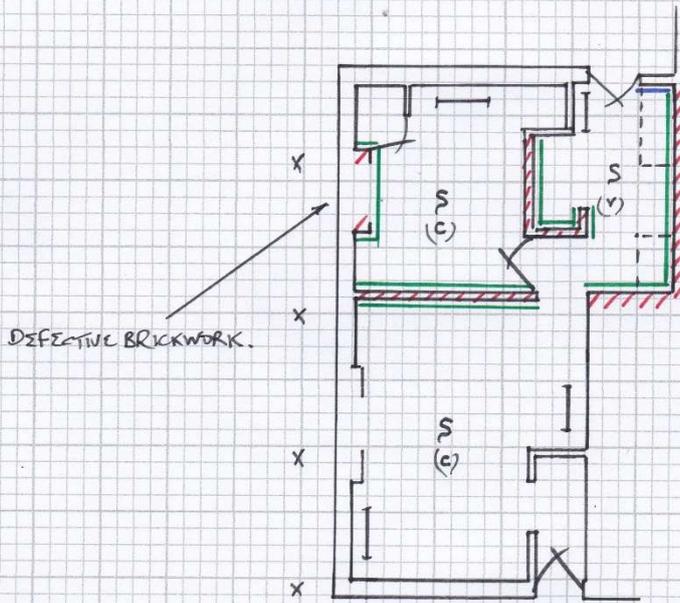
Jonathan Bartlett CSRT  
**Craft Preservation Co Ltd**

PROPERTY:

33 HILLY ST, WATLINGTON, OX49 5PZ

Est. No:

JB 2295



DEFECTIVE BRICKWORK.

WALLPAPER.  
SKIM WALLS FULL HEIGHT.

(ELECTRIC)  
Radiator   
Solid Floor   
Timber Floor 

**CRAFT PRESERVATION Co. Ltd.**

Tel: 0118 947 5970

Proposed chemical damp proof course		Re-plastering to: 1.5M	
Tanking and Re-plastering to:	.....	High Ground Levels	
Air Bricks	.....	New Timber Floor	.....
New Screed & Damp proof membrane	.....	Dry Rot Treatment	.....
External Render/Plinth (Bell-Cast)	.....	External Water Repellent	.....
Step Down	.....	Step Up	.....
(Building defects causing penetrating damp to be rectified by others)		<b>MEMBRANE + FRY-ULDOL</b>	

## **Special Notes**

Please read the following notes carefully, a full copy of our terms and conditions is available on request.

## **Site Preparation**

To ensure that your property is protected from the effects of the dust generated by remedial treatment, you should ensure that all rooms and areas specified for treatment are clear and free from furniture and soft furnishings. Access areas should also be cleared to avoid any possible damage.

Whilst we will endeavour to protect the surrounding work area we can take no responsibility for damage caused due to the work area not being cleared before our arrival.

Radiators and water pipes located on walls where treatment is to be carried out should be removed before we arrive at the property. Failure to do this will result in delays to the completion of the work and possible incurrence of additional charges.

At this stage we have to assume that the structure will subsequently prove in every way suitable for the recommended treatment, but we reserve the right to change our recommendations and advise you of any change in cost should this prove necessary.

Where off road parking is not available parking permits should be provided. *Reasonable* parking charges will be billed to the customer as an extra item on our invoice.

## **Guarantee**

We will provide you with a 10 year guarantee certificate for any rising damp and timber treatments. The guarantee will only remain valid if the property is adequately maintained and any conditions contained within this report, or on the guarantee certificate and our terms and conditions are adhered to. For all other treatments including tanking and vertical damp proofing work, it is typical for us to offer a 5 or 10 year guarantee. You are therefore advised to contact us for clarification of guarantee period, prior to the commencement of work.

## **Plaster thickness and additional works**

It is not always possible to predict the plaster thickness or the nature of the surface beneath the existing plaster. Our estimate is based upon plaster replacement to a maximum depth of 26mm. If we have to exceed this depth or we find the surface beneath the existing plaster is not suitable for our recommended treatment, we will advise you at the time and provide you with an additional quotation for your acceptance before we continue with the works.

This estimate is based upon replacing the plaster to the heights indicated on the plan. No consideration has been given to the condition of the plaster above the heights indicated. Occasionally, when removing old plaster from the base of the walls, we find loose plaster above or plaster in a poor condition that is not suitable for decoration. The walls may also be wallpapered which will need to be stripped. In these circumstances, we will advise you at the time and provide additional plastering quotations for your consideration. Alternatively, we can provide a 'render only' quotation.

## **Party wall**

Where work is to be carried out by Craft which is in direct contact with a party wall or shared access, it is the responsibility of the customer to advise and obtain the consent of the neighbour concerned. ([www.gov.uk/party-wall-etc-act-1996-guidance](http://www.gov.uk/party-wall-etc-act-1996-guidance))

## **Payment of our invoice**

**Payment of our invoice is due on receipt unless otherwise agreed. Overdue amounts attract interest of 2% above the current base rate per overdue month.**