

Tim Creak
2 The Brookmill
Reading
RG2 6DD

15 March 2023

Our reference 32145 **rev 2 (cost update and DPC addition)**
Address As above

INSTRUCTIONS

To provide a quotation to carry out damp remediation works to the front elevations at the above property as instructed verbally by the client

SUMMARY & FINDINGS

The property is a period mill house that has been converted to residential properties.



Figure 1 Front elevation

The property suffers from dampness and salting on the front elevation internally.



Figure 2 Salting above cement render in lounge



Figure 3 Salting above render close up



Figure 4 Dampness in hallway

The internal and external render appear to be dense sand cement renders which is not the correct material to be applied to this type of period property.

The pointing is a mixture of lime and cement and is in need of repointing with lime throughout once the doors and windows are replaced.

There is decay in the sills of the door and windows and the client is planning on replacing.

We checked the soil stack boxing and it was dry and there were no other signs of leakages from the bathroom above that were present at the time of the survey.

With the clients permission we removed a section of render from the hallway wall to determine the cause of the cracking and distinct break in the dampness on the wall to the left of the front door (as looking from outside). We found a fine layer of sand/cement plaster applied to the wall, and then a newer section with a vertical dpc adjoining this wall – in the line of the crack. This explains the crack (change in material) and also the sudden cut off of dampness (vertical dpc).

The salting above the internal render in the lounge is caused by dampness evaporating from the exposed brickwork which leaves the dissolved salts at the surface of the brickwork.

It appears that the dampness on the wall is a combination of penetrating dampness, rising dampness and use of non breathable materials on internal and external surfaces.

The condensate pipe from the boiler appears to discharge into the ground at the rear of the property. You should determine if this is discharging into a suitable drain. In addition, the ground

level at the rear should be reduced to at least 150mm below internal floor level if possible, through the addition of a French drain.

We would recommend the following works to the front elevation

- Remove internal and external cement render from the front elevation and determine if it can be left as exposed brickwork (with repointing) or whether it needs to be re-rendered/replastered.
- Instruct contractor to replace the two windows and door on the front elevation
- Assuming brickwork requires re-rendering and replastering, then carry out these reinstatement works with lime mortar.
- Rake out and repoint the front elevation with lime mortar

Please find below a quotation for remedial works that Biocraft can carry out for you

QUOTATION

REMEDIAL WORKS

- Provide floor and dust protection throughout the work area
- Remove skirting boards and set aside for re-fixing. (NB Whilst care will be taken whilst removing the skirting boards and other items, they may be damaged on removal especially if they are damp or decayed. Any replacement skirting boards or other items will be charged at cost)
- Remove internal and external render to expose underlying brickwork. Assess condition and determine if wall to be repointed or replastered.
- Leave walls exposed whilst the door and windows are replaced.
- Fit stainless steel EML reinforcing mesh to the construction joint in the hallway
- Install TRI-Cream chemical damp proof course, in accordance with the Property Care Association (PCA) Code of Practice for installation of chemical damp proof courses as requested by conservation officer
 - Triton TRI-CREAM is a unique blend of silane & siloxanes for injection into brickwork etc., for the control of rising dampness. Triton TRI-CREAM can be used in all types of masonry without the use of high-pressure equipment. The cream is delivered by hand pressure only from a simple displacement pump and injector lance into a series of holes drilled into the mortar course. From here it migrates rapidly into the masonry pores where the injection cream reverts to a liquid phase and polysiloxanes are formed in situ. The chemical DPC will be installed in accordance with BS6576 and the PCA code of practice for the installation of chemical DPC's
- Assuming that the underlying brickwork requires replastering and re-rendering, then re-plaster with traditional lime mortar and leave ready for redecoration by others with a compatible breathable paint. Nb tradition lime mortar required 7-10 days curing time between coats and there replastering works will take 3-4 weeks to complete.
- Refit skirting boards
- Dispose of debris from site

£4,720.80+VAT

Please see attached notes

Payment terms: 40% deposit and balance on completion

Please see attached notes regarding preparation of the work area prior to our arrival. If you have any questions or require us to carry out any of the preparation tasks please feel free to contact us on 01189 451144.

Biocraft is a member of the Property Care Association (PCA), the Basement Waterproofing Association (BWA), Constructionline, Checkatrade and the Federation of Master Builders (FMB).

Should you have any questions or require any further information, please do not hesitate to call on 0118 945 1144.

Yours Sincerely

Martin Fosbrook BEng. CSRT CSSW
Director



BIOCRAFT LTD. - COMPANY OVERVIEW

Biocraft Ltd. is an award winning specialist contractor providing remedial building services for commercial, social housing and domestic clients throughout Berkshire, Oxfordshire, Hampshire and Surrey. We provide damp proofing, timber treatment (woodworm and dry rot), condensation control, basement conversions & waterproofing, water leak detection and flood/leak damage repair services.

Established in 2002, Biocraft are members of the Property Care Association (PCA), the Federation of Master Builders (FMB), the Basement Waterproofing Association (BWA) and Constructionline (**UK register of pre-qualified construction services**). We are accredited through Acclaim (SSIP) and Citation for our health and safety systems. We are Trustmark (Government endorsed standards) approved and members of CHECKATRADE.

Biocraft are approved contractors for Isola Platon, Triton Systems and Nuaire. As approved contractors we have access to supplier technical back up and laboratory facilities. Project specifications and investigative surveys are carried out by surveyors who are qualified to a minimum of CSRT (Certificated surveyor in Remedial Treatments) and CSSW (Certificated surveyor in Structural Waterproofing). Works are carried out by our trained and experienced staff.

Damp proofing, timber treatment and structural waterproofing works are covered by long term guarantees for 10 years and these can be protected by an insured guarantee from Guarantee Protection Insurance Ltd (GPI); GPI insurance is the only true insurance product available for remedial works.

Biocraft work with the Construction Industry Training Board (CITB) and the Thames Valley Construction Training Association (TVCTA) to ensure all staff are fully trained. All operatives and tradesmen are Construction Skill Certification Scheme (CSCS) card holders. Biocraft is committed to continuous development and training and currently employs two apprentices.

Biocraft carries employer (£10m) and third party (£5m) insurance in addition to professional liability and full building contracts insurance.

Biocraft carry out remedial works and projects for a range of clients on commercial and domestic properties. Our clients include The Environment Agency, The Crown Estate, Vodafone, Feltham Construction, Taylor Wimpey, Knightbuild, Beard, HSBC, Malmaison Hotels, West Berkshire Council and Silva Homes.

We have long term contracts to provide damp and condensation control services to Reading Council, Wokingham Borough Council and South Oxfordshire Housing Association (Soha).

Biocraft work to **COVID-SECURE** guidelines and operating procedures for the protection of our customers, staff and the general public. For more information please visit www.biocraft.co.uk or call 01189 451144.



PROFESSIONAL ADVICE
QUALITY SERVICE
GUARANTEED WORK

Specialist Remedial Services

Biocraft carries out the following specialist services;

Specialist Damp & Timber surveys

- Invasive and non-invasive damp surveys
- Timber surveys
- Condensation control surveys
- Water leak detection surveys

Basement Conversions and Waterproofing

- Cavity drain membrane systems (Isola Platon system)
- Tanking (Cementitious and multi coat render)
- Basement Conversions (ground works to final fit out)

Damp Proofing

- Damp control and restoration
- Damp proof course installation and retro fit of physical DPC
- Remedial re-plastering including lime plaster
- Damp and vapour proof floor membranes

Timber Treatment and Wood Preservation

- Woodworm treatment
- Dry rot treatment
- Low disturbance repairs to structural timbers

Condensation Control

- Extract fans (Nuaire, Vectaire and Vent Axia)
- Positive input ventilation units
- Whole home air heat exchangers (MVHR)
- Thermal lining (PIR dry lining and Sempatap)
- Mould cleaning and sterilisation
- Fan servicing and filter exchange

Flood and leak restoration works

- Building drying works and repairs
- Insurance works following fire or flood damage to residential properties

For more information please visit www.biocraft.co.uk or call 01189 451144.