

Our Ref: 33648/DAMP/nw

20th August 2015

65 Baker Street,
Reading, Berks
RG1 7XY

FAO: Mr & Mrs Timms [carrieaddo@yahoo.co.uk]

Dear Carrie & Matthew,

RE: 65 Baker Street, Reading, Berks RG1 7XY – Lower ground floor dampness

As instructed we visited the above mentioned property to review the evident dampness affecting the lower ground floor. Further to our initial site survey we can unfortunately confirm that lateral dampness penetration was evident to the front and rear elevations due to their earth retaining nature, and capillary moisture was seen to be affecting the Kitchen chimney breast.

This dampness was seen to be causing wet rot timber decay to insitu joinery and skirting boards along the front elevation and causing spoiling of existing plaster finishes due to massing mineral salts and moisture staining in the above mentioned areas.

At the time of our inspection, although some re-plastering treatments have been reported, no recognized waterproofing system was installed to the lower ground floor.

Please Note: Due to the earth retaining nature of the structure, your basement is at a high risk of further wetting and potentially liquid water ingress and in order to provide a reliable and guaranteed level of protection moving forward, we would recommend that you consider the installation of a robust waterproofing scheme throughout the basement space to protect walls and floors and reduce your risk of wetting and/or water penetration in the future.

As per our discussions however, should a full waterproofing scheme not be considered feasible at this stage, we have allowed for the installation of non-guaranteed localised treatments of worst affected areas along the front elevation and kitchen chimney breast only to provide a level of protection.

As the structure is Grade 2 listed, in order to provide a level of vertical protection without the use of hard cementitious coatings, we have allowed for the installation of an internal, dimpled plastic membrane isolation barrier to be installed full height to walls as indicated prior to the reinstallation of internal finishes.

If you believe that we have misinterpreted your instructions in any way, or wish to discuss the upgrading of the system to a fully guaranteed waterproof specification, please let us know at once and we shall revise our proposals accordingly.

Yours sincerely



Nick Wells
CSSW CSRT

OUTLINE SPECIFICATIONS

Summary of the damp proofing scheme

FACILITATING WORKS

- Carefully roll back carpets and protect existing kitchen units.
- Carefully remove radiators and isolate electrical items.
- Remove skirting boards and cupboards in areas of proposed treatments.
- Carefully hack off existing defect plasters, full height where indicated.
- Bag up and dispose of all arising debris.

SPECIALIST WORKS: DAMPNES PROTECTION

- Install **Newton MESHED Cavity Drain Membrane** full height to walls as indicated.
- Fix cavity drain membrane system using Newton Nuseal self sealing Multiplugs to manufacturer's Meshed membrane fixing installation method.
- Seal all vertical lap joints with suitable Newton sealing tape.

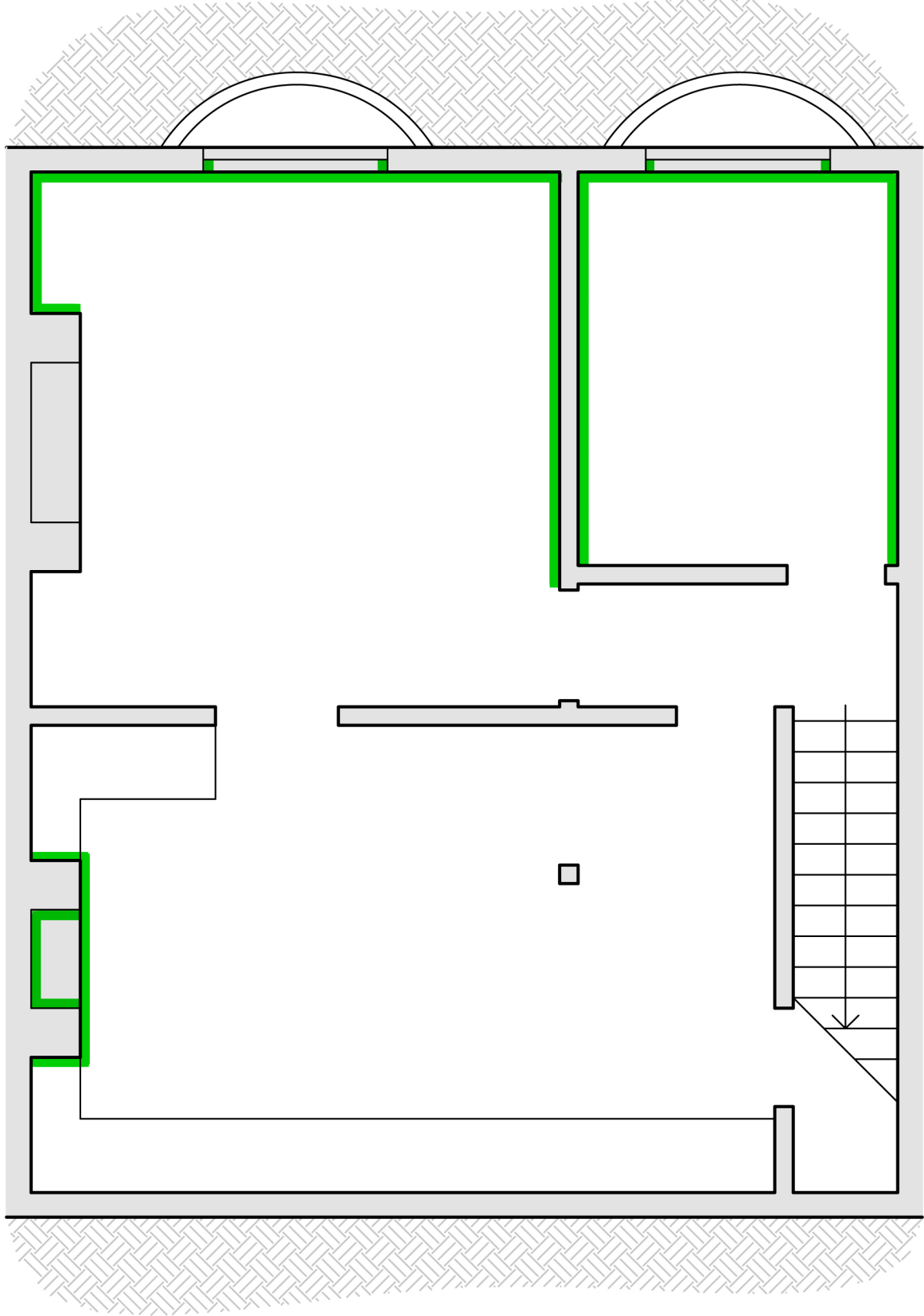
FINISHING WORKS

- Install dot and daub plasterboard and skim coat finishes to areas of proposed treatments.
- Reinstall new skirting boards in areas of our works and allow a sum to reinstall cupboard..
- Reinstall radiators and electrical items.
- Remove protection to existing kitchen units and roll back carpets.

Please note carpets may need to be re-stretched / fitted by a carpet fitting contractor following rolling back. No allowance has been made for these works.

ADDITIONAL ELEMENTS

- Allow a PC sum [provisional cost] to improve natural drainage in lightwells by installing drainage tubes and shingle fill to lightwell bases. Scheme to be confirmed following investigative works.



INDICATIVE CDM SCHEME

 **MESHED Cavity drain membrane system to walls,**
fixed using Newton NuSeal multiplugs Full height

REV.	DATE	COMMENT
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PROJECT:
65 Baker Street, Reading, Berks RG1 7XY

DRAWING TITLE:
INDICATIVE BASEMENT WORKS

REF: 33648

CLIENT: Mr & Mrs Timms

DATE: August 2015

REVISION: -

SCALE: NTS

DRAWING NO.
33648 LG PLAN

CONFIRMATION OF ACCEPTANCE

AP Ref.: 31556/TANK/nw

Date: 17th July 2015

Prepared for: Nick Hale [nickhale@boshersltd.com]

Property Address: Chieveley House, High St, Chieveley, Berkshire RG20 8UR

Item	Cost (excl VAT)
FACILITATING WORKS	<u>Please tick</u>
- Carefully roll back carpets and protect existing kitchen units: £ 295.00	☐
- Carefully remove radiators and isolate electrical items: £ 145.00	☐
- Remove skirting boards and cupboards in areas of proposed treatments: £ 225.00	☐
- Carefully hack off existing defect plasters, full height where indicated: £ 795.00	☐
- Bag up and dispose of all arising debris: £ 245.00	☐
SPECIALIST WORKS:	
- Install Newton MESHED Cavity Drain Membrane full height to walls as indicated.	£ 1,995.00
FINISHING WORKS	
- Install dot and daub plasterboard and skim coat finishes to areas: £ 1,695.00	☐
of proposed treatments.	
- Reinstall new skirting boards in and allow a sum to reinstall cupboard: £ 695.00	☐
- Reinstall radiators and electrical items: £ 195.00	☐
- Remove protection to existing kitchen units + dispose, roll back carpets: £ 95.00	☐
ADDITIONAL ELEMENTS	
- Allow a PC sum to improve natural drainage in lightwells by installing drainage tubes and shingle fill to lightwell bases. PC SUM £ 295.00	☐
Scheme to be confirmed following investigative works.	

I/We accept the above quotation and will be responsible for payment upon completion of the contract.

Name

Invoice Address.....

Address.....

.....

.....

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Signed

Date

Tel.

Mob.

A deposit of 50% plus VAT is required with your Notice of Acceptance for the main works.

The outstanding balance is to be paid on completion of works. Interim payments may be required.

Note: Please quote our reference when paying by BACS

Barclays Bank - Account: Advanced Preservations Limited - Account No: 13125505 - Sort Code: 20-16-99

Client/Main contractor Notes:

It is the client's responsibility to remove all personal effects, furniture and stored items prior to the commencement of our works on site. No responsibility can be accepted for accidental damage to items not removed from the working area.

Once the damp proofing membrane has been installed, on no account should the system be punctured or additional penetrations be installed by follow on trades. If additional detailing is required, we strongly recommend that specialist advice be sought prior to commencement of such works. We cannot be held responsible if moisture ingress occurs as a result of damage/repair by others.

All penetrations should be installed a min 100mm apart to allow for the physical installation of an effective waterproofing seal prior to our commencement onsite.

The specified ventilated system will prove to be very effective in the control of dampness and moisture vapour penetration within the main body of our works. We cannot accept any responsibility for moisture staining, massing mineral salts or dampness that occur outside the extent of our system and/or affects the perimeter of our works due to contact with untreated plasters/section of the property.

The current specification will not give you a full waterproofing system for earth retaining structures, we have allowed for a ventilated membrane to the sections of walls and floor to deal with residual dampness ONLY.

No responsibility can be accepted for excessive accumulated water as a result of flooding. If the structure is prone to flooding or excessive ground water ingress, a suitable drainage scheme/pumping station will have to be included beneath the wall/floor membrane to deal with ingressive moisture. If you believe that we have misinterpreted your instructions in any way, or a more robust system is required, please let us know at once and we shall revise our proposals accordingly.

Any works, additional treatments or detailing of junctions that become apparent following further investigation/exposure may be subject to a revised/additional contract. Please rest assured however that as an experienced and specialist company, all remedial schemes/elements will be considered in line with your requirements, explained, fully qualified and accepted prior to any commencement onsite.

GENERAL CONDITIONS OF CONTRACT

- 1) In these conditions Advanced Preservations Ltd are referred to as the Contractors. The party placing the contract is referred to as the Client.
- 2) Any estimate given is open for acceptance in writing for a period of 28 days from the date of issue and is subject to the Contractors having available equipment and labor at the time of receipt of the official order.
- 3) Should the Client cancel the contract with less than seven days notice prior to the date fixed for commencement of works, the Contractors shall be entitled to retain a fee equal to 10% of the estimated price out of any retained deposit. On account of preliminary work carried out; but if the cancellation takes place later, the Contractors shall be entitled to retain a fee corresponding to any loss suffered by them, but not exceeding the full deposit.
- 4) The estimate is given on the assumption that the Contractors will be able to complete the work during a continuous working period without break. Working hours are 8.00am to 5.00pm, should the client delay commencement or completion, any loss to the Contractor due to additional workmen's time, travelling expenses, periods of in-productivity etc. must be paid for by the client as an extra.
- 5) The Contractors reserve the right to make any variations in the specification and materials during the progress of the work. If any part of the work proves impracticable and is omitted the Contractors shall make any such reduction in price as they consider reasonable.
- 6) Drawings and/or Sketches submitted, marked up and/or coloured-in do not form part of the contract.
- 7) The Contractors reserve the right to charge, as an extra cost, for any additional work necessary due to any instructions given by the Client, or due to the discovery of any structural defects of the building requiring attention, during the course of the Contractor's work.
- 8) Only such work as detailed in the Report and Estimates is the responsibility of the Contractors. All other work such as removal of plasters, skirting boards and the re-instatement of internal linings following our works should be carried out by the Client's builder, unless specifically stated.
- 9) The Client should afford all necessary facilities to the Contractors during the full phase of installation works, including storage of materials, 13amp 220/240v or 11 0v mains electricity supply, clean water and access to the works to be carried out. Additionally, all rooms to be treated shall be cleared of furniture, floor coverings and effects by the Client or otherwise be left at the Client's own risk. Any items that are to remain in areas of proposed works should be protected by the client/under a separate contract unless specifically stated in our quotation.
- 10) Prior to commencement of work, the Client must inform the Contractors of the location of services such as gas, water and electricity. The Client shall also ensure that after and during treatment, no naked lights or flames are introduced into the area being treated until after drying out is complete and the area has been properly ventilated.
- 11) Although every care is exercised to avoid such damage, the Contractors do not accept responsibility for any discoloration to surfaces or degradation of floor coverings due to chemical treatments and associated plastering, or any damage resulting from the Client failing to comply with condition 9 and 10 above.
- 12) Any damp-proof course injection treatments proved to be defective due to faulty workmanship or materials within a period stated on the guarantee from date of completion of work will be renewed free of charge subject to the conditions of the Contractor's Guarantee.
- 13) The Contractors accept no liability for any fault or damage arising from their works beyond the making good of the work in question.
- 14) Should any work completed not be to the Client's satisfaction then notice must be submitted within 14 days of completion of the work.
- 15) Invoices are due for payment in full within 7 days from date of invoice. Should any payment become more than 14 days overdue, the total outstanding balance of the fee shall become immediately payable, together with a further administration fee of £50.00 under the terms of the late payments of Commercial Debts (interest) Act of 1998. We retain the right to charge interest at the rate of 8 above base rate.
- 16) The Advanced Preservations Guarantee document (where applicable) will not be released until full payment for works has been received and/or settlement of the clients account has been completed in full.