



Joanne Thompson

Estimate no: JB 24 384

9th August 2024

Dear Joanne,

Re: Property Inspected – Cherry Tree Cottage, 2 Yew Lane, Reading

Thank you for your request to carry out a Damp survey at the above property. The inspection was carried out on the 16th July 2024. The weather conditions at the time of the survey were warm and dry.

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. We believe the property was built in the 1800's and is north facing.

If the property is classed as a listed building, we advise you to contact the listings office to discuss any recommendations for remedial works contained in this report, prior to carrying out the work. There are likely to be restrictions on remedial works in respect of the listing.

Our inspection was conducted using non-destructive techniques.

The survey included a visible inspection of the outside of the property to identify any external defects that may be causing or contributing to an internal damp problem. We inspected the level of the existing damp proof course, evidence of any previous chemical injection to the walls, the height and nature of the ground immediately abutting the walls, visible defects to rainwater goods, visible indications of rainwater damage to brickwork/render/wall coatings and any other relevant factors that can cause damp. Internally we carried out a visible inspection of the accessible walls and floors. We also used an electrical conductivity (moisture) meter to assist in our assessment of damp. Instruments to measure air temperature and humidity levels were also used to assess the effects of condensation.

Limitations of the Inspection

Comment cannot be given on areas that are concealed, covered or not otherwise visible. It must therefore not be assumed that all areas of the property are free from defect. The property was fully furnished and occupied at the time of inspection. Fitted kitchen base units, fixed floorcoverings, tiled wall and floor surfaces, plasterboard dry lining to walls and bathroom suites may have restricted our examination of walls and floors in these areas.

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. There are no visible indications of dampness to the floor.

DAMPNESS

Visible observations – damp staining and patches on the walls

Using an electrical moisture meter a series of readings were taken across the surface of all accessible walls. Test results gave patterns normally associated with rising damp (sharp cut-off) in those ground floor walls shown on the attached plan. (HATCHED IN RED.)

Evidence of suspected penetrating damp was found, indicated on the plan, caused by the external render and wisteria plant.

Plaster on the walls marked on the plan (single green line and single blue line) is decayed (although not always visible). The plaster has been damaged by ground water salts, which have migrated to the surface of the plaster and are hygroscopic (meaning they attract moisture from the air) Successful treatment of rising damp requires both the injection of a new chemical damp proof course to prevent further movement of ground water moisture and the replacement of the decayed plaster with a new breathable, salt and water resistant plaster system which allows the wall to dry out, whilst preventing the migration of salts. (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 Dryzone (DryRod) chemical DPC to the walls marked on the plan (hatched in red). 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.

The chemical DPC will be installed in accordance with the British Standard (BS6576) 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 plaster on the walls marked on the plan with a single green line will be removed to a height of 1.5 metres and replaced to our specification. Two coats of sand and cement (render) in the ratio 3:1 will be used, incorporating a salt inhibitor and waterproof additive in the gauging solution. A finishing skim coat of multi-finish plaster is applied over the render background.

We recommend the installation of Drybase flex membrane and plaster system to the areas marked with a single blue line on the plan. Drybase flex membrane is a watertight low profile membrane which has the benefit of controlling rising and penetrating damp. It will also slightly increase the thermal value of the cold wall surfaces and in turn decreases the likelihood of condensation mould issues. A finishing coat of hardwall plaster and a skim coat of multi-finish plaster is applied over the membrane.

£3250.00 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 re-fit radiators or associated pipework. Radiators/water pipes located on the areas where treatment is to be carried out (see plan) must be removed or capped prior to work commencing. You may need to employ a plumber for this task.

We do not de-commission or re-commission electrical sockets. All electrical sockets must be de-commissioned by a professional electrician prior to work commencing and re-commissioned after work is completed. In the event that sockets including TV/Phone and Aerial points are not removed we will work around them but cannot guarantee that these will not be damaged during the process of plaster removal. Craft will not be liable for any accidental damage in this event. If sockets and switches are located on walls where we have specified the installation of a damp proofing membrane and dry lining system, these will require an electrician to decommission and replace with plasterboard type fittings.

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 do not remove or replace bathroom suits: The bathroom fixtures 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 do not re-fit carpet or other floorcoverings. This may be necessary, particularly where a membrane and dry lining system has been used.

We do not remove fitted floorcoverings (laminates, engineered wooden floors, tiles) etc
We do however recommend this is done when the effectiveness of the recommended damp treatment is compromised unless they are removed.

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

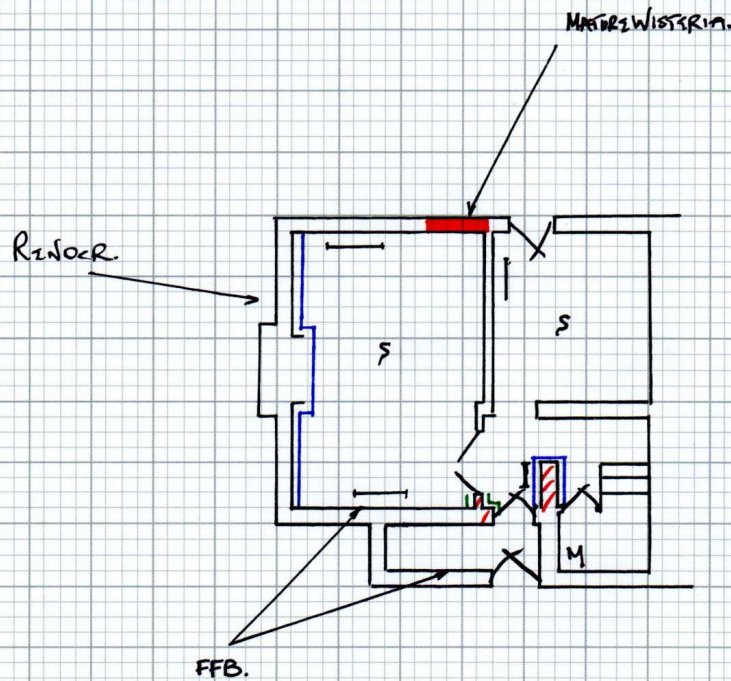
Jonathan Bartlett CSRT
Craft Preservation Co Ltd

PROPERTY:

CHERRY TREE COTTAGE, 2 YEW LANE, READING, RG1 6DA.

Est. No:

JB 24 384



AT RISK.

CRAFT PRESERVATION Co. Ltd.

Tel: 0118 9888808

Proposed chemical damp proof course
Tanking and Re-plastering to:
Air Bricks
New Screed & Damp proof membrane
External Render/Plinth (Bell-Cast)
Membrane and Dry lining
(Building defects causing penetrating damp to be rectified by others)

Re-plastering to:
High Ground Levels
New / Repair to Timber Floor
Dry Rot Treatment
External Water Repellent
Flex Membrane And Plaster
Passive Vent
PIV

1.5m.

F/H.

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)

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.