

Ms C Hansen
Queens Hall
High Street
Cuckfield
RH17 5EL

47376-01/PH

9th October 2019

Dear Madam

Re: Damp Report - Queens Hall

Further to your written instructions with regards to an inspection for damp to areas as directed on site, which was carried out on the 9th October 2019 by our surveyor [REDACTED], and our findings and recommendations are noted below.

For reference purposes, right, left, front and rear are taken as facing the front door of the property from the outside.

The property is a 330mm stone built property under a clay tiled roof, and decorated to a fair standard internally and externally. The floor structure in general was constructed of soft wood suspended timber floors.

Scope of Survey

In accordance with your instructions a survey for rising damp to areas as directed on site was carried out at the above property, to BS6576 code of practice for installation of chemical damp-proof course.

An inspection of the property supported by tests carried out using an electrical moisture meter revealed evidence of dampness in a pattern consistent with the occurrence of rising/penetrating damp.

In addition, visual evidence in the form of moisture tide marks and salt deposits was noted

Weather conditions at the time of our survey: Wet

External Observations

High external ground levels which we understand are to be lowered to 150mm below internal ground floor levels in due course

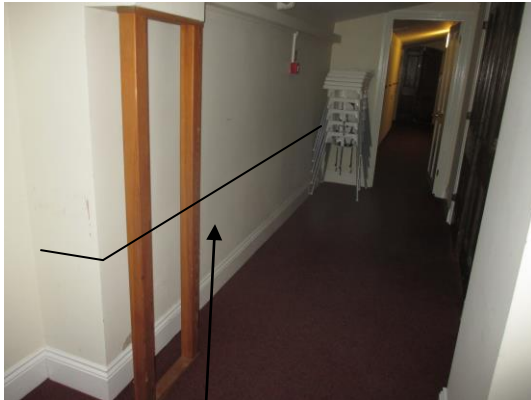


Fig 1



Fig 2



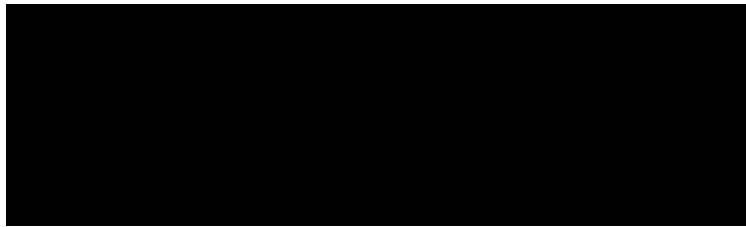
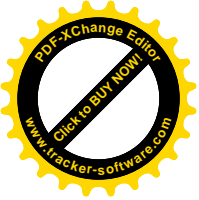
Fig 3

Area of works

Area of works

Recommendation

- ❖ Caretaker to remove/isolate the bell/light fitting to wall as shown in Fig 3 prior to our attendance on site
- ❖ Install a horizontal chemical damp proof course, using the Triton Chemicals Ltd system of damp proofing with a solution of Tri-cream (Silane/Siloxane) advanced DPC injection cream, injected under pressure to walls as indicated on photos Fig 1 & 2 above. This work to be supplemented by vertical installations where necessary to prevent filtration or bridging taking place from any adjoining or abutting walls.
- ❖ Walls treated against rising damp must be re plastered in accordance with BS6576 and British Chemical Dampcourse Association Technical Information Paper No. 2. This is because dampness rising in the walls carries with it ground salts, particularly chlorides, sulphates and nitrates, which can form substantial deposits in the wall fabric and the existing wall plaster. These salts are hygroscopic, i.e.; they have the ability to draw moisture for themselves from the air, with the result that the walls may well remain damp



even, after the rising damp has been prevented. Therefore, our operatives to hack off plaster from walls as indicated in Fig 1-3 above. Reinstall using a Titon P2 water proof plastic membrane with integrated mesh for direct plastering

Skirting

All sound skirting boards removed to carry out the works described above will be replaced with new on completion.

Basement

Whilst on site we were asked to inspect the basement due to the water ingress across the floor area. As there is existing drainage which is free running we feel the easiest and most economical way to create a dry storage area would be to supply and fit a cavity membrane system to the floor as follows

Scope of Works

- Client to clear as much of the stored items out of the basement as possible prior to our attendance on site
- Our operatives to carefully cut the bottom off 25mm from the doors and door frames within the basement
- Supply and fit a Triton P20 cavity membrane across the whole of the floor area carefully sealed at joints
- Supply and fit moisture resistant chipboard flooring
- Leave site clean and tidy with a completely dry floor surface

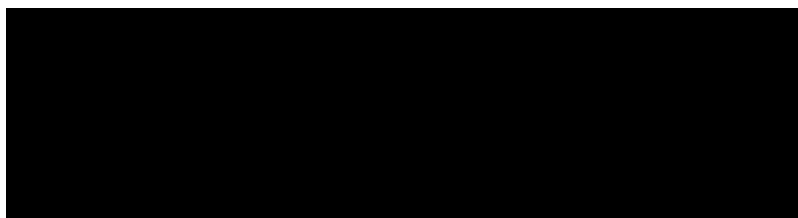
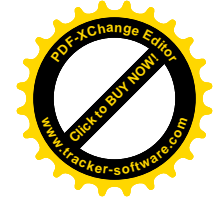
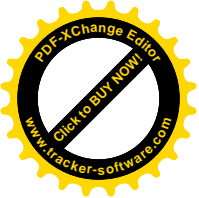
General Notes for Damp

Our estimate for carrying out the specified work is attached. On receipt of your signed acceptance, arrangements will be made to commence the works as soon as possible. A Certificate of Guarantee will be issued, where applicable, on completion and on full settlement of the account. And providing payment is received within the terms agreed.

An assessment of the risks that may be associated with the above treatments has been carried out in accordance with the Control of Substances Hazardous to Health Regulations (COSHH) and a copy can be provided if required

This estimate is based on clear access being provided to all wall areas of damp course insertion. Any obstructions that have been removed by us will be charged as an extra. No allowance has been made or responsibility accepted for the replacement of any such disturbances or breakage's.





The company cannot accept responsibility for any damage to hidden services not previously indicated by the Client.

Our estimate is compiled on the basis that electricity and water will be available for the operation of our equipment.

All rubbish and debris resulting from our work will be cleared on completion of the contract.

Whilst carrying out any investigation/excavations/opening up of hidden areas we discover anything previously not mentioned within this report, our findings will be brought to the client's attention before works proceed further. Additional works will be charged accordingly.

Unless otherwise agreed this report (or contract or quotation etc) expressly excludes the provisions of the contracts (rights of third parties) Act 1999.

Once work is completed and guarantees issued, where applicable, should the client or subsequent owners of the property require further inspection of those areas covered by the guarantee a re-inspection fee is payable in advance. If any fault is found to be attributable to a failure in our works the fee will of course be refunded immediately.

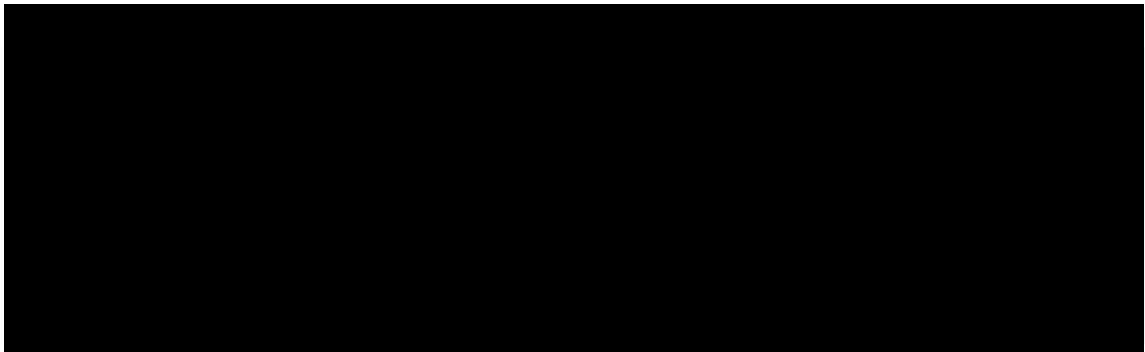
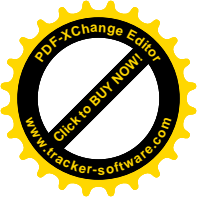
A copy of [REDACTED] guarantee covering applicable works can be provided prior to commencement of works if required

Please do not hesitate to contact this office for any clarification of this report or further information that you may require.

Yours Faithfully,

[REDACTED] ACIOB, CSRT, CSSW.
Surveyor





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Queens Hall
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Quotation

Re: Damp Report - Queens Hall

Carrying out Chemical Damp course Installation and plastering works as detailed in Fig 1-3.

For the sum of £ 2,425.00

Carrying out P20 installation works to Basement

For the sum of £ 5,210.00

VAT at the prevailing rate will be charged on the above sums.

Payment Terms:- Payment due on completion of works.

I/We hereby accept the above quotation

Signed: Dated:

PRINT NAME:

