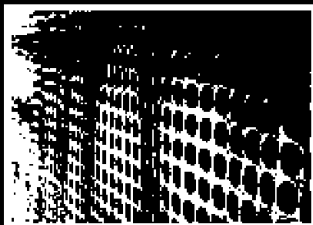


Damp Proofing



Wet & Dry Rot Control



**Basement & Structural
Waterproofing**



**Woodworm & Timber
Treatments**



Cavity Wall Tie Repair



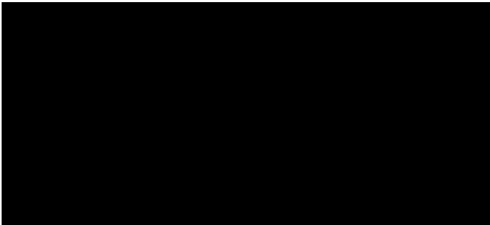
Condensation Control

Report Date: 05/05/2023

Ref: [REDACTED]

SURVEY REPORT

CLIENT



PROPERTY ADDRESS

Ash Knott
Little Bowland Road
Clitheroe
Lancashire
BB7 3BN

SURVEYED BY



DATE OF SURVEY

05/05/2023

Directions are as if facing front elevation unless otherwise stated

PLEASE READ CAREFULLY THE CONTENTS OF THIS REPORT, THE FOLDER AND ALL ENCLOSURES WHICH ALL FORM PART OF THE CONTRACT OFFER.

In accordance with your verbal instructions received on 17/04/2023, we have reported on the following:

Dampness to the walls confined to the main spiral stairs/steps

We draw your attention to the matters set out in the 'Scope of Survey' section of the Quotation part of this Report and would ask you to read those notes carefully. If you have any concerns or queries as to the effect these matters may have upon the treatments recommended in this Report or if you believe that we have misinterpreted your survey instructions, please let us know at once.

Property Description

Detached stone built converted farm house.

Occupied Status

The property was occupied at the time of our inspection.

Weather Conditions

At the time of our inspection it was cloudy but dry.



Rated 'Excellent' with over 1750 reviews

Trustpilot



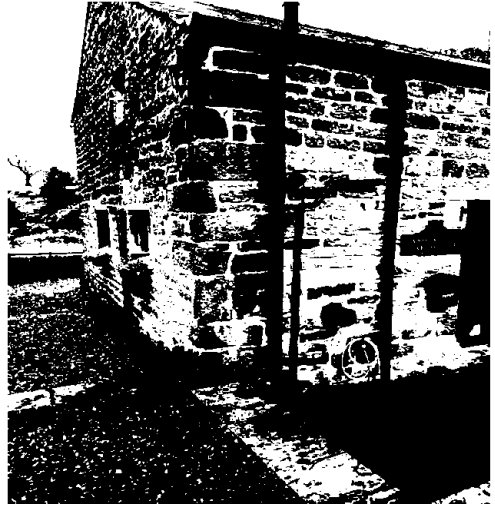
CONTROL OF DAMPNESS

Please read carefully, in conjunction with this report, the **Important Notes**, enclosures, standard work specifications and the **For Action by Client** document, as these all form part of our Contract offer.

EXTERNAL OBSERVATIONS (from ground level)

The left hand external ground levels are slightly higher than the internal floor levels and may allow some penetrating moisture ingress if there is no internal waterproof barrier

No other defects were noted that would cause internal dampness

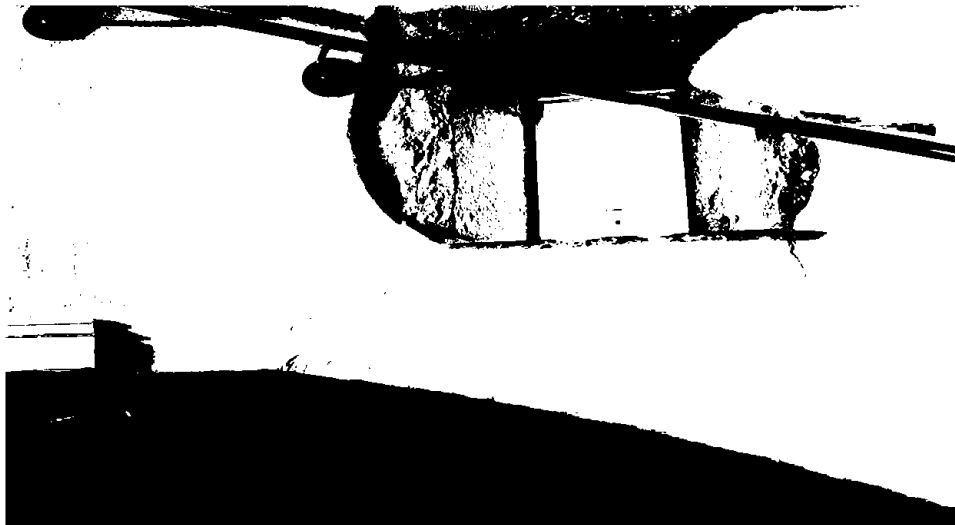


Area 1 - Stairs

Observations

Some defective peeling paint and plaster breakdown was noted to the stairs wall especially to the section under the window

High surface damp readings were also noted using an electronic protimeter





Due to the positioning and height of the dampness noted we feel that the breakdown of the plaster is not due to rising dampness but past water ingress which has caused the existing wall plaster to become contaminated with hygroscopic salts.

Further test were carried out using a Calcium Carbide method (Speedy test)

Results of 1.4% and 2.2% moisture content were recorded of the base materials indicating that the stone work below was dry and it was the plaster which was damp

The maximum moisture content in which we don't want to exceed is 5% MC as required by the BRE (Building Research Establishment)

As noted above the plaster appears to be damp and defective due to salt contamination

As the moisture rises from the ground or penetrates from above, into a wall, it carries with it soluble salts which may be deposited in the wall fabric and plaster, as the moisture evaporates. Certain of these salts, in particular chlorides and nitrates, are hygroscopic; that is they are capable of attracting and absorbing moisture from the atmosphere when the relative humidity is high.

Recommendations

Dry Wall Coating

To control rising dampness in a wall, in addition to the prevention of further moisture ingress, (leaking gutters, roof coverings etc) it is of great importance that internal plaster is capable of preventing hygroscopic salts affecting the wall surface, (please refer to our 'Rising Damp & Re-plastering' leaflet).

Our recommendations and comments are as follows: -

It is recommended that the walls noted are re-plastered to an even height as indicated on the sketch, strictly in accordance with our specification for 'DryWall Coating'.

Our quotation covering re-plastering allows for the following:-

Hack-off and remove existing plaster from the areas and heights indicated on the attached sketch, and clear resultant debris from site.

Re-plaster these areas in accordance with our specification for 'DryWall Coating'.

After re-plastering, hairline cracking of the setting coat may occur. This will not present a problem regarding the efficiency of the new plaster and should be made good when decorating.

Upon removal of the existing wall plaster or render it may be discovered that an excessive amount of materials have been applied to bring the wall out to level. Under such circumstances additional labour and material costs will be incurred.

Necessary "dubbing out" will be charged a [REDACTED] for each additional 15mm thickness or part thereof.

Wall / Floor Joints

No allowance has been made for the sealing of the wall/floor joint or the joints of the stone steps where they sit into the external walls with a waterproof slurry as requested at this stage

Note –

As the existing plaster has been taken directly to the solid steps there is a possibility that any moisture that settled onto the steps, condensation, spills, cleaning/mopping etc, will be allowed to soak up the skim finish of the wall plaster causing damp staining.

IMPORTANT INFORMATION – Client to Note

It will be seen from our specification that we have included for hacking off existing plaster. In hacking off plaster, it is not unusual for dust to find its way to the remotest parts of the property. We will take the precaution to minimise this nuisance wherever practical within the immediate area of our work, but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. We regret we take no responsibility for cleaning or for any damage caused by dust.

Guarantee

Whilst any general building and ancillary works undertaken by [REDACTED] are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Protection Act 1987.

Ref No:



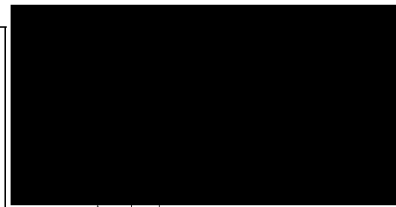
Date of Survey: 05/05/2023

Surveyor:

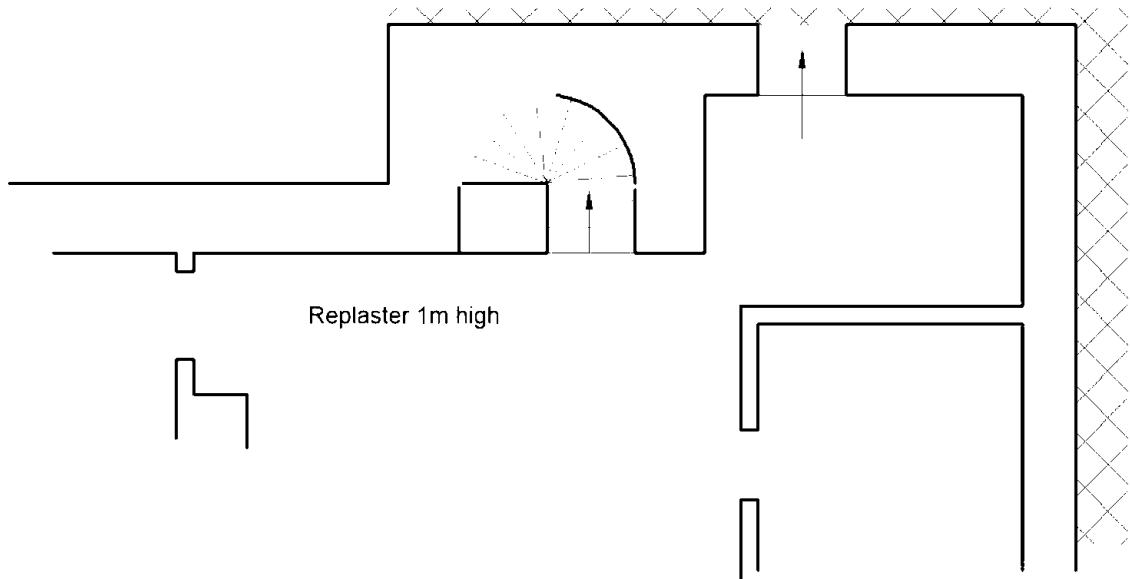


Property Address

Ash Knott
Little Bowland Road
Clitheroe
Lancashire
BB7 3BN



raising standards in the property industry



© Peter Cox Ltd

NOT TO SCALE

NOTES

T timber floor

S solid floor

high ground or floor level





✓ 1 - Long Term Guarantee

When applicable as stated in the report, a guarantee will be issued by on completion
of the works and settlement of the account within the payment terms.

Specimen guarantees are available for inspection on our website -

- ▶ Acceptance
- ▶ Terms & C
- ▶ For Action
- ▶ Important

QUOTATION ACCEPTANCE

We would like to undertake the works specified for you, as detailed on the enclosed Quotation Sheet. Where we have provided more than one quotation we feel that you would benefit from using one specialist contractor for all the works. However, we will, of course, be more than willing to undertake individual works as chosen by you.

To arrange for a convenient start date for the works to proceed please complete and return the enclosed acceptance to our local office.

A provisional start date may be arranged by contacting [REDACTED] our Contracts Manager on [REDACTED]

Should you wish to discuss this report or our treatments in any greater detail or you would like clarification of the works allowed for in our quotation, please contact me through this office or on [REDACTED] any time up to 5.30pm.

Yours sincerely

[REDACTED]