

Our ref: 10864/JBC

16th March 2023

NOL Renovations Limited
Copper Beech House, Penn Road
Chalfont St Peter, Bucks
SL9 9SF

By email only to: neil@nolrenovations.com

For the attention of Neil O'Leary,

Dear Neil,

Re: 14 Eton Villas London NW3 4SG

I refer to our recent conversations and my inspection of the areas of dampness, as directed by you.

The weather during my inspection was dry with ambient temperature of approx. 10°C.

Observations.

Dampness was note to the following locations :-

Area below main front entrance stairs.

Blistering was noted to the internal paint finishes to the underside of the solid steps, especially directly above the Megaflo tank.

The walls and underside of the entrance step structure seems to have been lined with a dense sand cement render, presumably as part of previous waterproofing protection works.

It would appear that there is water penetration through the suspected internal rendered tanking to the underside of the solid stairs, where fixings for the plastic conduit containing electrical supply cables have compromised the waterproofing layer.

I noted several other penetrating screw fixings, through the existing internal render finishes, to pipe/electrical cable fixings.

Evidence of pin mould growth, an indicator of surface condensation, was also seen to various locations to the underside of the main stairs.

Front wall to right hand side of front window.

Dampness was noted to the exposed low level electrical sockets. The buried metal back box is badly corroded and rusting.

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The wall finishes directly around this sockets were tested and no higher than average electronic moisture meter readings were noted.

It would appear that the walls have previously been damp proofed, judging by the presence of a dense render to the interior of the front wall.

I suspect that the original damp proofing render has been cut into and compromised to allow for the installation of these sockets, hence allowing moisture to track into the finishes directly around the sockets.

Left hand flank wall side doorway reveal.

Dampness was noted to the exposed high level light switch sockets. The buried metal back box is badly corroded and rusting.

The wall finishes directly around this sockets were tested and no higher than average electronic moisture meter readings were noted.

It would appear that the walls have previously been damp proofed, judging by the presence of a dense render to the interior of the front wall.

I suspect that the original damp proofing render has been cut into and compromised to allow for the installation of these sockets, hence allowing moisture to track into the finishes directly around the sockets.

Right hand rear elevation door reveal.

Higher than average electronic moisture meter readings were noted to the internal wall finishes directly next the timber door frame.

I suspect that moisture is tracking in between the timber frame and the external render finishes, causing the dampness to the material that has been used to infill the gap between the timber door frame and wall structure.

Exterior Front entrance staircase.

There is evidence of rainwater ingress penetrating below the stone cladding finishes over the original stair structure below. A section of the stone cladding has debonded from the first step riser, revealing cracking/damage to the stone structure behind.

Recommendations

I would suggest the electrical sockets/boxes are removed and the exposed brickwork behind treated with a waterproofing slurry product, overlapping the existing surrounding render finishes.

Renlon Limited Unit 12 Boundary Business Court Church Road Mitcham Surrey CR4 3TD
020 8687 4000
survey@renlon.co.uk
www.renlon.co.uk

Directors: P Seaton R Lock Registered in England at this address no 1272413 VAT reg. no 468 6897 66

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New electric socket boxes can then be glued into position to maintain the new protective layer behind.

The existing material that has been placed in the junction between the rear timber door frame and the door opening reveal should be removed and a waterproof plugging compound installed into this recess.

Our quotation for the specialist works is :-

Apply waterproofing slurry to the exposed brickwork behind the exposed electrical socket locations, overlapping surrounding render surfaces.

Infill recess between Rear door opening and timber door frame to the right hand side to full height of door frame, with waterproofing plugging compound.

Apply plugging compound to exposed fixing points behind the large plastic conduit, below the main entrance steps as shown.

For the sum of £ 630.00 + VAT

(Please note we are unable to provide a guarantee for these works.)

Client to remove existing material to the junction between the rear door frame and door reveal and remove all electrical sockets/cables etc and make safe.

Client to make good plaster finishes around sockets and to internal door reveal to rear elevation.

Client to removed large plastic ducting, currently fixed to the under side of the main steps, and all penetrating fixings .

Main front entrance steps. External work.

Following removal of existing stone cladding and exposure of the base of the render finishes to the base of the parapet walls/front piers by others.

Renlon Works

To surface of staircase and dressed up parapet walls/piers by approx. 50mm.

Apply Newton 110 Watstop repair product to surface of exposed staircase substrate.

Form render fillets to all internal angles using Newton 203 RM.

Apply Newton 109 LM liquid membrane across prepared surfaces.

For the sum of £ 2,335.00 + VAT

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Finished waterproofing to be overlain with new stone cladding/finishes by others.

Please note we reserve the right to amend our specification and costs following an inspection of the exposed staircase substrate.

The proposed works are to the areas specifically shown on the attached drawing.

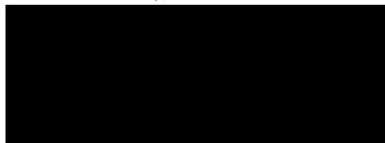
No assurance against moisture ingress can be offered at the junctions with any previous/existing works by others, points of termination, areas that are inaccessible or beyond the general boundaries of our specification.

Preparation Works

Please see the following General Preparation Checklist.

We trust this will meet with your approval and look forward to speaking with you very soon.

Yours faithfully,



Joe Chamiec CSRT CSSW
Surveyor Mobile: 07904 093 722
e-mail: joec@renlon.com

Encl. Notice of acceptance
Terms & Conditions
Technical Information Sheet no

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The renlon logo, consisting of the word "renlon" in a white, bold, sans-serif font on a red background.

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General Preparation Checklist

For works to be carried out by others at
14 Eton Villas London NW3 4SG

1. General Requirements

Provide clear working areas and a space for mixing and storing materials. Provide protection to all areas of work and access routes. Provide a method for dust control/extraction.

Suspend parking bays/areas outside the front of the building for positioning of plant etc.
Note: All local authority fees for the suspension licence etc should be met by the client.

Provide skips or other suitable receptacles for the deposit of all debris resulting from our works. Provide power, water, and background lighting. Provide scaffolding/ towers to facilitate works.

2. Task Specific Requirements

LOCALISED SLURRY/PLUGGING REPAIRS.

Remove the existing render/plaster ensuring all surfaces are clean with no deposits or traces of plaster, paint, or other matter.

Remove Fixtures & fittings, electrical services.

Remove any exposed embedded timbers/pipework etc, brick up redundant openings and voids.

Reinstatement

Electrical services are to be glued into place over the slurry repairs.

Disturbed plaster finishes are to be made good by others.

Basement or sub-ground areas are naturally cold environments. A formal method of heating, ventilation and air temperature control should be installed if condensation is to be avoided.

NEWTON 109 LM WATER PROOFING SYSTEM.

Client to ensure that all slabs are formed with falls toward drainage points, to prevent water ponding on the slab surfaces.

Client to ensure that all surface contamination/laitance etc. are removed by means of high pressure water jetting.

Renlon's site supervisor to advise on any additional cleaning works which may be required to be carried out by others at no cost to Renlon.

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We reserve the right to request for additional preparation works to be carried out by others at no cost to Renlon.

All external works are weather and temperature sensitive. If required client to provide protection to areas of work as advised by Renlon's Site supervisor.

Cover completed waterproofing works with new stone immediately after product has cured. (Approx. 3 days)

For further guidance please refer to the enclosed Technical Information Sheets

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General Attendance Schedule

GENERAL ATTENDANCES		
CONTRACT: 14 Eton Villas London NW3 4SG		MAIN CONTRACTOR: NOL Renovations Limited
ATTENDANCE ITEM	PROVIDED F.O.C. BY M/C	PROVIDED F.O.C. BY RENLON
Unloading and distribution of plant and materials		YES
Storage Space	YES	
Protection of Fixed Works	YES	
Protection of surrounding area	YES	
Power 110 Volts	YES	
Mains Pressure Water Supply	YES	
Task Lighting		YES
Shared Welfare Facilities	YES	
Scaffold / Towers for areas over 2.5m high	YES	
Podiums etc. to 2.5m high		YES
Temporary Roof	YES	
Protection from weather	YES	
Passenger Hoists	YES	
Material Hoists	YES	
Cranes	YES	
Setting out level and datum's	YES	
Rubbish Chute	YES	
Clear rubbish to skip.		YES
Skips	YES	
Background Lighting	YES	
Preparation Works	YES	
First Aid Station	YES	
Supervision		YES
No Radios		YES
No Smoking in non designated areas		YES

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Notice of Acceptance

To accept our quotation under the above reference number please complete the details below.

Please complete in BLOCK CAPITALS and tick as appropriate ☐

Mr ☐ Mrs ☐ Miss ☐ Ms. ☐ Surname

Tel. Mobile Forenames

Tel. Work Company (if applicable):

Email

Invoice Contact

Do you own Property? Yes ☐ No ☐

Please confirm if you are CIS and VAT Registered Yes ☐ No ☐

If YES please provide UTR number VAT number

Please give details of when you would like the work carried out, access arrangements, and any special requirements:

SUMMARY OF COSTS

Total for works by Renlon Ref: 10864/ALM

TOTAL £ 2,965.00 Plus VAT

I/We have read and accept the terms and conditions of contract and give you permission to enter the property for the purpose of carrying out the work specified. I/We agree to accept responsibility for the costs incurred.

Signed

Date

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**TC TRADE
TERMS AND CONDITIONS**

1. Our quotation is subject to the following terms and conditions.
2. Our quotation is for a fixed price and is not subject to re-measure, unless otherwise stated.
3. Our quotation is open to acceptance for 3 months and thereafter is subject to review.
4. We reserve the right to ask for either a deposit or full pro-forma payment
5. The payment due date is 7 days from the date of invoice or application and the final payment date is 21 days thereafter. Any notice of withholding must be given 21 days before the final date for payment. Interim applications will be made monthly. Late payment will accrue interest daily at a rate of 2.5% per 28 days.
6. Third party recovery costs on outstanding payments will be collectable in full.
7. We reserve the right to suspend works immediately a payment becomes overdue. If this becomes necessary Renlon cannot be held responsible for any resultant delays. Return to site will not be scheduled until outstanding payments have been made.
8. Renlon reserves the right to withdraw this offer at any time prior to acceptance without stating a reason. Our offer is subject to Renlon having sufficient resources to carry out the work without affecting other contracts in progress.
9. Unless stated to the contrary, our price is based on the program giving us continuity of work for the full scope of our quotation/specified works. Should the client require the works to be carried out in separate stages, we reserve the right to receive stage payments and apply an extra over 'Out of Sequence' charge of £450 (plus VAT) for each additional visit.
10. If all works to be carried out by others, detailed in our agreed quotation, technical information sheets and other information contained therein, and any requirements set out in our pre-start report cannot be completed prior to our agreed start date, we will require a minimum of 72 hours' advance notice to postpone our works. In instances where we have not received this notice and find we are unable to proceed with our works on arrival to site, we reserve the right to apply an aborted visit charge of £750.00 (plus VAT) per operative.
11. No additional works will be carried out without written instructions and an agreed method of pricing.
12. For works carried out on a day rate basis, labour will be charged at the rate prevailing when the works commence. Materials and plant will be charged at cost plus 25%
13. We must be notified in writing of any problem associated with our works within 7 days of its occurrence.
14. Any proposed contra charges must be submitted in writing and agreed by both parties prior to any monies being withheld.

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15. It is the customer's responsibility to ensure that all preparation works are complete prior to our tradesmen arriving, and that clear and safe access is available together with required lighting, power, water, and protection to surrounding areas, finishes and goods. Goods and effects should be removed from the areas of our work. We cannot be held liable for damage to any item left in the area. The nature of our work will result in the creation of noise and dust. It is our customer's responsibility to ensure that adequate protection from dust is in place for any goods and effects or to other areas of the property. We cannot be held liable for any claim against dust.
16. All concealed services must be clearly marked. No responsibility can be taken for damage to services not marked. It is the responsibility of our customer to ensure that all electrical circuits and installations within the area of our works are safe and in good order before we commence on site.
17. Where we are called upon to execute works to party walls, it is the responsibility of the customer to inform the owners of the adjoining properties of the works proposed, to ensure that there are no objections and to avoid any possible damage to fixtures or contents. The party wall regulations must be complied with, and it is recommended that a chartered surveyor is contacted. We cannot be held responsible for claims for damage caused by vibration or by any other causes to adjoining rooms or neighbouring properties.
18. It is possible for odours to permeate into adjacent properties. Where this is at all likely, the occupiers would be informed and advised to take precautions in line with our health and safety warning contained within the report.
19. Where we are required to carry out works, which may be subject to planning consent or Building Regulations Approval, our client must arrange the necessary consents or approvals from the Local Authority including parking bay suspension or skip licence and pay the statutory fees associated therewith prior to the commencement of our works.
20. Our specification is based on the on-site conditions at the time of the survey. Any alteration or change in these conditions may require an upgraded specification to accommodate any change in circumstances and may result in additional cost.
21. Where our price includes for forming channels, the extent of channels shown on the drawing is indicative only. The exact extent and layout will be determined on site following a water flood test.
22. Our Damp Proof Course, Timber and Dry Rot Treatments are guaranteed for ten years from completion date, unless otherwise stated. Plastering, Tanking and Damp-Proof Membranes are guaranteed for ten years from completion date. Sump equipment (e.g., pumps, alarms, and back-up units) installations are not covered by our guarantees and are subject to manufacturer's warranty period and conditions only. The client is responsible for taking out any servicing and maintenance agreement on the sump equipment.
23. The Guarantee Certificates are issued and valid only on receipt of payment of the full amount due including all retention monies.
24. Our Guarantee may be invalidated if works recommended and specified in our report are not carried out.
25. If we are requested to revisit under the terms of the guarantee a re-inspection fee will be charged. In the event of a valid claim against the guarantee this fee will be refunded.
26. All chemicals used by the company are cleared under the UK Government's Pesticides Safety Precaution Scheme for use as directed. Should our client purchase additives or materials as part of the contract, the client will take full responsibility for the safe handling, storage and use of those supplies and their containers and should refer to manufacturer's data sheets for details.
27. Non-flammable timber preservatives are used unless otherwise stated. However, we advise against the use of naked lights or burning equipment for a period of 8 hours. Do not allow children or animals into treated areas during this period.

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28. Where we are instructed to work on structurally weakened timbers, we cannot accept responsibility for any damage which may occur due to their condition.
29. Timbers, which are varnished, painted, or otherwise sealed, cannot be treated successfully unless stripped prior to treatment. Such work is not included within our quotation, any sealed timbers are specifically excluded from our guarantee.
30. Whilst all reasonable and due care is exercised by our surveyors our specifications are based on site conditions at the time of survey. We cannot be held responsible for any condition that was not visible at the time of our inspection. Our reports are issued in the context of quotations and are not structural survey reports.
31. Our works will be carried out strictly in accordance with the specified manufacturer's instructions unless otherwise stated. If we are unable to carry out works due to inclement weather, in particular if the temperature falls, or is in danger of falling below 5°C, then we will require additional time in order to carry out works in accordance with the manufacturer's recommendations.
32. No responsibility will be accepted by this company for the standard of works undertaken by others. It is a condition precedent to any order that our client ensures that our recommendations are implemented.
33. All orders accepted, and contracts made by the company are contingent upon freedom from all liability for non-fulfilment or delay due to war, strikes, lockouts, riots, civil commotion, scarcity of materials or labour difficulties or other causes beyond the Company's control.
34. All orders accepted, and contracts made by the Company are governed by English Law unless otherwise agreed by the Company
35. ***The adjudication provisions of the JCT Minor Works Contract will apply to any contract save that the costs of any such adjudication will be reimbursed to this company in any event.***

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