



raising standards in property preservation

Peter Cox Ltd
Unit 2, Sarum Complex
Salisbury Road
Uxbridge
Middlesex
UB8 2RZ

t 018958 13888
f 018958 13999
w www.petercox.com
e surveys.uxbridge@petercox.com

Mr Peter Finn
Hall School
2 Buckland Crescent
London
NW3 4NU

06 November 2015

Dear Mr Finn

Property – The Hall Junior School, 69 Belsize Park, London, NW3 4EH

Thank you for inviting us to carry out an inspection at this property. Our survey report is enclosed detailing our findings and recommendations.

We have also included a quotation for items of specialist work that Peter Cox will be pleased to undertake for you. For any other defects noted we recommend that you engage a reputable building contractor to inspect and undertake repairs as necessary.

To arrange for a convenient start date for the works to proceed, please complete and return the acceptance form to this office. A provisional start date can be agreed by contacting Tracy Clark, our Contracts Manager, on 01895 203706.

Where applicable, a long term guarantee will be issued for our specialist works on completion of the contract.

With the experience of over 60 years trading nationwide, Peter Cox Ltd is a founder member of the Property Care Association (formerly the BWPDA), registered as a TrustMark contractor and also as a Quality Assured Firm under ISO 9001.

Should you wish to discuss this report or the proposed recommendations I have made, I can be contacted through this office or on 07917554356 any time up to 8.30pm.

Yours sincerely

Ajmal Quereshi BSc (Hons) CSRT
Area Surveyor



The first national preservation company to be awarded this prestigious accolade



Peter Cox Ltd Registered in
England no. 2438126 at
Aniseed Park, Broadway Business Park,
Chadderton, Manchester OL9 9XA

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Survey Report & Proposal



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Accreditations



A Long Tradition

Founded in 1951 Peter Cox has wide ranging experience in building maintenance and repair extending to property of all description from private housing to public and commercial buildings, many of them listed.

Over the period we have worked on numerous historic buildings of national and regional significance throughout the UK and issued well over 500,000 guarantees.



Local Skills

We operate through a network of local service branches with trained and qualified staff familiar with local needs and building traditions.



Industry-leading Associations

Peter Cox Ltd is a member of the Property Care Association (formerly the British Wood Preserving and Damp-proofing Association), the British Wall Tie and Structural Repair Association and the British Structural Waterproofing Association.



TrustMark and GPI

Peter Cox is an approved contractor under both the TrustMark and the Guarantee Protection Insurance Schemes.



ISO 9001

We have been committed to Quality for many years and currently hold ISO 9001 accreditation.



BS 6576:2005

The Peter Cox DryWall DPC system carries a British Board of Agrément Certificate and complies with BS 6576:2005.



A Safe Contractor

All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment fluids are HSE approved and generally odourless and non-flammable.

Freephone 0800 789 500
www.petercox.com

Various guarantee options are available where specifically stated in the report. This Survey Report or Schedule of Works is our copyright and is for the benefit of the addressee only. We accept no responsibility for our survey or this report towards any other person. On no account must it be duplicated in whole or part without our authority.

Peter Cox Ltd

Aniseed Park, Broadway Business Park
Chadderton, Manchester, OL9 9XA
Email: enquiries@petercox.com



raising standards in property preservation

Report Date: 26/10/2015

Ref: ENQ234378

Peter Cox Ltd
Unit 2, Sarum Complex
Salisbury Road
Uxbridge
Middlesex
UB8 2RZ

t 018958 13888

f 018958 13999

e surveys.uxbridge@petercox.com

SURVEY REPORT

CLIENT Mr Peter Finn
Hall School
2 Buckland Crescent
London
NW3 4NU

PROPERTY ADDRESS
The Hall Junior School
69 Belsize Park
London
NW3 4EH

SURVEYED BY Ajmal Quereshi

DATE OF SURVEY 23/10/2015

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 12/10/2015, we have reported on the following:

Rising dampness to the walls

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 School.

Occupied Status The property was occupied at the time of our inspection.

Weather Conditions At the time of our inspection it was dry.

The inspection of the property was generally restricted by furniture and floor coverings.



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Chadderton, Manchester OL9 9XA



**PETER
COX**

raising standards in property preservation

Rising Damp Control



DryWall Dpc



raising standards in property preservation

▶ DryWall DPC Silane Diffusion System

- ▶ The DryWall DPC system involves the placement of a 'bead' of DryWall cream in a selected horizontal course of mortar. Where necessary, associated re-plastering is required.
- ▶ The damp proof course must be inserted above the internal solid floor level and approximately 150mm above the external ground level. In the case of suspended timber floors the installation will be below the joists and/or wallplate where practicable. Drillings may be from inside or outside the building or both, according to circumstances, into the mortar joint or masonry.
- ▶ Complementary vertical damp proof courses above external DPC level are positioned to isolate treated walls from the effects of rising dampness in untreated adjoining or abutting walls and structures or to maintain continuity between horizontal DPCs of varying levels. Vertical DPCs will be approximately 1.2m high or as specified. External walls should still be the subject of normal maintenance to prevent penetrating dampness.
- ▶ The damp proofing formulations used in these systems are odourless and non-flammable.

▶ Silane Diffusion System

- ▶ This system utilises a concentrated silane / siloxane 'cream' which is diffused within the wall to control rising dampness.
- ▶ 10-12mm holes are drilled in the mortar joint at no more than 120mm centres.
- ▶ Drillings are to a predetermined depth, depending on wall thickness, up to within 40mm of the back face.
- ▶ Each hole is filled with silane diffusion cream to within 10mm of the surface.



Freephone 0800 789 500
www.petercox.com



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RISING DAMP

To the walls scheduled below.

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.

Damp proofing is regarded as a two part treatment;

The installation of a new damp proof course being the first part of the works, this alone deals with the moisture rising from the ground.

The second part of the works deals with the hygroscopic salts within the moisture that has been soaked up by the masonry, these contaminate the wall. Salt by nature attract moisture, this can be general moisture within the air, if this is not dealt with by the specialist re-plastering process it quite often continues to show and damp patches on the wall if we have recommended the replastering on this occasion your wall at the time of inspection will have been showing signs of hygroscopic salts.

External Observations (from ground level)

Roof Coverings

General condition, visibly in good order but should be checked buy a roofing contractor on a regular basis.

Guttering & Rainwater System

General condition, visibly in good order, however as it was dry we were unable to comment on any leaks that me be present. Guttering should be cleaned of leaves and blockages every year

External Ground Levels

The surrounding external ground levels to side elevations are high in relation to the property's internal floor construction.

This is likely to result in rainwater splashing above the damp proof course and penetrating through the wall. This may allow ground moisture to penetrate the building.

Ground

Soil and vegetation levels to front are high in relation to the property's internal floor construction.

Effects

Any defects will allow ground moisture to penetrate the building and should be repaired.

Ground levels abutting the walls should be reduced to a minimum of 150mm below damp proof course levels.

Internal Observations

Solid Floors

Solid floor construction is present within the property. The testing of solid floors to determine the presence and effectiveness of a suitable damp proof membrane falls outside the scope of our inspection due to the necessity for destructive drilling of the floor slab. We are therefore unable to give any warranty as to condition or performance.

Unless otherwise stated our inspection of internal areas was restricted to the ground floor only, and is limited accordingly. If you require an inspection of any other area/areas, we shall be pleased to carry this out upon receipt of your further instructions.

At the time of our inspection moisture profile readings obtained with an electronic moisture meter from the base of the walls indicated the presence of rising dampness. The rising dampness appears to be due to the apparent absence of an effective damp proof course and salt affected plaster

Plaster & Salts

As the moisture rises from the ground 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.

Effects

Should any defects noted from our inspection above allow moisture to be transmitted into the building fabric, not only is this likely to spoil and damage internal finishes and decorations, but it will also put timbers within the property at serious risk from fungal decay and damage the building fabric itself. We strongly advise that you arrange for any defects to be attended to be resolved without delay.

Recommendations

We have detailed below the items of work that Peter Cox will be pleased to undertake for you, together with quotations.

We would recommend that you engage a reputable Building contractor to fully inspect and undertake repairs to all the remaining defects that are noted if applicable.

Damp Proof Course

Peter Cox will undertake the following works:

- Install suitable floor protection from the work area to the front door, covering the surrounding area with dust sheets
- Hack off the plaster to the treatment area and remove from site.
- Form a Vapour Barrier Up-stand 'Raglet Joint' to wall / floor joint as follows: -
- Prepare the surface by removing any plaster remains and wooden plugs, pointing up any large holes or voids from below the line of the DPC.
- Where the original plaster extends below the floor slab, this will be raked out, cleaned and the void filled to floor level. A vapour proof slurry coating will then be applied to the wall-floor intersection up to the DPC installation level. This jointing technique will considerably reduce moisture vapour condensing on both the underside of plasterwork and the rear surfaces of skirting boards, extending their life span.
- Install a chemical damp proof course incorporating our Peter Cox Diffusion Process to those walls indicated on the sketch, in accordance with the explanatory leaflet attached.
- Our quotation is based on the assumption that we will drill and insert the DPC at a level up to 75mm above the floor or 150mm above ground level, whichever is the higher.
- Apply SIKA1 waterproofing multi coat render to areas and heights as shown on the drawing
- Apply DryWall salt retardant re-plastering to areas and heights as shown on the drawing

Specialist Replastering by Peter Cox

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

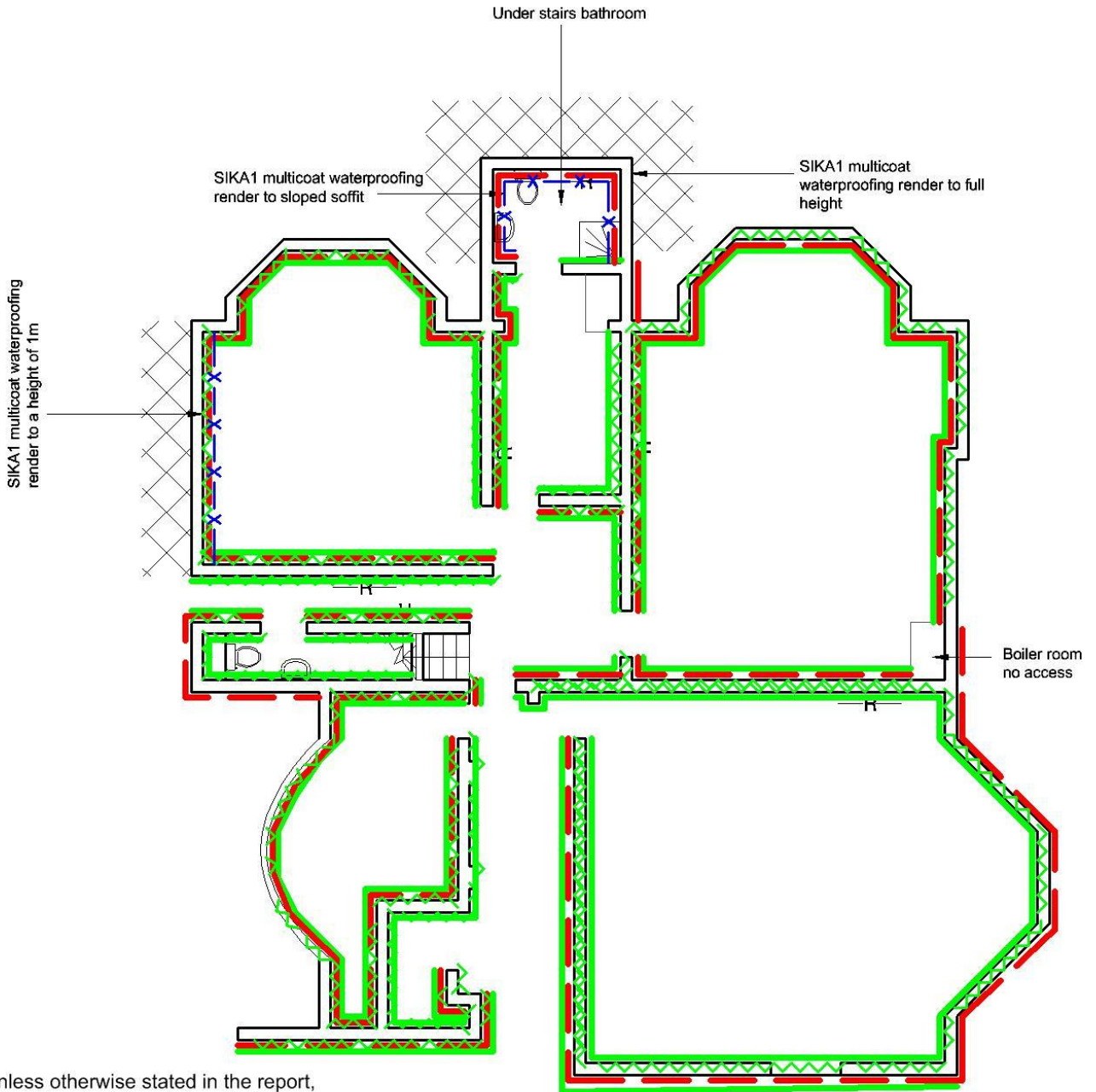
Ref No: ENQ234378

Date of Survey: 23/10/2015

Surveyor: Ajmal Quereshi

Property Address

The Hall Junior School
69 Belsize Park
London
NW3 4EH



New Building Addition

Unless otherwise stated in the report, where our work is to be carried out internally we require you to arrange for the removal of carpets and furnishings, together with all skirtings, fixed units and appliances, from walls designated for damp proof course insertion and/or replastering. This work MUST be done prior to our commencement.

© Peter Cox Ltd

NOT TO SCALE

NOTES

T timber floor

S solid floor

DryWall plaster 1.0m high, unless otherwise stated
Raglet Joint

DPC

vertical DPC

high ground or floor level

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 at £30.00 + V.A.T. per square metre for each additional 15mm thickness or part thereof. This is very unlikely but we feel it should be noted at this stage.

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.

It is recommended that the wall areas indicated on the sketch are re-plastered, strictly in accordance with our specification for 'DryWall Coating' the even height detailed.

Preparation by Client in advance of our works

You should arrange for the following preparatory work to be undertaken in the treatment areas, as stated below and/or as identified on the attached sketch. This should be completed **prior** to our arrival on site. If you have any doubts concerning preparation, please don't hesitate to contact our office for clarification. NOTE: Please do not arrange for these items to be re-instated until the completion of Peter Cox contracted works.

- Lifting and removal of carpets along with furnishings from treatment areas
- Isolation of the existing plugs sockets and electrical items
- Removal of the existing radiators
- Removal of the skirting boards
- Removal of fitted base units/urinals/toilets from the treatment areas
- Provide parking arrangement for the duration of work if restrictions apply

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 where 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 (if required, with prior notice our technician will be pleased to provide you with polythene sheeting, with our compliments).

Skirting

Where internal DPC, re-plastering, wall/floor joints or waterproofing works have been specified, it will be necessary for existing skirting's0 to be removed and subsequently replaced after the works have been undertaken.

No responsibility will be accepted by Peter Cox for cleaning or any damage caused by dust.

Guarantee

Upon completion of the contract our **20 Year Guarantee** will be issued, protecting you against the recurrence of dampness rising through our damp proof course, offering you peace of mind for your property in the future. A specimen guarantee is available on request or can be viewed at www.petercox.com. Whilst any general building and ancillary works undertaken by Peter Cox are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Protection Act 1987.



Peter Cox Quotation



- ▶ Acceptance Form
- ▶ Terms & Conditions
- ▶ For action by Client
- ▶ Important Notes

Peter Cox Quotation



raising standards in property preservation

▶ Woodworm & Dry Rot Control



▶ Structural & Basement Waterproofing



▶ Rising Damp Control



▶ Wall Stabilisation



▶ Guarantees

By Peter Cox

1 - Long Term guarantee

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

Specimen guarantees are available for inspection on our web site - www.petercox.com

By Others



2 - TrustMark

Peter Cox Ltd is an approved TrustMark contractor and so able to offer you additional warranty protection for the deposit or work in progress.

Details are available on request.



3 - GPI Insured Guarantee

In addition to any long term Peter Cox guarantee you may optionally subscribe for a 10 or 20 year back up guarantee issued by Guarantee Protection Insurance - details of the scheme and the one-off premium are available on request.



Freephone 0800 789 500
www.petercox.com



Peter Cox Ltd

Aniseed Park, Broadway Business Park
Chadderton, Manchester, OL9 9XA
Email: enquiries@petercox.com

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 Tracy Clark our Contracts Manager on 01895 203706.

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 07917554356 any time up to 8.30pm.

Yours sincerely
For and on behalf of Peter Cox

A handwritten signature in black ink, appearing to read 'Ajmal Quereshi', with a large, stylized flourish above the name.

Ajmal Quereshi BSc (Hons) CSRT
Area Surveyor

What our customers are saying about us...



Which? Trusted Trader



We're the first and currently the only national preservation company to have been awarded Which? Trusted Trader status

Customer Survey

OVER 95%

After conducting a customer satisfaction survey, covering our performance in the following areas – **customer courtesy, punctuality, tidiness, quality of work and administration**, we achieved an overall satisfaction rate of over **95%**.

Checktrade.com

Checktrade.com AVERAGE SCORE 9.9

Out of more than 100 customer reviews, our average score on the checktrade website is **9.9***.

*At time of going to print.

Testimonials

- 1** Appointments arranged quickly, work was done well. Very pleased with the outcome.
Mr Gardner, Stevenage
- 2** Very effective, clean, tidy and obliging with any question I asked. Punctual with times of starting and finishing job. Would recommend.
O Poole, Bromyard
- 3** I received an excellent service with a high standard of efficiency and courtesy. I was very pleased with results. I would recommend.
P Smallwood, Orpington
- 4** I hope you realise how greatly your work is appreciated! Your staff have been friendly and the work was carried out in an efficient manner. I will recommend you to anyone. Many thanks!
A Ramjiov, Oxford
- 5** Very prompt service. Very speedy inspection report. Work completed super quick and additional requests were accommodated.
J Hall, Hindhead
- 6** A good thorough survey and work completed to a excellent standard.
J Martin, Richmond
- 7** Overall service was outstanding, from follow up calls to the work service. The two guys who carried out the work were exceptional. Definitely would recommend.
L La, Stortford
- 8** Their service could not be faulted. The operative was courteous and helpful and obviously knew his job.
Mr Morris, High Wycombe

Peter Cox seasonal advice

Their bags are packed and they're ready to travel...
...is your home ready for the flight season?

QUOTATION

Client Address Mr Peter Finn
Hall School
2 Buckland Crescent
London

Property Address The Hall Junior School
69 Belsize Park
London

Postcode NW3 4NU
Date of Survey 23/10/2015
Reference: ENQ234378

Postcode NW3 4EH
Branch Office Unit 2, Sarum Complex, Salisbury
Road, Uxbridge, Middlesex, UB8 2RZ

The price for executing the works subject to and in accordance with the Survey Report, together with Specifications, Explanatory Notes and all other enclosures is:

Description of Works	Price (excluding VAT)	✓
a) DryWall Damp Proof Course Installation & Raglet Joint	£ 3414.00	
b) DryWall Coating System & SIKA1 multi coat waterproofing system	£ 16326.00	

This quotation is **exclusive** of **VAT** and is subject to the Conditions overleaf.

Where applicable and as specified in the Report, the repair works quoted will carry our normal long term guarantee which will cover the specific areas treated.

If available, you may have the option to subscribe to a 10 year back up guarantee issued by Guarantee Protection Insurance. Details are available on request.

Payment terms are outlined on Acceptance of Quotation Form – please see attached.

35% deposit is payable by return at the time of instructing works, with the balance due immediately upon completion – please refer to our Terms & Conditions within your Report Pack and as outlined overleaf.

Signed on behalf of Peter Cox Limited

Stephanie Plevin

QUOTATION ACCEPTANCE

Client	Mr Peter Finn	Property	The Hall Junior School
Address	Hall School 2 Buckland Crescent London	Address	69 Belsize Park London
Postcode	NW3 4NU	Postcode	NW3 4EH
Date of Survey	23/10/2015	Branch Office	Unit 2, Sarum Complex, Salisbury Road, Uxbridge, Middlesex, UB8 2RZ
Reference:	ENQ234378		

The price for executing the works subject to and in accordance with the Survey Report, together with Specifications, Explanatory Notes and all other enclosures is:

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Where applicable and as specified in the Report, the repair works quoted will carry our normal long term guarantee which will cover the specific areas treated. If available, you may have the option to subscribe to a 10 year back up guarantee issued by Guarantee Insurance; details for this service are available on request.

Customer Acceptance

I have indicated by a ✓ in the table above those works which I wish you to undertake on my behalf.

I wish to pay by the following method. Please note your chosen payment method: (minimum deposit of 35% of total value inc. VAT at time of accepting the works, balance due immediately upon completion of works).

- Debit/Credit Card:** Please return your Quotation Acceptance preferably using the email address below, we will then call you directly to make arrangements to undertake the work and take your card details to process your deposit. Note: all payments made by Credit Card will incur a surcharge of 1.5% on the total sum paid (no charge for Debit Cards). Please note, we do not accept American Express or Diners Club Cards.
- Cheque with acceptance:** Please post to the above branch Office address together with this signed quotation acceptance. Please write **ENQ234378** on the rear of the cheque.
- Bank Transfer:** Bank Name: **Barclays** Sort Code: **20-00-00** A/C No: **23931773** A/C Name: **Peter Cox Ltd.**
Please quote Reference: **ENQ234378** Date of Transfer: _____

As the Owner/Agent/Tenant/Lessee/Prospective Buyer* (delete as applicable) of the property, I accept this quotation and acknowledge that I am responsible for payment to PETER COX Ltd. in accordance with their standard terms and conditions overleaf.

Signature: _____ Name: _____ Date: _____

Invoice Address: _____ Preferred
(if different from Client Address above) _____ Contact No: _____

Please return this completed form to the above Branch Office address. Your work can be scheduled to start as soon as we receive this acceptance and payment of your deposit. To reduce the waiting time, please email this completed form to: uxbridge.contracts@petercox.com quoting the words "Quotation Acceptance ENQ234378" and we will then call you back on the above preferred Contact No.



CONDITIONS OF CONTRACT

1. ACCEPTANCE OF QUOTATION

The Peter Cox Limited ("Peter Cox") quotation may be accepted by:

- (a) The customer returning the signed acceptance of quotation form within twenty-eight days of the date of the quotation (or three months in the case of damp proofing work only);
- (b) The customer requesting a date for commencement of the work within 28 days of the date of the quotation provided such date is itself no later than three months from the date of the quotation;
- (c) The customer paying a deposit to Peter Cox in part payment of any sums ultimately due to them;
- (d) Any other conduct of the parties which indicates that the customer has accepted the quotation.

2. CREDIT CHECKS AND REFERENCES

Peter Cox reserves the right to carry out credit checks on customers at any time at its own expense. Further, if required and requested by Peter Cox, the customer shall provide satisfactory trade and financial references before the Peter Cox quotation may be accepted by the customer.

3. DEPOSIT

Unless otherwise agreed with Peter Cox, the customer is required to pay a deposit of 35% of the total value of the work (inclusive of VAT) prior to commencement of work, which may be forfeited by the customer in the circumstances set out in clause 11 below. In the event that the deposit is not paid by the customer as required, Peter Cox is under no obligation to proceed with the work until such time as the deposit is paid and is not responsible for any delays or losses caused in consequence of the customer's failure to pay the deposit in advance of the commencement date.

4. VARIATION

Peter Cox reserves the right to substitute alternative materials and equipment and/or to use alternative methods of work and construction of similar quality and performance to those specified in the quotation or any other document issued by them.

5. EXTRAS

Unless otherwise stated, the contract price is based on the work being executed without interruption during the normal working hours of Peter Cox, i.e. 8am to 5pm Monday - Friday. If extra time on the contract or overtime is worked for any reason (other than by default of Peter Cox), the costs of such extra time or overtime, plus a reasonable proportion of overheads and profit, shall be paid by the customer as an addition to the contract price. If materials additional to those included in the quotation are supplied because of additions or alterations to the contract works requested by the customer, he/she will pay the cost of those additional materials, plus a reasonable proportion of overheads and profit, as an addition to the contract price.

6. LOCAL AUTHORITY REQUIREMENTS

Where the Local Authority become involved in the work to be undertaken, any additional costs incurred by Peter Cox in order to meet the specific requirements of the Local Authority will be charged to the customer as an addition to the contract price. For example, in certain circumstances, Peter Cox is required by law to notify the Local Authority Building Control Officers of proposed remedial wall tie installation works.

7. FIXTURES AND FITTINGS

All fixtures and fittings in working areas shall be removed by the customer before commencement of work, and afterwards repaired and replaced by the customer, in each case at the customer's expense. Peter Cox may remove, at the customer's expense, any fixtures or fittings not so removed, however, Peter Cox will not be responsible for any damage to any fixture or fitting (other than damage proved to be due to negligence on the part of Peter Cox, their servants or agents) and the customer shall indemnify Peter Cox against any claim for such damage. The expression, "fixtures and fittings", shall include, without prejudice to its generality, pipes, cables, furniture, furnishings, internal plaster and decorations. Unless otherwise stated elsewhere in writing, the price quoted does not include for making good wall plaster and/or decorations disturbed by wall tie replacement work.

8. WORKING FACILITIES

The customer will, at his/her own expense, provide Peter Cox with:

- (a) Unimpeded access for vehicles and workmen during all working hours to all areas to which access is necessary for carrying out the contract works;
- (b) Adequate and conveniently situated supplies of electricity and water;
- (c) Conveniently situated areas for loading, unloading, storage and the carrying out of ancillary works;
- (d) All facilities required for Peter Cox's employees under the Construction (Design & Management) Regulations 2007 or any modification or replacement of them;
- (e) Where relevant, the written consent of any owner and/or occupier of the adjoining property to the quoted treatment of party walls and to such access as may be necessary to such adjoining property for the purpose of carrying out works to the party walls or the provision of scaffolding. Peter Cox will not be liable for subsequent defects attributable to dampness originating from an adjoining property (other than damage proved to be due to negligence on the part of Peter Cox, their servants or agents).

9. STRUCTURAL DEFECTS

Unless otherwise stated, the Peter Cox quotation is based on the assumption that the structure and foundations of the property are in good condition and, if it is discovered that they are not in good condition, Peter Cox may, by not less than seven days notice in writing to the customer, determine the contract and thereupon the customer shall pay to Peter Cox the reasonable cost of all work carried out until such determination. Upon any such determination, the customer will be responsible for all reinstatement work at his/her own expense and Peter Cox will not be responsible for any deterioration in the property caused by subsequent structural defects.

10. VALUE ADDED TAX

Unless stated otherwise, prices and rates shown in all documents issued by Peter Cox are exclusive of Value Added Tax (VAT) which will, where applicable, be added to such prices and rates at the rate prevailing from time to time and such VAT shall be payable by the customer.

11. CANCELLATION

Where the contract between the customer and Peter Cox is an 'off-premises' contract as defined by The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013, it may be cancellable within 14 days of coming into effect. In such circumstances, information regarding statutory cancellation rights will be supplied on a separate document. Where that cancellation period has expired, and in all cases where the contract does not qualify for statutory cancellation rights, Peter Cox reserves the right to retain or claim the following proportion of the deposit paid or payable by the customer as follows:

- (a) If cancelled more than 28 days prior to the commencement date – 25%
- (b) If cancelled between 10 and 28 days prior to the commencement date – 50%
- (c) If cancelled between 5 and 9 days prior to the commencement date – 75%
- (d) If cancelled between 1 and 4 days prior to the commencement date – 90%
- (e) If cancelled on the day of or after the date of commencement – 100% of deposit and such other reasonable costs or expenses as may have been incurred by Peter Cox or for which Peter Cox may be liable at the date of cancellation

12. TERMS OF PAYMENT

All sums due to Peter Cox are exclusive of VAT unless otherwise stated. Payment is due on completion of the work or in accordance with any alternative agreed contract mechanism. Peter Cox reserves the right to charge interest on all overdue accounts at the rate of 5% above the base rate from time to time of Barclays Bank PLC. In the event that the customer has any queries in respect of an invoice issued by Peter Cox, then such queries shall be raised in writing to the relevant Peter Cox branch within 7 days of receipt of said invoice.

13. RETENTION OF TITLE

Title to any and all equipment and/or materials sold and/or used by Peter Cox as part of the works and/or the Contract will not pass to the customer until such time as all sums due and payable to Peter Cox have been paid by the customer in full. For the avoidance of any doubt, the customer has no right to use or keep such equipment and/or materials until they have been paid for in full and ownership thereof remains with Peter Cox until that time. Further, Peter Cox has the right to recover such equipment and/or materials from the customer's possession in the event that payment in full is not made by the due date.

14. DELAYS

Where any period or date for completion has been agreed, Peter Cox will be entitled to any reasonable extension to that period or date where any delay is due to adverse weather conditions or to such other reasons as may be fair and reasonable in the circumstances.

15. GUARANTEE

Within 14 days of payment of their account in full, Peter Cox will, if applicable, issue their guarantee to the customer. In the event that payment is made by the customer outside the terms of payment set out at clause 12 above without reasonable excuse, the customer will forfeit its entitlement to any guarantee unless Peter Cox shall determine otherwise at its sole discretion.

16. RE-INSPECTION

Should the customer for any reason request Peter Cox to re-inspect the work after completion, a fee for such re-inspection will be charged by Peter Cox. Such fee will be refunded to the customer in the event of Peter Cox being proved to have been at fault in carrying out the original work.

17. GOVERNING LAW AND JURISDICTION

In the event of any dispute arising out of or in connection with any survey and/or work undertaken by Peter Cox, the laws of the country in which that survey and/or work has been undertaken shall apply to such dispute and such dispute shall also be determined by the courts of that country in which the survey and/or work has been undertaken.

SCOPE OF SURVEY

General

We have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risk of rising dampness, water penetration, timber decay or wall tie failure, or any other defect not evident at this time or that may develop in the future.

With the exception of wall tie inspections, all surveys carried out by Peter Cox Limited are of a non-destructive nature unless specifically stated otherwise. This means that we will base our report on a visual inspection of the property only, together with any readings which can be taken from the existing surfaces of the property. Our recommendations in such a report are therefore limited by the inspection we are able to carry out.

If you require a 'Comprehensive Report', which includes investigations of a destructive nature, then please confirm this in writing. A fee will be required for this report and scales of fees are available upon request. We will not, however, be responsible for any damage or disturbance caused by any investigations of a destructive nature. In any event, if you proceed on the present basis, we shall inform you if, during execution of the works, we discover any further areas which require treating and submit additional quotation(s) accordingly.

Where treatment has been recommended, unless otherwise stated, this is on the understanding that the specified area has not previously been treated or guaranteed. It is not always possible to determine if previous works have been carried out if we are not informed of that prior to our inspection. Therefore, if a guarantee is produced after our inspection has been carried out, we will not be responsible for any statements made within this report. In those circumstances, it is likely that a further, destructive survey will be necessary and the findings of this subsequent survey will supersede our initial visual report.

Unless otherwise stated, no inspection of any solid floor areas was undertaken so we can provide no warranty as to their condition.

This survey must not be regarded as a substitute for a structural survey.

Dampness

To assist with the identification of rising dampness and the need for basement waterproofing, it is often necessary to consider the effects of other moisture sources which may be present in the property. Where other potential moisture sources are apparent to us, we will identify those for you so that you may arrange for these to be attended to by others however our observations are intended as helpful suggestions only.

Timber

In the case of timber surveys, our inspection is based upon a close but not intimate examination of the areas specified. Inevitably there will be timbers which could not be inspected fully or at all without opening up. Our recommendations are therefore subject to the qualification that further works may be required once the fabric of the building or a particular element is exposed. This applies particularly to Dry Rot.

Since our inspection has been limited to the accessible exposed surfaces, we are unable to comment as to the condition of all timbers that may be present. As a general rule, all timbers adjacent to damp walls or subject to any other moisture ingress must be considered to be at risk from fungal decay.

Wall-ties

In the case of wall ties, our inspection is confined to determining the presence and condition of existing wall ties and associated defects, and does not extend to a structural survey. The inspection is based upon random sampling using the method(s) of inspection described in the report.

Pre-Purchase

Where a survey is being carried out prior to purchasing a property, we advise that the report should not be relied upon for negotiating the value of the property. We strongly recommend that a 'Comprehensive Report', which includes investigations of a destructive nature, is undertaken for such purposes, although this will require you to obtain indemnities from the vendor in writing for any damage thereby caused.

Other Defects

Where we have drawn your attention to other defects or to items that are outside the scope of the survey as defined earlier, these should be regarded as helpful suggestions and not a full and complete assessment of any problems that might exist.

Please read carefully the following notes which all form part of the contract offer

FOR ACTION BY CLIENT

GENERAL

Electricity & Water

We require a safe 110/240v 13 amp electricity supply and clean water to be provided free of charge. If suitable electricity is not available, we reserve the right to provide a portable generator for which the hire costs will be £50 per technician per day, chargeable to the client.

Please inform us in advance if a suitable power supply is not available.

Access

We require safe, unimpeded access to the work areas. The client must arrange for the removal of any fixtures, fittings, services, stored goods, as well as carpets and furnishings, prior to our technicians' arrival on site and for their subsequent replacement. If, for any reason, items remain in-situ, we will not accept any responsibility for any damage.

On no account can our technicians undertake the moving of furniture, floor coverings, etc. unless by prior agreement and confirmed in writing, in which case we will not accept any responsibility for any breakages or damage sustained. In the event that services, fixtures and fittings (including sanitary ware and fitted units), which are specified in the report for removal by the client, are found to be damaged during the works, this company will not accept any liability for any such damage.

Please therefore inform us in advance of any concealed/buried services, i.e. pipes & cables.

Asbestos

Please inform us if you are aware of any asbestos containing materials (ACM's) in the vicinity of our work areas. If, during the course of our works, any ACM's are discovered or suspected, we will advise you accordingly. To prevent our staff, yourselves or other occupants being exposed to hazardous fibres, it may be necessary for any such items to be sampled and analysed for asbestos content. If asbestos is found to be present, specialist removal by an HSE licensed contractor may be required to enable our works to proceed. We will be pleased to provide advice on obtaining a quotation for an asbestos survey, sampling or removal, on request.

Party Walls

Where the works described in this report involve a party wall, we must draw your attention to the fact that the Party Wall Act 1996 applies. Whilst you should obtain legal advice if you have any concerns over the application of this Act, in general terms, the Act requires an owner to notify his or her neighbour of any proposed works and obtain consent for the work to commence, although that consent cannot be unreasonably withheld. In any event, we will not be responsible for any unforeseeable damage caused to adjoining properties.

Disturbance

The works may be unavoidably noisy and dusty and our quotation assumes that the work will be carried out in normal working hours with no undue restrictions. Where our works involve the use of drilling machines which can cause vibration, we strongly suggest you remove any objects from the walls which may be loosened or damaged by such vibrations. It is also possible that existing plasterwork or render may be loosened if it is not well keyed to the substrate. We will accept no responsibility for any claim for such damage due to these vibrations and we suggest that you notify the owners of any adjacent properties of our impending works.

Dust

Where our specification includes for hacking off existing plaster, the client is advised that it is not unusual for dust to find its way to the remotest parts of the property during this type of work. We will take precautions to minimise this nuisance where 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 (if required, with prior notice, our technician will be pleased to provide you with polythene sheeting, with our compliments). No responsibility will be accepted by Peter Cox for cleaning or any damage caused by dust.

General Maintenance

Our specialist works are not an alternative to good/sound building construction or regular building maintenance. It is essential that the external fabric of the building (including gutters, down pipes, drain pipes, render, pointing, etc.) is repaired where necessary and maintained in good condition, to ensure that penetration of water is prevented.

Safety

Except in some special circumstances, the treatment fluids used by Peter Cox are aqueous based. They are non-flammable, have low odour and low toxicity. All products used are approved and licensed by the Health & Safety Executive (HSE). It is, however, important to take normal precautions by refraining from entering treated areas during the course of treatments and for a period thereafter, as stated on the product safety data sheets which are available on request. Particular care must be taken to prevent access by children and animals. For the majority of our treatments re-entry is possible after a minimum period of 1 hour or when the timber surfaces are dry.

DAMP PROOF COURSE

Access

Where drilling is to be carried out internally (see sketch plan/drawings), timber skirtings must be removed to allow the work to proceed. Unless otherwise noted, the responsibility for their removal and re-fixing rests with the client.

External renders

The external render should be removed from the area where we propose to insert the DPC to prevent bridging and to expose the mortar joint chosen for the treatment. It may subsequently be replaced either by a bell casting above the DPC line or a sand and cement render incorporating a waterproofing agent. It is the client's responsibility to undertake this work, unless otherwise stated.

Drying out

The drying out period after a damp proof course installation can vary considerably, however, as a guide, one month should be allowed for each 25mm of wall thickness. Drying out can be influenced greatly by heating, ventilation and the condition of both internal plaster and external walling. The presence of paints and renders can substantially extend the period.

Re-plastering

Re-plastering should be done with a sand and cement render, incorporating our DryWall Salt Retardant Additive applied in accordance with our standard specification, except on walls below ground or adjacent to higher floor levels, and chimney breast areas where high salt presence is suspected. In these circumstances, a waterproofing system should be used.

Note: Patent lightweight plasters such as Carlite should never be used on damp or treated walls.

On plaster allowed to remain in position, the client should ensure that it does not form a 'bridge' over the damp proof course. Wall plaster should stop above the line of the damp proof course unless it is of a waterproof nature (see common faults sketch in Plastering Advice and Guidance Sheet). It is preferable to remove wallpaper to 1.0m high to aid drying out and emerging salts should be brushed away as they appear on the surface. Plaster/decorations which are persistently affected by mineral salts should be removed to a minimum level of 1.0m or 300mm above any apparent salt line/dampness, whichever is the higher. For more detailed information, please refer to the Plastering Product Data and Guidance Sheets.

High Ground Level

Walls adjacent to higher ground levels may be affected by lateral damp penetration. Clients are advised to either have the higher ground lowered to 150mm below the proposed new DPC level prior to works commencing or apply a waterproofing system to these areas.

Decorations

Wall plaster should be allowed to dry out before any redecoration is undertaken. Water based, non-vinyl, vapour permeable emulsions may be used as a temporary decoration.

Clients are strongly advised not to apply a permanent decoration for a minimum period of 12 months or until all residual moisture has dried out (see note on drying out above). Walls below ground treated with cementitious coatings or renders still need to 'breathe' and should not have impervious decorations applied which would otherwise act as a vapour barrier.

Party Walls

Where it is not possible to gain access to both sides of a party wall or flank wall, our Guarantee would be issued on the assumption that the floor or ground on both sides of the wall would be at the same level. We therefore recommend that the client arranges for these levels to be checked prior to the damp proof course being installed.

Our method of installing a damp proof course in a party wall from within your property, whilst being to your neighbours' benefit, does not involve access to their property. We therefore strongly recommend that before we carry out works to this wall you inform them of our starting date, as the use of rotary percussion drills could cause disturbance. We cannot be held responsible for any problems that should occur from such disturbance, particularly if the owners/tenants are not informed.

Elektro+ Damp Proofing

All metal pipe work (e.g. central heating/water/gas pipes etc) directly in contact with walls, floors or passing through walls in the vicinity of the Elektro+ system must be protected with non-conductive sleeving e.g. plastic sleeving. The client should arrange for this work to be carried out by a competent plumber under a separate contract.

Clients are advised NOT TO cut the wire anywhere, thus causing a break in the circuit. We cannot be held responsible for any problems that should occur from this action. If the wire/circuit has to be cut for any reason please contact us for further advice.

The Elektro+ System needs to be switched on at all times.

TIMBER

Dry rot in buildings will only be sustained where the moisture content in timbers exceeds approx 20%. The primary control measure therefore for the eradication of dry rot is to reduce the moisture content within the building fabric and to subsequently maintain this at a level of below 20%. It is therefore essential that all building defects allowing moisture ingress are rectified and measures are taken to promote rapid drying of the structure.

WALL STABILISATION

We strongly suggest no washing is hung out to dry and all windows and doors be kept shut whilst the work is in progress due to dust caused by external drilling.

STRUCTURAL & BASEMENT WATERPROOFING

The client must ensure that all aspects of drainage, including land drains and mechanically pumped systems, meet required standards and are maintained and free flowing. We would recommend the client obtains a CCTV camera survey of the existing drains prior to commencement of waterproofing works. Generally, as a guide, drainage must comply with good building practice and current Building Regulations.

General

DryWall Salt Retardant Additive is a high specification additive for sand and cement renders which are used to retard the movement of salts to the internal face of the wall. DryWall also improves workability, reduces water demand yet allows the render to remain vapour permeable. DryWall is also useful for dry rot work and other problem situations.

DryWall is easily diluted on site with water, to form a working gauging solution.

Preparation

Remove existing plaster to the height outlined in the survey/specification but generally not less than 1m or 300mm above the maximum level of the salt contamination whichever is the higher. Rake out the mortar joints to ensure a mechanical key. Remove any timber fixing grounds that are present in the masonry.

Mixing

Take a clean 25 litre drum or other suitable container and half fill it with water. Add 1 litre of DryWall then make up to 25 litres in total with water. Shake or stir the drum for a few seconds to ensure even dispersion.

First Coat

Prepare 3 parts sand to 1 part cement (preferably sulphate resisting) using the gauging water containing DryWall Salt Retardant Additive. The sand should be specified as washed sharp sand, suitable for rendering as laid down in BS 1199 (1996).

Use the minimum of gauging water to achieve a dense coat; an approximation is not more than 8 litres per 50 kg dry mix.

Compact the mix well into the mortar joints and then render to give an overall thickness of no less than 12mm.

Where a total render thickness less than 20mm is required it may be possible to apply the sand cement render in a single coat. This will depend largely on the workability of the mix and it may be necessary to reduce the quantity of the gauging water to obtain a stiffer consistency.

Do not over-trowel. When the cement obtains its first set, scratch to form a key.

Second Coat/Subsequent Dubbing Out Coats if required

Dub out to the required thickness, using the same mix as used for the first coat. Second or subsequent coats should be applied before the previous coat has finally set in order to obtain good adhesion between coats.

Scratch the surface to form a key for finishing plaster.

Do not over-trowel.

Finishing Coat

This coat should be 3mm Thistle Multifinish or Board finish.

Important Notes

- Even though the new render will have water resistant properties it is still important to avoid bridging the damp proof course. Hence the plaster/render should always be cut short of the floor except in situations of high ground levels - see diagrams overleaf.
- Protect render from frost until fully cured.
- Any redecoration should be treated as temporary whilst the wall dries out. To assist in drying no impermeable coatings such as vinyl wall paper should be applied initially - for a minimum period of at least 12 months. If in doubt, contact Peter Cox.
- This product contains a traceable dye which is activated if wetted. If mixing externally, protect accordingly. Spillages can be cleared with washing up liquid and a copious amount of water.

The importance of adhering to this specification as part of the rising dampness control cannot be over emphasised. If you or your builder are unsure of any of the requirements, please contact our office for advice before carrying out the replastering.

Health and Safety

DryWall is a water based product of a low hazardous nature. However as for all chemical products precautions should be taken, including the use of overalls, gloves and goggles. Cement is alkaline and skin contact should be avoided.

Technical Information

Pack size:	4 Litres
Dilution:	1:24 with water
Coverage:	1 Litre of concentrate at 1:24 dilution is sufficient for 7m ² of render at 12mm thick.
Storage:	Store out of direct sunlight above 5°C
Shelf life:	24 months in unopened containers.

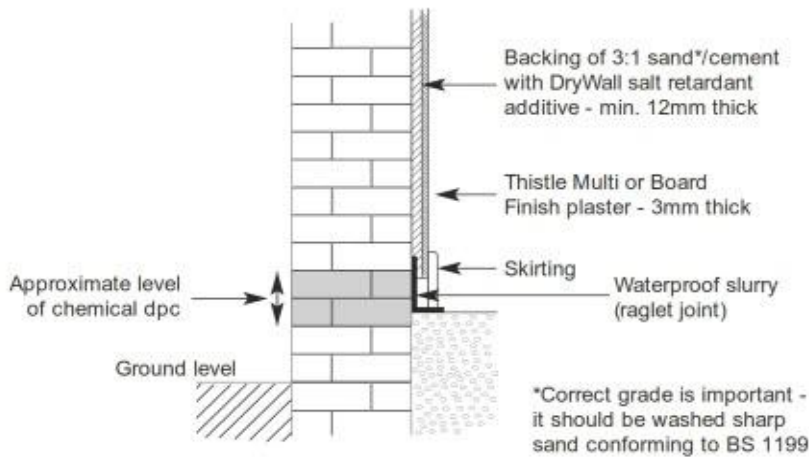
This product is designed for internal use only and specifically for the use and application described above. The data and advice given apply only when the product is used as directed.

SEE ILLUSTRATIONS OVERLEAF

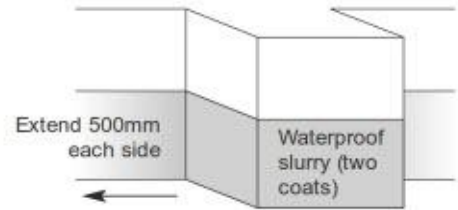
Peter Cox Ltd

Aniseed Park, Broadway Business Park
Chadderton, Manchester. OL9 9XA
Tel 0845 222 0404 Fax 0161 684 8305
E-Mail: marketing@petercox.com
Web: www.petercox.com

Recommended Method



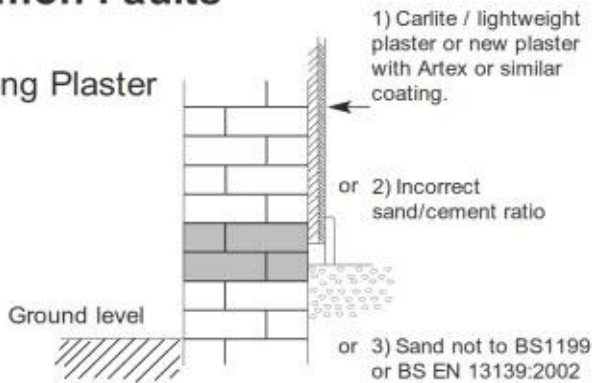
Additional protection for chimney breasts



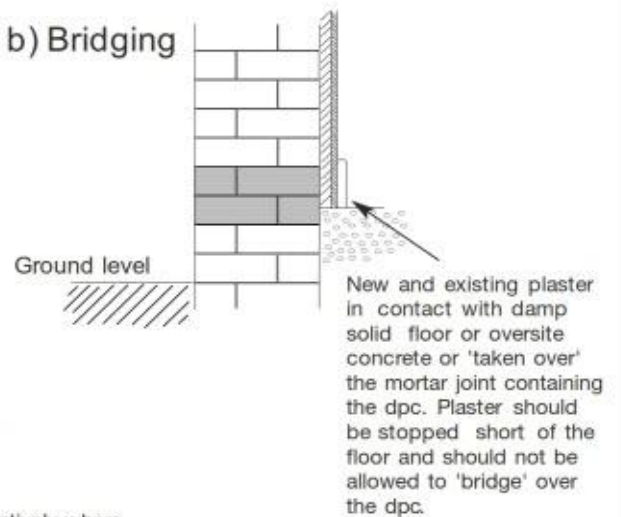
Height - 1m minimum or not less than 300mm above the maximum level of salt contamination - whichever is the higher. To be finished with DryWall salt retardant plaster.

Common Faults

a) Wrong Plaster



b) Bridging



External Renders - To prevent bridging

a) Remove plinth or render below dpc level and form bell mould.

Repair any open joints to face of wall.

Ground level

b) Alternatively where wall is fully rendered, chase out gap in line with dpc.

Ground level

Varying ground/floor levels



Salt Retardant Additive

See Data Sheet overleaf

Important Notes



General

We reserve the right to make amendments to our specifications as we deem necessary without prior notice. All measurements are approximate.

No allowance has been made in our quotation for any works other than those specifically specified for Peter Cox personnel. All other repairs and/or ancillary works are to be the responsibility of others under separate contract.

In the case of structural repairs included in our specification, additional work or variations to our work required by supervising officers will be charged extra, together with any fee charged to us.

At the time of our inspection, we were unable to determine the condition of the plasterwork or render or its key to any brickwork designated for repair. We are unable to accept any responsibility for this item, although every care will be taken by our technicians during the course of our works.

In some areas it is a requirement of the Local Authority that the District Building Inspector be informed of our proposed works. It is the clients responsibility to gain any necessary approvals from the local authority; any costs incurred will also be the clients responsibility.

At the time of our assessment, we could only calculate our quotation based upon those items of the structure / construction that were visually accessible as no exploratory works were undertaken. When works commence structural/constructional variations may be uncovered (i.e. a reinforced concrete slab when drilling commences, porous/damaged brick/stonework behind plaster or concealed timbers etc).

The client must be aware that these variations could not have been ascertained from our initial assessment. We therefore reserve the right to amend the specification accordingly and charge for additional works required at our standard rate.

Specified repairs and replacement timbers will be replaced to similar (standard size) dimensions as existing unless otherwise requested and/or stated. Replacement timbers will be to standard stock item sections and mouldings, unless otherwise specified.

Where re-plastering is carried out, 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.

Damp Proof Course

Where fixed skirting boards are present, it is not possible to ascertain at the time of our inspection, unless otherwise stated, whether internal existing plaster is continued to floor level and will therefore form a bridge over any damp proof course.

Any plaster which 'bridges' our damp proof course MUST be removed by the client. Additional information is including on our Plastering Sheet.

Initial decoration must be regarded as temporary for the first year after treatment and replastering. Paints and wall papers containing Vinyl must NOT be used in this period otherwise our guarantee may be invalidated.

We are unable to guarantee chimney breasts due to their construction and the possible presence of salts associated with fossil fuels.

Timber Treatment

If a dry rot attack involves the party wall then any guarantee would become void should any re-infection emanate from an adjoining property.

Wall Stabilisation

If any walls are bowed or cracked, our treatments are intended to prevent further movement and will NOT correct the wall movement that has already occurred.

Our works involve drilling and chiselling the external brickwork. This does cause dust which in windy conditions can cause a nuisance to other properties. Whilst we will endeavour to keep this to a minimum, we regret we cannot take any responsibility for cleaning, or for any damage caused by the dust to this property or any other properties.

Structural & Basement Waterproofing

Cavity Drainage Membrane installations with no provision for water drainage, i.e. vented or lining systems, incorporate the membrane to protect decorative finishes against dampness / contamination only and do not constitute a full waterproofing system. Installations with no drainage will not be guaranteed against water ingress.

Where mechanical pumping is being incorporated in the system, the installation is totally reliant on the effectiveness of the pump discharge. You should therefore consider the implications of pump/electrical supply failure.

A range of back-up systems are available at your written request.

Any waterproofing system is only designed to prevent water penetration where it has been applied. No assurances can therefore be given that the retained water will not be diverted elsewhere within the structure, unless the complete structure below ground is waterproofed.

The system specified is not designed to cope with flash floods when water tables rise dramatically in adverse weather conditions. Flood zone information is available at: www.environment-agency.gov.uk/floodline

The waterproofing system must not be punctured in any way. If wall/floor fixings are required, we must be consulted in writing.

Special Notes

Please read these important notes carefully in conjunction with the Survey Report / Schedule of Works and the Quotation, together with all enclosures which all form part of the contract offer.
















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Peter Cox Portfolio of Products and Services

	Osmotic Dampproofing	ELEKTRO ⁺
	Rising Damp Control	DryWall ^{pc}
	Dry Air - Whole House Ventilation System	DryAir
	Heat Recovery System	Thermo save
	Mould Control	MOULD CLEAR
	Basement and Structural Waterproofing	DryRoom
	Masonry Protection Cream	DryWall ^{thermotek}
	Woodworm Control	INSECTASURE
	Dry & Wet Rot Control	TIMBERSURE
	Epoxy Resin Repair	RES N BOND
	Cavity Wall Tie Repair	SECUREWALL
	Crack Stitching & Lintel Reinforcement	WALLBOND
	Bird Deterrence & Control	no perch

A Nationwide Team of Experts

- | | | | |
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**PETER
COX**

raising standards in property preservation

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Rising Damp Control

▶ Problem

Rising damp is unhealthy, unsightly and can lead to timber decay and heat loss. Because it carries with it hygroscopic ground salts such as chlorides and nitrates, it can break down plaster and ruin internal decorations.

▶ Solution

To resolve the problem, Peter Cox install a remedial damp proof course using their DryWall Silane Diffusion system, the very latest in damp proofing technology.

This involves the introduction into the wall of a concentrated thixotropic silane/siloxane 'cream' to form a barrier against rising damp. As the cream slowly diffuses it also releases a silane vapour which reacts with the silica in the masonry to form a water repellent resin.

No liquid is involved so the wall is quicker to dry out and it is not injected under pressure which means that there are no problems with party walls.

On occasions, primarily on 112mm single brick walls, a siliconate injection system may be recommended using a single lance and low pressure.

▶ Features & Benefits

Low hazard, non-caustic and solvent free

Non-flammable and virtually odourless

Recommended for brick or stone

Suitable for walls of any type and thickness

For both internal and external use

Can be used on 280mm cavity brick walls

It is important to remember that the injection of a damp proof course will only prevent further moisture rising from the ground and that all other sources of dampness must be eliminated as well.

The DryWall Silane Diffusion system has been approved by the Agreement Board and carries a 20 year guarantee.

DryWall Dpc

DryWall Dpc

Peter Cox DryWall Coating System



raising standards in property preservation

DryWall Coating System



Peter Cox Porestop Slurry

Waterproofing for wall areas below dpc level e.g. steps in floor level and also for areas of high salt efflorescence, such as chimney breasts.



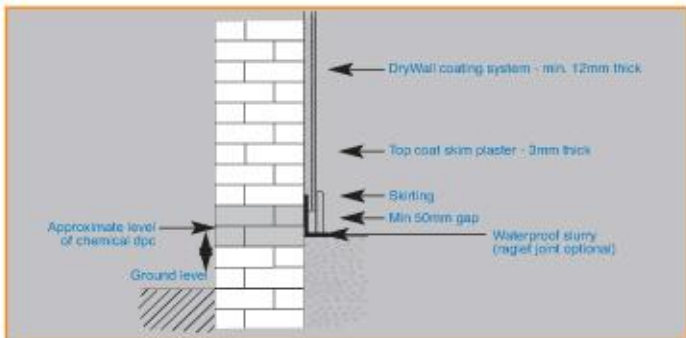
The DryWall Coating System

The base coat of the DryWall coating system is applied to the prepared wall. This includes a DryWall salt retardant additive.



DryWall Top Coat

DryWall top coat applied to the base coat



Bridging

It's important that the DryWall coating system does not form a 'bridge' over the DPC

Recommended Method

Following the installation of a remedial damp proof course, residual moisture will dry out but the presence of hygroscopic salts within the wall and plaster may continue to give problems.

Where plaster has to be renewed, standard plasters such as Carlite should not be used.

Instead a DryWall coating must be applied to a height of 300mm above the highest level of salt contamination and to a minimum of one metre above the floor line.

This specification can be supplemented optionally with the application of DryWall Thermotek, an externally applied masonry protection cream which both waterproofs and improves the thermal qualities of masonry, to complete the protection.



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