

# GARRATT'S LTD

## DAMP & TIMBER

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## Survey Report For Dampness

139 Arlington Road  
London  
NW1 7ET

Survey No 14317

Friday, January 27, 2017

For The Attention Of:  
Miriamhill@gmx.co.uk

Thank you for instructing **Garratt's** to carry out a survey at the above property we have pleasure in enclosing the report and quotation. We hope this report meets with your approval and look forward to receiving your instructions in due course.

### Garratt's Offer:

- A 20 Year Guarantee on general damp proofing work, which can be underwritten at a small additional charge.
- A 10 Year Guarantee on Tanking Systems which can be underwritten at a small additional charge.
- A 5 Year Mechanical Guarantee on all ventilation units installed.
- Surveys and specifications in accordance with standards of C.O.S.H.H. & B.W.P.D.A.
- Fully qualified surveyors and technicians.

**Our Surveyors are Property Care Association (formerly the BWPDA) Trained & Certified. Garratt's Damp & Timber are members of the Federation of Master Builders and Insured Guarantees.**

**Please Note:** This report does not constitute a full structural survey and should not be treated as such. If you are using our report during the course of purchasing a property, we advise you to contact a structural surveyor for a detailed report on the overall condition of the property. During the course of our survey we will not comment on other defects to the property that are un-related to the brief outlined by the client. Defects such as gutter leaks, plumbing defects and poor pointing should be identified by your structural surveyor. Partial tanking systems where adopted do not comply with BS 8102:2009 despite the occasional use at client request.

Yours Faithfully

*Jack Garratt*

**Jack Garratt CSSW**  
Remedial Surveyor



Cheques, Bank Transfer & Credit Cards  
Welcomed by Garratt's



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**Further Information** on causes of dampness and our treatments is available on Garratt's Factsheets, these are available in pdf or printed form upon request from our office. The Factsheets include; Garratt's Condensation Control, Garratt's Basement Tanking, Garratt's Rising Damp, Garratt's WoodRot, Garratt's Woodworm.

We also have, upon request, info sheets covering decorating and fixing of skirting boards post treatment and also fixing of good where membrane tanking has been performed.

## Survey and Findings

**Occupied Status:** The property was occupied and furnished at the time of survey, this generally proves more difficult for surveyors to review all areas due to obstructions. We attempted to complete our investigations as thoroughly as possible with minimum disruption.

**Weather Conditions:** The weather was dry at the time of survey.

*The conditions at the time of survey can affect the readings & observations our surveyors can make. i.e. dry days will not present leaking gutters unless brickwork staining can aid diagnosis.*

**Scope of Survey:** In accordance with verbal instructions received, in many instances we will have only inspected areas we were directed to. If you believe there are any omissions, or you believe that we have misinterpreted your survey instructions, please let us know at once.

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

Please note, all properties may become subject to condensation in the future if circumstances change.

### Findings of survey:

**High Ground Levels:** The external ground level to areas as illustrated by our surveyor was found to be high in the areas shown on our enclosed floor plan. In this specific case it would not be economically practical to reduce these external ground levels, we therefore recommend the application of an internal tanking system as part of our plastering specification.

Our surveyor noted the external render was defected and allowing water ingress in areas shown on our floor plan. Clients own builder to inspect and carry out the necessary repairs.

High moisture readings were noted to the plasterboard ceiling to the front of the basement suggesting water ingress from the front entrance steps to number 139 and 137. Client own builder to inspect for possible defects. Please note no inspection of the timber beneath the plasterboard was carried out.

No moisture readings were taken from the bathroom of the basement or the floor throughout the basement due to tiles.

High moisture readings were taken from the basement staircase. These are due to dampness transferring onto the timber from the ground bearing wall. Clients own builder to remove the staircase prior to remedial works.

## **Recommended Remedial Treatment:**

**Sika Tanking:** Our technicians will remove plaster and rake out mortar joints to brickwork. A 3-1 sand and cement scratch coat will then be applied incorporating a Sika tanking compound. Two further coats of Sika tanking render will then be applied and allowed to dry prior to the application of the finish plaster.

**Please note:** that this tanking system should never be pierced as this will invalidate your guarantee. Skirting boards should be fixed using adhesive and electrical points should be surface mounted. If you require further information please contact us.

As discussed I have only supplied a specification to the walls due to the tiles. Please note only the walls will be under guarantee. Not the floor

### **Clients Own Builder;**

- Clients own builder to remove and reinstate the staircase
- Clients own builder to remove the boiler and cupboards to the areas in need of remedial works.
- Clients own builder to remove the services if possible.
- Clients own builder to remove the door frame between the kitchen and the under stairs vault.
- Clients own builder to remove the radiators.
- Clients own builder to attend to the defected external render.
- Clients own builder to inspect the front steps to number 139 and 137 for possible defects.

## **Remedial Plastering**

**Remedial Plastering:** 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 will be seen from our specification that we included for hacking off existing plaster. During hacking off it is not unusual for dust to find its way to the remotest parts of the property.

Useful client decorating information is shown in our spec sheet within this report

## **Clients Fixtures and Fittings**

**Fixtures and Fittings:** Prior to commencement of our works it will be the client's responsibility to remove all fixtures and fittings, the client is also responsible for replacement upon completion of our works. Removal and replacement of fixtures and fittings carried out Garratt's will be chargeable at extra cost to the client. The client shall indemnify Garratt's from any damage caused unless the damage can be proven to be as a result of negligence by employees of Garratt's. Fixtures & fittings includes carpets, radiators, pipe work, cables and any fittings obstructing our proposed work area.

## Important Notes Regarding Our Works

**Radiators:** All radiators must be removed/replaced by a Corgi Registered plumber. Client to arrange removal prior to treatment.

**Skirting boards:** Are usually removed by our technicians to allow re-plastering. We will not re-fit. Your own builder should re-fit skirting but should not be nailed as this will compromise the waterproofing system. Please note that skirting boards affected by wet rot and or weevils will be removed from site and destroyed by us.

**Hidden Supplies:** Although great care is taken by our technicians, we cannot accept liability for damage caused to pipe-work or electricity services concealed beneath plaster.

**Carpets:** Our technicians will lift carpets as necessary to facilitate remedial treatment, although carpets will be re-laid loose on completion of our contract, but not re-fitted. We cannot be held responsible for damage during lifting. We advise that you employ a professional carpet fitter to ensure correct fitting.

**Disruption:** Although great care is taken to keep inconvenience to a minimum, it is unavoidable that some dust will be present and disperse during our works. The client should take necessary steps to cover furnishings in rooms to be treated prior to our arrival.

**Waste Removal:** We offer a service for the removal of waste from our works, this is added as an optional charge alongside our quote and will be included in our booking unless advised otherwise.

## Damage Limitation

**Damage:** Whilst all reasonable care will be taken during our works, including Corex floor coverings and vertical polythene sheeting materials are used when for protection during re-plastering, we will not be liable for damage caused to any decorative materials, this is to include stonework and polished floors.

## Important Notes Regarding Our Survey:

**Areas Recommended For Remedial Works: Dampness:** It is the policy of our company to only recommend works in areas of the property where moisture readings due to rising damp and/or penetrating dampness are identified, where condensation is noted these area will require treatment for condensation control prior to identifying underlying rising/penetrating dampness and the works involved in eradication. We will however offer the option of continuing the recommended chemical injection works on all external walls as a precautionary measure thus extending your guarantee to cover the whole property. If you would like a quotation for additional precautionary works, please do not hesitate to contact us.

**Identification of Damp:** During the course of our inspection, accessible walls were tested using an electronic moisture meter. Our surveyors can not be responsible for walls obstructed by heavy furniture or kitchen units and these areas will be excluded from our report. If obstructions can be removed then our surveyor will gladly return and test these additional areas.

**Plaster:** During the course of our survey, the internal plaster to the walls of this property was found to be suspect at low levels due to the moisture content softening and drawing hygroscopic salts through the existing finish in areas as illustrated on our enclosed floor plan.

When plaster has been affected by rising dampness, hygroscopic salts from the ground (chlorides and nitrates) will be absorbed into the plaster and contaminate, therefore contaminated plaster should always be removed and replaced to 300mm above last sign of dampness to ensure all hygroscopic salts are removed. If the plaster is not removed then these salts will continue to absorb moisture from the air on days of high relative humidity and remain damp thus affecting your guarantee. Hygroscopic/Deliquescent Salts Hygroscopic and deliquescent salts have the ability to absorb atmospheric water vapour. Consequently, depending on the relative humidity conditions prevailing, structures which contain such salts may be intermittently 'damp' even though no external source of liquid moisture is present. Ground salts, such as chlorides and nitrates, will normally be present as a result of rising damp or penetrating damp below ground level

**Sika Tanking:** During the course of our inspection, accessible walls were tested using an electronic moisture meter. The areas shown on our plan indicate where cementitious/Sika tanking is advisable and the appropriate course of action. Our surveyors can not be responsible for walls obstructed by heavy furniture or kitchen units and these areas will be excluded from our report. If obstructions can be removed then our surveyor will gladly return and test these additional areas.

## Guarantees

Garratt's guarantees are offered for periods in line with industry standards, the period of cover varies dependent upon the work undertaken. The guarantees can be underwritten by an independent company at additional cost where required by our clients

**Damp Proofing and/or Plastering:** a 20 year guarantee is offered for the majority of such works. When plastering is performed as part of sub ground tanking systems the period may be less, see Tanking Systems below. The period of cover for works specified within this report please refer to the quotation page

**Tanking Systems:** a 10 year guarantee is offered where cementitious tanking is performed in areas of high external ground levels.

### **Membrane Tanking.**

Membrane tanking carries a 10 year guarantee. Where pumps are installed, these shall carry the manufacturer's warranty for the equipment. The period of cover for works specified within this report please refer to the quotation page

**Condensation Control:** a 5 year condensation control guarantee is offered in line with the manufacturer's warranty for the ventilation control equipment. The cause of condensation cannot be guaranteed as this can rise and fall dependent on occupier's life style. This is covered in our Condensation Fact Sheet

**Woodworm Treatment:** a 30 year guarantee for areas treated as outlined in our report.

**Wet Rot Treatment:** a 30 year guarantee for timbers treated and outlined in within this report

**Dry Rot Treatment:** a 30 year guarantee for areas treated within this report. The guarantee does not cover future water leaks/ingress resulting fresh outbreaks of dry rot.

**Parking;** Please note that parking costs are the responsibility of the clients.

## Garratt's Quotation For Remedial Works

**Damp Proof Course:** To install a chemical damp proof course to all walls in the areas illustrated on our plan using injection of silicate resin in accordance with our specification sheet 1 included with this report

**Plasterworks:** Our Technicians to remove/replace plaster affected by rising dampness to 300mm above the last sign of dampness in areas shown on attached plan. All replacement of plaster will be in accordance with our specification sheet 2 included with this report

**Tanking Systems:** Our technicians to install cementitious (Sika) tanking system as specified in our report

All Prices are subject to VAT @ 20%

**Total (Exc V.A.T) £ 5780 .00**

**Waste Removal (Optional):** Removal of waste from site by Garratt's.

**£150.00**

**Deposit:** We require a 25% deposit on all works, **Full Payment Is Due On Completion of our works.**

**Guarantee:** On receipt of full payment a laminated, comprehensive guarantee will be issued to cover our works. For a small additional cost, our guarantees can be underwritten by Insured Guarantees Ltd. Our office staff can advise you on this cost upon application.

**Guarantee Period:** For the above works is 10 Years, this is based upon the industry standard, all our works are performed by experienced and trained technicians

If you require any further information about the company or the diagnosis & specification for remedial treatment contained within this report please feel free to contact us during office hours.

**This survey was carried out by: Mr Jack Garratt CSSW Surveyor**

Yours faithfully

*Jack Garratt*

**Jack Garratt CSSW**  
Remedial Surveyor





## **Specification of Treatment No 1. The Damp Proof Course (DPC)**

There are various methods available to cure rising dampness, the most reliable being chemical injection. A chemical damp proof course consists of the injection of Tri-Gel into the mortar bed at centres no greater than 120mm. All works are in accordance with Code of Practice for installation of Chemical Damp Proof courses BS6576 (1985).

**Horizontal Damp Proof Course:** Tri Gel is injected into 12mm diameter holes; drilled horizontally into the chosen mortar bed at 100-120mm centers or at the prep joint, mortar bed junction. Holes should be drilled to within 20-40mm of the far face of the wall being treated. Treatment can be carried out from one or both sides of the wall as appropriate and convenient. Cavity walls would normally be treated from the both sides. The holes should be filled to within 10-20 mm of the front face of the wall and capped with a plug of sand and cement mortar incorporating Trimix 1 or a DPC wall plug. All spillages should be washed away with water before they dry.

The new damp proof course should be installed preferably at least 150mm above the external ground level. If the ground level is too high then it will be necessary to either reduce the level, or carry out internal tanking to overcome this problem. The damp proof course should be installed as near to the ground levels of a solid floor as possible.

The unique formulation allows faster injection without the need for electric DPC pumps. Being water based and water soluble, Tri-Gel is able to diffuse naturally into damp substrates. After injection, Tri-Gel reacts to form a water repellent Silicone resin network within the capillaries of the substrate. This network is permeable to water vapor which means the walls can "breathe" and dries out naturally.

**Vertical Damp Proof Course:** When installed in conjunction with a horizontal damp proof course, the vertical damp proof course must tie in with the horizontal damp proof course and be continuous with it. It should extend to at least 1.3m above the horizontal damp proof course. A vertical damp proof course is intended to protect the horizontal damp proof course from being bridged by adjacent masonry or adjoining properties.

We only recommend the use of the very safest chemical which is an emulsion based silicate. Some other injection fluids carry a risk of fire and fumes which are not used by our company. This specification of treatment may be adjusted to suit variations in the density and structure of the brickwork, but in all cases a continuous unbroken chemical damp proof course will be installed.

We must point out that if treatment is required on a party wall then the owners of the adjacent property must be informed.

If at any time the external / internal ground levels are changed, Garratt's Damp & Timber Ltd should be notified.

## **Specification of Treatment No2. The Plaster Works**

When plaster has been affected by rising dampness, salts originating from the soil particularly chlorides and nitrates are deposited within the plaster. These salts are termed as “hygroscopic”

This means that they have the ability to absorb water from the surrounding air and cause additional dampness, even though a new chemical damp proof course may have to be installed.

The most common reason for failure of an injected damp proof course is either to use the wrong plastering specification, or existing plaster not removed. Therefore it is essential that the contaminated plaster be removed and replaced as part of the damp proofing works.

### **The correct specification for re-plastering is as follows:**

- Existing plaster should be removed to at least 300mm above the last sign of dampness.
- Mortar joints should be raked out to provide a key for the new render.
- First coat should be of a 3-1 sand and cement mix incorporating a waterproof additive. Sand should always be of a washed river sharp variety and should be free from sulphates and should conform from BSS 882. Cement should be sulphates resisting.
- A gap of at least 25mm should be left between the render and a solid floor, this will prevent dampness bridging from the floor.
- The finish coat should be a non sulphate type plaster such as multi-finish. This coat should not be over-toweled to allow for evaporation of moisture from the base coat.
- Always use clean water in the mixing of materials.

The use of some types of plaster will invalidate your guarantee for the DPC injection we perform and for any plastering and/or render backing coats we perform.

We have no objection to your own builder carrying out re-plastering after installation of our damp proof system but failure to abide by our specification will invalidate your guarantee.

***ON NO ACCOUNT SHOULD LIGHTWEIGHT PLASTER BE USED WITHOUT PRIOR CONSENT FROM GARRATT'S.***

**Decorating:** When the new plaster is visibly dry, 4-5 weeks you can re-decorate using a water based Matt emulsion, or porous paper such as woodchip. Decorating using non porous wall coverings such as vinyl matt or silk emulsions or vinyl wall paper should be avoided until full drying is complete.

**Drying Times:** When a new damp proof course and subsequent plastering has been carried out a considerable amount of time will be required for the drying to be complete. This should not affect your decorating to any major extent providing our recommendations are observed. When a damp proof course is installed it acts by stopping further ingress of water into the wall. The residual water will dry out at a rate of approximately 1 inch per month; this will mean that a wall of 9 inch thickness can take up to a year for full drying.

**Clients To Provide:** Garratt's Damp & Timber Ltd with the following;

- Supply of electricity to the working area. Note; if electricity is not available our company must be notified so a generator can be provided by us for our technicians.
- A supply of clean water should be available to the working area.
- Allow access to technicians and vehicles during working hours.
- Obtain party wall consent or agreement from adjoining or adjacent properties to enable us to carry out all treatment detailed within our report.
- Obtain skip license if required.
- Supply parking permits for company vehicles if property is within a controlled zone.

**Variations:** Garratt's reserve the right to use alternative materials than those specified within our report. Any alternatives which may be adopted will be of equal quality and performance.

# CONDITIONS OF CONTRACT

## 1. Acceptance of Quotation will be subject to;

- Return of acceptance within 90 days.
- Satisfactory trade references if required.
- Reasonable notice being given by the client to Garratt's prior to commencement of works.

**2. Supplementary Works;** The contract price relates directly to the works detailed in the report and quotation. Extra works requested by the client or any agent acting on behalf of the client shall be charged to the client.

## 3. Client to provide Garratt's with the following;

- Supply of electricity to the working area. Note: if electricity is not available then the company must be notified so that a generator can be provided by us for our technicians.
- A supply of clean water should be available to the working area.
- Allow access to technicians and vehicles during working hours.
- Obtain party wall consent or agreement from adjoining or adjacent properties to enable us to carry out all treatment detailed within our report.
- Arrange a skip or alternative removal of waste. Note: This service is offered as specified within our report.

**4: Variations;** Garratt's reserve the right to use alternative materials other than those specified within our report. Any alternatives which may be adopted will be of equal quality and performance.

**5: Conditions of structure;** The client should satisfy themselves as to the structural condition of the property. Structural defects found during or after the works are the responsibility of the client. Where structural works are carried out after treatment has been completed by Garratt's extra works resulting will be chargeable to the client.

**6. Fixtures and fittings;** Prior to commencement of works, it is the clients' responsibility to remove all fixtures and fittings together with replacement on completion of works. Removal and replacement of fixtures and fittings carried out by Garratt's will be chargeable at extra cost to the client. The client shall indemnify Garratt's from any damage caused, unless damage can be proven to be as a result of negligence by employees of Garratt's. "Fixtures and fittings" to include carpets, radiators, pipe work and cables.

**7. Damage;** Whilst reasonable care will be taken during works, we will not be liable for damage caused to any decorative materials, this is to include stonework and polished floors.

## 8. Terms of payment;

- We retain the right to withhold any deposits paid when works are cancelled within a 3 business day period of works commencement.
- All accounts are to be paid upon completion of contract. In the event of a client not meeting the agreed terms of payment, we reserve the right to charge interest on the overdue account at a rate of 2% above the base rate of interest charged by Barclays Bank PLC during the overdue period.

**9. Delays and stoppages;** Garratt's will be entitled to a reasonable extension of the contract period due to delays caused that are beyond the control of Garratt's Ltd. This is to include weather.

**10. Guarantee;** Upon receipt of full payment Garratt's will issue a 20 year guarantee (or other period if so stated in our report) with relation to the works specified & completed. The client may request a specimen guarantee prior to acceptance of the contract.

**11. Guarantee Claims;** In the event of a client making a claim against a guarantee, a re-inspection fee may be chargeable. If the claim is proven to be due to ineffectiveness of work carried out by Garratt's, a full refund of this fee will be made to the client.

**12. Report Contents;** A typical pre-purchase survey has not been undertaken and save for the matters addressed above, no warranty can be implied or given in respect of any other aspect of the structure or fabric of the building other than the issue to which this report is directed. This report is produced for the sole use of the client and no other party.