



HAMILTON

Associates Surveyors Limited

Independent Remedial Treatment, Surveyors and Consultants

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**43 MUSEUM STREET
LONDON**

**NON-DESTRUCTIVE DIAGNOSTIC REMEDIAL
TREATMENT SURVEY REPORT ON THE PRESENCE OF
DAMPNESS TO READILY ACCESSIBLE WALLS WITHIN
THE REAR RIGHT CORNER OF THE UTILITY AREA IN
THE BASEMENT.**

FOR

MR. R. CHALMERS



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PREAMBLE

I was commissioned to undertake a non-destructive remedial treatment diagnostic survey report on the presence of dampness to readily accessible walls within the rear right corner of the utility area in the basement.

The survey was undertaken to highlight potential areas of dampness that may be occurring and to suggest remedial action that may be necessary.

I must point out that this survey is in relation to those items listed above only and must not be construed as a structural survey, neither should it be used as nor relied upon as a basis of valuation of the property here described.

I hope my understanding of your instructions for the survey is accurate; however, should this not be the case please contact my office immediately for further clarification.

The survey was undertaken on Wednesday 14th June 2017 commencing at approximately 11.30 A.M.

The survey and report conform to the Property Care Association formerly the British Wood Preserving and Damp Proofing Association code of practice.

All directional references referring to the property are made if standing in the property facing the front elevation unless otherwise stated.

All observation referred to in this report are those made at the time of the survey. We cannot be held reasonable for dampness, fungal decay or wood boring beetle infestation that worsens, occurs after the survey or was inaccessible at the time of the survey.

Any specifications given in this report should only be considered as a guideline. The final specification for any works recommended would have to be provided by the remedial treatment company or builder that is employed to undertake the works.

Disclosure. Where products or manufactures are mentioned or detailed in this report we confirm that Hamilton Associates or their employees have no financial interests within them.

LIMITATIONS TO SURVEY

The following observations are solely to accessible areas at the time of the survey; as such I cannot report that other areas including timbers unexposed or inaccessible are free from damp or fungal decay.

Where wall boarding, fixtures etc. prevented inspection there remains the possibility that dampness may be found in these areas once they have been removed.

Due to the survey being non-intrusive and restricted due fixtures, fittings, storage items etc. this report should be regarded only as a preliminary investigation, when and if any areas in question are fully opened up any specification for remedial treatment works within this report may require revising by the contractor.

No inspection of the solid floor was undertaken to determine if a satisfactory or if any damp proof membrane is present, this would have to be undertaken by destructive investigation (excavation of a section of floor).

METHODS OF MOISTURE DETERMINATION

Protimeter Survey Master (SM)

Where appropriate areas of wall were examined for moisture using a Protimeter Survey Master (SM) electrical moisture meter in both conductive (pins) and capacitance (radio frequency) techniques.

The Protimeter when used in masonry or plaster provides moisture equivalent readings of dampness (wme).

Conductive pins used on masonry or plaster surfaces will give an indication whether or not the surface has reached a satisfactory equilibrium and is air dry or damp.

A capacity pad works on radio frequency and will measure beneath the wall surface to an approximate depth of 10mm giving an indication as to moisture content within the masonry.

DESCRIPTION OF PROPERTY

Large mid terrace property constructed of various thicknesses of masonry, the ground floor and basement areas are to be used as a retail unit.

WEATHER CONDITIONS

The weather conditions at the time of the survey were clear skies and dry, with an external air temperature of approximately 23°C.



Front elevation

DAMP REPORT

EXTERNAL OBSERVATIONS

1. The age of the building pre-dates the installation of any physical damp proof course within the brickwork; this only became common practice following the Public Health Act of 1875.
2. The only external elevation accessible at the time of the survey was the front elevation. Although not the area in question, no obvious cause of water ingress was noted.

INTERNAL OBSERVATIONS

3. Due to the configuration of the property I was unable to determine which of the walls in question were external walls, soil retaining walls or a party wall with the adjoining property's basement area.
4. As previously stated inspection of the readily accessible walls within the rear right corner of the utility area in the basement was partly restricted due to fixtures and fittings including wall boarding.
5. The property was unoccupied at the time of the survey.
6. The floors of the basement are of solid construction, two drain covers are situated within the utility area.
7. Visual inspection of accessible surfaces revealed areas of deterioration to plaster and boarding associated with dampness.



Damp plaster and boarding rear right corner of cellar area



Damp plaster at low level

8. Examination of these areas using an electrical moisture meter, where not impeded by boarding, fixtures and fitting revealed high readings indicative of dampness.

9. The possible causes of these readings indicative of dampness and possible future damp issues are as follows:
 - A. Soil retaining walls allowing lateral penetration of moisture to the full thickness of the wall structure.
 - B. The use of a gypsum based plaster. Gypsum plaster will extract moisture and salts from the substrate and retain it, therefore should not be used in damp conditions.
 - C. Possible plumbing fault, client's plumber to investigate further.
10. If the plaster was removed in this area and a cement based tanking system i.e. Sika or similar applied to the walls, this would prevent the evaporation of moisture and possibly force the dampness to other areas.
11. Whilst at the property I was informed that no known flooding has occurred in this area in the recent history, for this reason I would suggest one of the following options
 - A. The removal of the plaster complete and apply a lime plaster (this may have to be repeated as, when and if dampness reappears).
 - B. The supply and fitting of a high density Polyethylene cavity drain membrane system as per manufactures specification to the exposed masonry. **Please note** this is not a sealed system and would not prevent water ingress from flood, burst drainage, high water tables etc. but would prevent the migration of salts and moisture from the wall to the surface of the new wall finish. Re-plaster/plaster board the high density Polyethylene cavity drain membrane as per the membrane manufactures specification.
12. Two manufactures of the membrane and accessories known to me are www.deltamembranes.com and www.newtonwaterproofing.co.uk.

REDECORATION

1. Redecoration should not take place until plaster has fully dried.

Other Matters

Whilst I report no evidence of significant dampness within the property you must acknowledge the limitations of my inspection and subsequently accept that there is a risk of dampness within inaccessible and concealed areas.

You must further acknowledge that these types of properties in terms of dampness are high risk and thus future damp related problems, which are not apparent, now could never be ruled out.

I can therefore give no assurance that other areas apart from those referred to within this report are free of known or potential dampness in one form or another.

Whilst I report no evidence of timber decay or active wood boring beetle infestation other than that referred to you must acknowledge the limitations of my inspection and subsequently accept that there is a risk of these within inaccessible and concealed timbers.

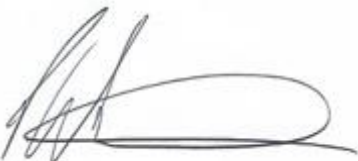
You should be aware that wood boring beetle can be active within the heart of a timber section unseen to the naked eye and that it can infest within a property at any time.

I can therefore give no assurance that timber decay and/or active wood boring beetle infestation is not present within the property.

Where specifications, product details or application details are supplied they are a brief guide only and must be read in conjunction with the manufacturer's recommendations to determine suitability.

My recommendations are given in good faith based upon my visual inspection with an electronic moisture meter and assessed in conjunction with my experience.

Should you require any further information regarding this report please contact our office.



PAUL HAMILTON