

## Summary Report: Property Flat 2 84 Albert St NW1 7NR

You instructed London Damp Specialists to carry out a specialist **rising damp** investigation at the above property to report on the extent and cause of the problems with damp, strictly in accordance with your instructions.

Our summary report and quotation are based on the surveyor's experience, professional opinion and the conditions prevailing at the time of inspection.

Unless otherwise stated, we assume that no hazardous materials such as asbestos have been used in the construction of this property, however if you believe it has been please let us know.

Summary Report	Comments
<b>Area Inspected</b>	
<b>What Was Found</b>	<p>High moisture readings characteristic of rising and penetrating dampness where noted in the property.</p> <p>In the surveyor's opinion, these readings are due to a failure, or breakdown of the existing damp proof course and or the use of wrong materials.</p>
<b>Treatment Required</b>	Please see the procedure below

London Damp Specialists, as discussed during our survey inspection can provide the right remedial treatments to the above property. As one of the market leading experts, you can be assured of the highest level of service, combined with our technical expertise to ensure the effective treatment for your property.

**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.

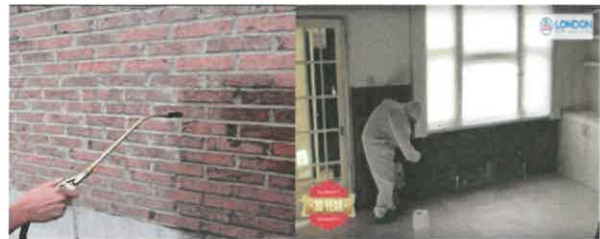
If your home shows signs of damp you already know how unsightly the problem can become. Damp frequently gives rise to mould which in turn can affect your respiratory and immune system. If left untreated, damp will start to affect the structure of your property, causing extensive damage and effecting the value of your home. Don't despair, with prompt diagnosis and treatment the underlying causes can be addressed, and structural damage repaired.

## Information and How the Procedure Works

### 1. Salt Neutraliser

The wall will then have a salt neutralizer applied to remove any salt left in the wall that could potentially damage any new plaster.

Salt Neutraliser, is an aqueous solution based on acetic acid with a surfactant, that has been specifically developed to overcome the problem of salts in old plaster work due to dampness.



Salts contained in water are absorbed into the masonry and subsequently into the plaster coat, these appropriate specifications will prevent any residual salts in the base substrate migrating into new plasterwork.

### 2. Tanking Slurry

Tanking slurry will then be applied to the wall to help stop any water penetrating to the interior.

Tanking slurry is a sophisticated cementitious formulation designed for use in below and above ground waterproofing situations. The product is made up of many components, which give high water resistance, flexibility, salt resistance, good adhesion and set control.



### 3. Waterproofing Render

A sand and cement render with a waterproof additive will then be applied to prevent any moisture making its way to the walls surface.

First coat – Spritz and Bonding Coat Mortar applied as a 6 mm spritz coat by casting on vigorously over the complete wall surface.

Second coat – Render Mortar applied by trowel at 6 mm as soon as the first coat has stiffened sufficiently, with a coved trowel used at internal corners. A splatter coat of Render Mortar Spritz and Bonding Mortar, mixed with plain clean water or gauging liquid, is then applied to serve as a key for the third coat.

Third coat – a Finishing Mortar will then be applied by trowel at 6 mm, finished with a wooden float to achieve a closed surface. British standard BS 8102:2009.



# London Damp Specialists Report & Quotation



Call us on 0208 528 3864

Areas marked in yellow would be treated to 1.2 meters high

Exterior walls marked in red will be treated to full height

Walls marked in green will be treated to the ceiling of the ground floor or up to the underside of the stairs

