



Kenwood plc.

**The leading damp-proofing, woodworm
and dry rot specialists**

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████████████████████
106 Fitzjohns Avenue
London
NW3 6NT

Monday, November 17, 2014
Our Ref No: 00202186

Dear Andrew Perryman,

Re: Garage Rear Elevation Only; Flat 5, 104 Fitzjohns Avenue, London, NW3 6NT

Thank you for instructing Kenwood Plc to carry out a quotation, which we trust is to your satisfaction. We are a long-standing company of high regard and provide the high standards one would expect from the leading damp proofing and timber treatments specialist.

We have much pleasure in enclosing the following quotation regarding the recent inspection carried out by our Surveyor Mr. Nicholas Sheppard. We hope this quotation is to your satisfaction, and we look forward to hearing from you in the near future.

If there are any points you would like to discuss concerning the report, then please do not hesitate to telephone our office.

Yours Sincerely

Gary Petrie

Gary G Petrie BSc(Hons), MCIOB, MB.Eng, SAVA, CSRT



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Monday, November 17, 2014
Our Ref No: 00202186

Dear Andrew Perryman,

Re: Garage Rear Elevation Only; Flat 5, 104 Fitzjohns Avenue, London, NW3 6NT

Further to your recent request, our surveyor Mr. Nicholas Sheppard attended the above property, an end of terrace house converted into flats, on the 14th November 2014 for the purpose of providing a quotation for the damp proofing works to the rear elevation within the garage as set out on the attached sketch plan in accordance with your instructions.

As specifically requested a new damp-proof course shall be installed, combined with a lateral tanking system, incorporating cementitious tanking and waterproof rendering as indicated on the attached plan.

We would remind you that all obstructions should be removed prior to our attendance by your own contractors.

As specifically requested no allowance has been made for a final skim coat by Kenwood Plc. The finish will therefore be rubbed render only.

We re-iterate that we have only inspected the wall indicated in red/blue on the attached plan and no other areas. Dampness / decay may be present, or occur in the future, in other areas not included in this report / quotation.

We hope this meets with your requirements and assure you of our best attention at all times.



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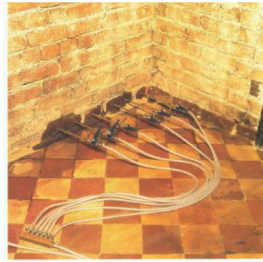
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Proposed Treatment

We recommend that the skirting boards are removed and where possible set aside for re-use.

The wall plaster shall be removed from floor level up to a height of approximately one metre (or as shown on the sketch plan) and the debris taken from site and safely disposed of.

The mortar bed at the base of the wall shall be pattern drilled using a series of 10mm holes to the necessary depth.



The wall area shall then be pressure injected using a specially formulated solution of Kenwood silicate injection fluid, until the entire depth of the wall is fully impregnated.

The surface of the brickwork must then be tanked using Kenwood SWS cementitious tanking system, in conjunction with pressure injected waterproof resins.

Where a treated wall adjoins an untreated wall, a vertical damp-proof course shall be installed, by drilling vertically to the necessary height, and injecting a chemical damp proof course. The position of the vertical damp-proof courses are shown on the enclosed sketch plan.

The wall plaster in the areas shown, will be replaced using the Kenwood plc specialist rendering system. Kenwood premix waterproof rendering system is factory produced and consists of specially blended dried sands, cement, lime, and aggregates along with polypropylene fibres to reduce shrinkage.



Additionally salt inhibitors and waterproofers are added, to combat the ground salts and allow replastering immediately after the damp course installation.

The improvements associated with Kenwood plc waterproof rendering system ensure perfectly batched renders everytime, purpose designed to complement our range of damp proofing systems.

Our rendering system is specifically designed for use on damp walls and removes the risk of poorly batched renders which are commonly responsible for the failure of otherwise effective damp treatment.

Kenwood waterproof rendering system is applied by our own operatives, ensuring complete quality control at all stages.





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Following the application of the waterproof rendering, the walls will then be skimmed with top coat plaster to provide a smooth finish.

We provide a fixed price for our waterproof rendering and plaster works, which quite uniquely to Kenwood Plc., ensures that once the plaster is removed, irrespective of the plaster thickness, we do not make any additional charge for particularly thick plaster.



When comparing quotations, it is important to note that most companies provide a 'estimated' cost for this work, normally made upon the assumption that plaster does not exceed a certain thickness (often 18-25mm) and they will make an additional charge if once the plaster has been taken off the wall, it is found to exceed this thickness.

You can be assured with Kenwood Plc, that the price we quote for the rendering and plastering, is the price you will pay and we do not request any additional charges if thicker plaster is encountered. You can be confident therefore that the quoted price for the works specified remains fixed.

Kenwood Damp-Proofing Plc., are the leading damp-proofing and timber treatments company and offer only the most professional services. All works are carried out by our own fully trained personnel and quite uniquely to our industry, we never use sub-contractors. You can be assured therefore of complete quality control throughout all stages of the damp proofing works. Our reputation for quality is second to none.

We attend over 15,000 properties each year for both domestic and commercial clients. Our treatments are carried out to a wide range of properties from residential flats & houses, to schools, hospitals, local authority properties, mansion houses, churches, and many Government Buildings.

We carry out works directly for all major banks and building societies, a small selection of which are listed below.

Abbey National, Alliance & Leicester, Barclays Bank, Cheltenham & Gloucester, Halifax, Lambeth Building Society, Leeds & Holbeck and the Woolwich, along with Architects, Chartered Surveyors, and major house builders including Barratt Homes, Charles Church, Crest Nicholson, Fairview Developments PLC, Mowlem/Carrilion, Wimpey Homes and the National House Building Council (NHBC).

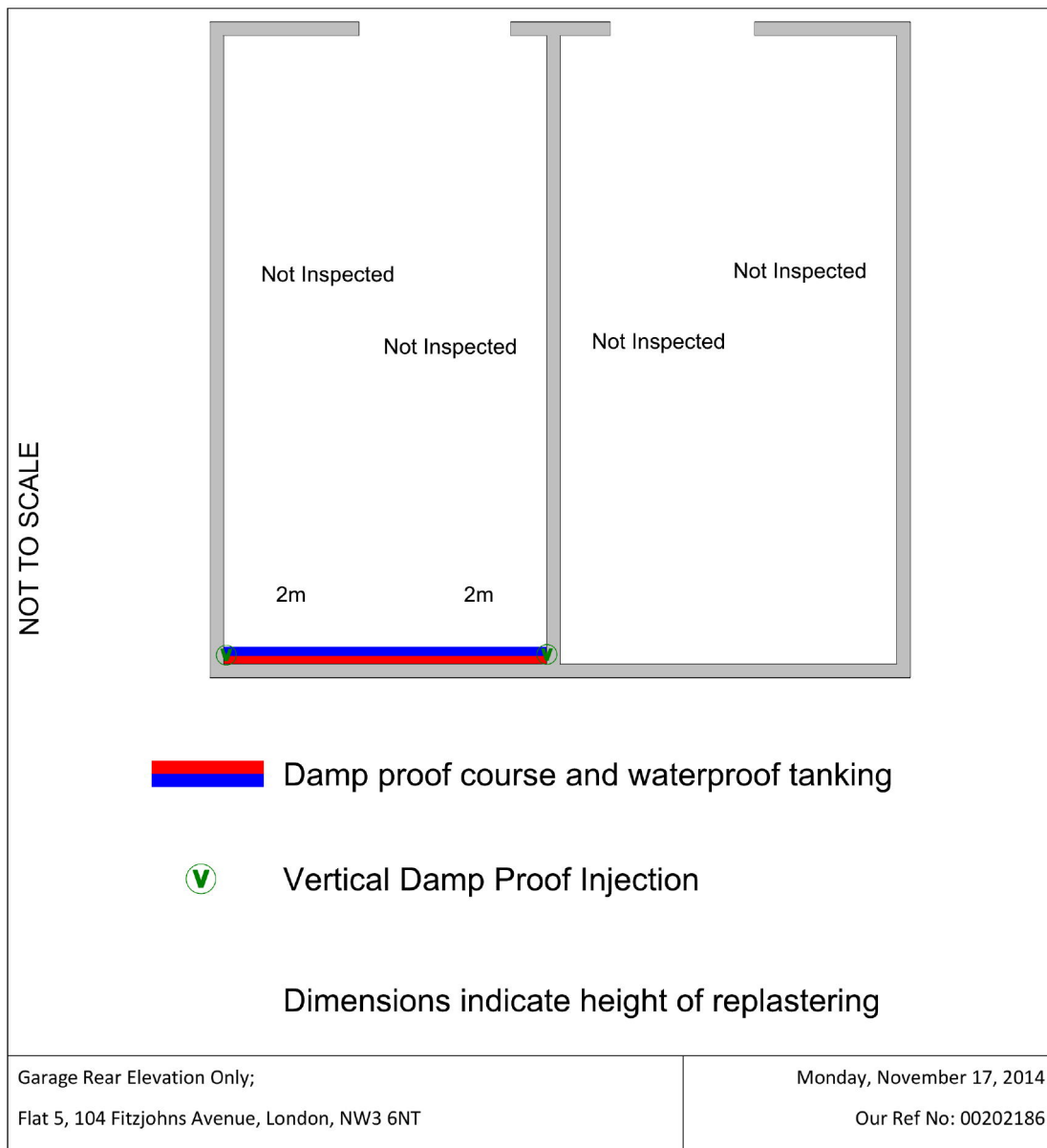


You can be assured therefore that your property cannot be in safer hands than with Kenwood PLC. All our installations are carried out to the highest standards and covered by the most comprehensive guarantees available. This report should be read in conjunction with the Additional Information at the back of this report.



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Quotation

Re: Flat 5, 104 Fitzjohns Avenue, London, NW3 6NT

To remove skirting boards and plaster	
To provide a pressure injected chemical damp-proof course and apply tanking	
To re-render and plaster the treated walls as indicated in accordance with our specification	
Total Cost of this quotation (Excl V.A.T)	

NOTE:- Many companies charge extra if once the plaster is removed, it is found to be thicker than 25mm. We DO NOT, our quotation is a fixed price.
Existing sound skirting boards will be refixed free of charge.

Terms of Payment

Payment can be made by either cash, cheque, credit card or switch.
On settlement of the account a full **TWENTY YEAR WRITTEN GUARANTEE** will be issued against rising dampness and a ten year guarantee for the tanking system. In addition to our own comprehensive guarantees, we also offer further insurance backed guarantees for a small charge, therefore offering the ultimate protection for your property.

Alternatively, ask about Kenwood's 0% interest free, easy payment plan

Finance Quotation (subject to status):

Quoted cost [REDACTED]
25% Deposit [REDACTED] followed by 12 monthly payments of [REDACTED]
Total Payable [REDACTED] Interest Free Typical 0% APR

We hope this report / quotation meets with your approval and should you wish to discuss any aspect, please do not hesitate to contact us.

Our offices are open from 8am until 7pm Monday – Friday and from 8am until 12 midday on Saturdays.



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Additional Information

- **Rising Damp**

After the insertion of a chemical damp-proof course the walls may still contain a considerable quantity of water which must be allowed to dry out naturally. Complete drying out depends on the degree of moisture, the wall thickness, the porosity of the wall surface and the ventilation over the surface of the walls.

- **Redecoration**

Non-vinyl moisture permeable emulsion paint can be used after approximately 3 - 4 weeks. Impervious type wall coverings such as vinyl and washable papers or paints must not be used until the walls have fully dried. Full drying out may take up to one month for each 25mm thickness of wall.

- **Why must the walls be Replastered?**

Replastering of the walls using a salt retardant rendering system is an essential part of the damp proofing treatment. The installed damp proof course controls the rising dampness, however due to hygroscopic salt contaminates in the existing plaster / masonry, the walls will not dry out unless the recommended replastering works are undertaken. The extent of the recommended replastering is shown on the sketch plan which accompanies this report / quotation.

- **Floor Coverings and Obstructions etc.**

The client is requested to have all floor coverings lifted and where necessary wall obstructions, furniture, radiators, abutments and fixtures removed for a distance of at least 1m from the walls to be treated. Should you wish, we would be pleased to remove the radiators on the walls to be treated for a fixed fee of £90 + VAT. Radiators should be refitted by your own plumber following completion of the works. Where such items or flooring remain in-situ, treatments may be limited to accessible areas only and will not include our recommended wall / floor joint. We respectfully suggest that you take the necessary precautions to protect furniture and personal belongings from dust etc.

- **Skirting Boards etc.**

Whilst all possible care will be taken in the removal of skirting boards, we cannot be held responsible for any damage howsoever caused. Our technicians will refix the existing skirting boards where possible. However in some cases the skirting boards may be affected by wet rot (due to damp walls) or broken during removal, in which case our technicians will **NOT** refix the affected boards. As no charge has been made for the refixing, no allowance will be made if damaged or rotten boards are not refixed. Skirting boards deemed unsuitable for re-use will be removed from the property along with accumulated plaster debris and responsibly disposed of via licenced disposal and recycling facilities. We do not recommend the use of mdf replacement skirting boards on treated walls.



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Important Information

This report/quotation is provided on a free of charge basis, and does not constitute a full Building Condition survey. The report does not express an opinion about un-inspected areas or advise upon the condition or risk to concealed parts of the property, and should not be relied upon to do so. We recommend that you should obtain a Building Condition survey from a Chartered Surveyor prior to exchange of contracts on your purchase.

Our inspection has been carried out to the accessible wall areas as detailed and no inspection of any floors has been made. We draw to your attention, that unless otherwise indicated, walls obstructed by fitted units, tiles and / or drylining have not been inspected and are therefore excluded from our report. Where works include the party wall, clients should consent with neighbours (Party wall etc., Act 1996). When instructing works on listed buildings, clients should ensure approvals are in place where necessary.

Our report / quotation has been provided on the basis that you wish to obtain a Kenwood Plc guarantee for the treatments detailed and that no other damp guarantees exist on the property. If this quotation is accepted, and the contract is deemed to be a 'distance selling contract', the 7 day right to cancel will cease immediately the provision of service begins. In any event our contracts specifically exclude any consequential losses whether in relation to loss of use, rents, redecoration or other such matters.