

FOR HOMEOWNERS,
LANDLORDS,
BUSINESS &
PROFESSIONALS

Investigation
Report and
Recommendations



Tapco HomeDry are London and the Home Counties leading specialists in the diagnosis and eradication of dampness, timber infestation and decay.

☎ 0800 195 9878

🌐 www.tapcohomedry.com



Domestic & Commercial Properties

We have been successfully preserving both domestic and commercial properties for almost five decades and our vast amount of experience, together with our expertise and high standards, gives you piece of mind for generations to come.



Basement damp proofing at Santander Bank, Marylebone

The Tapco HomeDry Established Guarantee

We are proud of the work we do and stand by our guarantee, so you can feel safe in the knowledge that you have chosen one of the most reputable and reliable companies in our industry.

Tapco HomeDry has been approved and rated by the preservation industries leading trade bodies since 1971 and 95% of our clients say they would use us again.

We fully recognise that your property is probably the most important investment you are ever likely to make, so it is important to us that we provide you with concise advice on how to preserve it, for many years to come.

We have been established since 1971 and are the market leader for damp-proofing, timber preservation and property repairs in London and the Home Counties.

We are highly rated and approved by the preservation industries leading trade bodies, including the Property Care Association, Trust Mark (Government Endorsed Standards) and the Basement Waterproofing Association.

We are also proud to be a certified ISO9001:2015 quality management company.

Our surveyor who carried out these investigations is qualified to the high standards of the PCA and has only recommended remedial work, where it is necessary.

Once instructed, our fully trained and experienced technicians will carry out the work, thoroughly with as little inconvenience to the occupants as possible.

Remedial work we carry out is covered by our established long-term guarantees, which for a single premium can be insured by GPI (Guarantee Protection Insurance).

Our Reference No: MP/180833481/CP

7th August 2018

For the attention of Ms A Miyassako
NEPENTHES & SONS LIMITED
EMAIL ONLY COPY

Dear Sirs

RE: 8 WOBURN WALK, LONDON, WC1H OJL

Damp Investigation Report

Thank you for instructing Tapco HomeDry to carry out a specialist Damp Investigation at the above property, for which we enclose herewith our report and recommendations for your consideration. You have chosen a company that has been trading continuously since 1971 and are recognised as one of London and the Home Counties most established and reputable damp proofing, timber protection and property preservation specialists.

Trust in our Accreditations

For your peace of mind, we are a long-term member of the Property Care Association (PCA) and TrustMark (Government Endorsed Standards), an accredited ISO 9001:2015 quality management approved company, a member of the Basement Waterproofing Association (BWA) and an accredited 5-star Which? Trusted Trader. We are also a CHAS (Contractors Health & Safety Scheme) and Safe Contractor accredited company. Our established guarantee can be protected by Guarantee Protection Insurance (GPI).

About our Investigation

Our technical surveyor Michael Pope CSRT B.Sc. carried out this investigation on 1st August 2018 to report on the extent and cause of damp problems, strictly in accordance with your instructions. Our report and recommendations are based on his many years of experience, professional opinion and the conditions prevailing at the time of his inspection. It does not constitute and should not be viewed as a full RICS building survey, which we strongly recommend on any property, prior to purchase. In accordance with your instructions our inspection was restricted to the wall surfaces in the Basement only.

We were not made aware of any previous guaranteed damp treatment having been carried out to this property, however if it transpires there has, you are advised, in the first instance, to contact the company and instruct them to inspect the areas of concern, under the terms of their guarantee.

Unless otherwise stated, we assume that no hazardous materials such as Asbestos have been used in the construction of this property, however it is your responsibility to inform us if this is not the case.

The purpose of our investigation was to carry out an external inspection to determine the general condition of the property, prior to taking random, internal moisture readings, to accessible wall surfaces, using a Protimeter Surveymaster (moisture/conductivity) damp meter.

This instrument is used by Tapco HomeDry surveyors, in surface (measure) mode only, as a diagnostic tool, to locate areas of damp and map the moisture profile. Based on the pattern and level of the moisture content, the cause is determined and the correct remedial measures are recommended to prevent further problems.

For ease of reference all directions given hereafter, are taken as facing the front elevation from outside the property.

General information about the property

The property is a three storey mid-terraced building with a ground floor shop and basement which we were advised was built circa 1820. The external walls have been constructed with 325mm (13") solid brickwork.

External observations

Our inspections were carried out from the ground and safe locations only. The property appears to be generally well maintained and no obvious building defects that could cause damp, were noted.

Items restricting our investigations

At the time of our survey the property was occupied and fully furnished /unoccupied but furnished which restricted our inspections. Moving heavy items of furniture, lifting fitted floor-coverings or flooring and removing built in obstructions or wall plaster is disruptive and outside the scope of our investigations.

The presence of dry lining also prevented moisture readings being taken to the walls. Inaccessible areas that are considered at risk, from damp or decay should either be exposed at the time of our remedial work or as a priority by others.

General Information about damp

Damp in buildings is a serious problem, ranging from slight, as in decorative staining, to more severe, such as crumbling wall plaster, timber decay, structural damage and more importantly health problems. It can enter a building in many ways including rising from the ground by capillary action, penetrating from below high external ground levels (forced through under hydrostatic pressure), rain ingress caused by building defects, leaking plumbing or appliances and by far the most common, high humidity (condensation), often brought about by the lifestyle of the occupants. Each problem requires a different solution; therefore, it is very important that the correct diagnosis is made and the measures recommended by our technical surveyor are undertaken as a priority.

What is a Damp Proof Course?

A damp-proof course is traditionally a layer of impervious material, incorporated in the base of the wall at the time of construction, to prevent ground water rising through the pores of the masonry. It is likely to consist of either a single or double layer of slate or bitumen based, possibly on a hessian-type background. They have been mandatory in the construction of buildings, since the introduction of the Public Health Act 1875.

There are three preconditions for rising damp; ground contact, ground moisture and porous construction. In older properties, areas of a damp proof course can fail and allow random damp to rise through the walls. This can be due to several factors such as age degradation, breaching by high external ground levels, minor settlement movement or damage caused by unprofessional building work.

Results of our Damp Investigation

Random, horizontal and vertical moisture readings taken to the internal surfaces of the accessible ground floor walls, recorded high levels of moisture to various areas (shown on our floor plan). In our opinion, moisture from the ground is transmitting through the interconnecting pores of the wall, by capillary action. This is identified by having a high level of moisture at the base of the damp, with a sharp cut off at the top, where it becomes immediately dry. Masonry with an average pore size of 0.01mm gives a theoretical height rise of 1.5 metres above the source of moisture (the ground), therefore any damp above this height has been deemed to be from another source. However, some of the damp appears to be attributable to rain penetration as a result of external defects and damp proofing measures have been recommended.

Lateral Penetrating Damp

Damp is also penetrating laterally, through some of the walls that are being breached by high external ground levels (shown on our floor plan). Moisture from below the ground is being forced through the walls under hydrostatic pressure, causing a considerable amount of damp to the internal surfaces.

As this property was built prior to 1875, it is possible it was constructed without a damp proof course, which has allowed groundwater to rise freely through the interconnecting pores of the walls. If it is a listed building, you will need to seek the advice of English Heritage, prior to commencing any damp proofing or other major works.

Damp Proofing Recommendations:

Preparation

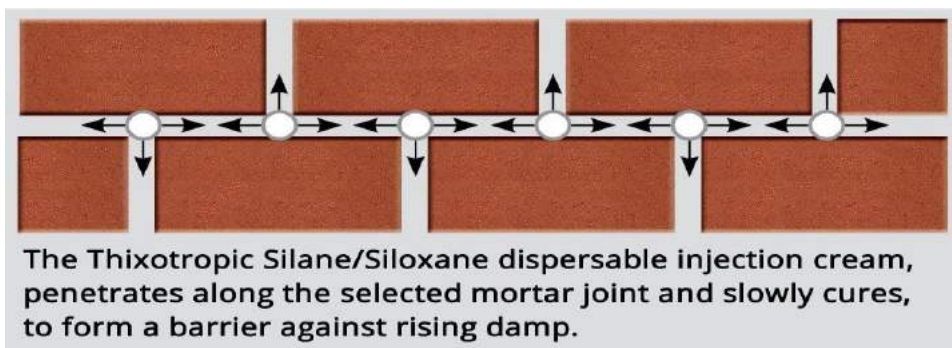
Recommendations:

Remove the damp, salt contaminated wall plaster, to specified heights and take to a designated place for disposal (shown in green on our floor plan).

Damp Proof Injection System

Recommendations:

Pattern drill horizontal holes into a selected mortar joint at the base of the walls and vertically, to create isolation barriers where recommended and inject a Thixotropic Silane/Siloxane, dispersible, emulsion, damp proof cream, in accordance with BS 6576:2005, under the terms of our 20-Year Guarantee (shown in red on our floor plan)



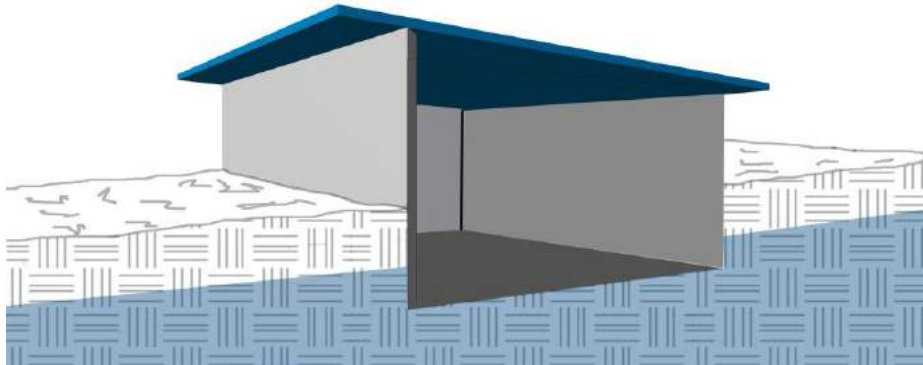
It is assumed that the floor or ground levels of the adjoining property, are the same as this property, however you are advised to confirm this with your neighbour, prior to the commencement of our work and advise us if this is not the case. It is your responsibility to notify the adjoining owner of any proposed work to the party wall and if necessary, obtain a Party Wall Agreement.

Structural Waterproofing System (Tanking)

Recommendations:

Apply a Tapco HomeDry cementitious, Structural Waterproofing System to the walls specified, under the terms of our insurance backed 10-year guarantee. (shown in blue on our floor plan).

Overlap the structural waterproofing system, 150mm onto the existing concrete floor, to create a surface floor/wall joint.



Tapco HomeDry Structural waterproofing to prevent lateral damp penetration from the ground

It is assumed that any covered openings, such as fireplaces, have been blocked off in accordance with good building practice. If when exposed, it is found not to be the case, a further quotation would be given to do this, whilst our work is in progress.

Important Information

Walls or floors where a membrane system or structural waterproofing (Tanking) has been carried out, must not be drilled or punctured in anyway. Should this occur, it will could invalidate our guarantee.

Specialist Damp Proof Plastering System

Recommendations:

Prepare the walls, apply a salt neutralizer

Apply two gauged, 12mm scratch coats of washed, coarse, sharp sand and cement, waterproof render coats and allow to cure (shown in green on our floor plan).

Plaster set to a smooth finish in accordance with our damp proofing specification. BS. EN13914-2:2005.

Why damp walls must be specially replastered

Some of the walls appear to have been previously replastered, however it is likely that they are contaminated with hygroscopic salts which are being transmitted from the ground by damp. Although a new damp proof course will prevent further damp rising, on days of high humidity, the salts attract moisture from the atmosphere causing the plaster to become wet. Unless the contaminated plaster is removed and the walls are replastered in accordance with our damp proofing specification, it is unlikely they will ever dry out.

The drying of damp walls:

As a guide, in our British climate, residual moisture disperses from an external wall, with face brickwork, at a rate of approximately 25mm thickness of wall per month. However, this depends upon temperature, humidity, the number of air changes, rainfall and more importantly the amount of moisture within the wall, prior to our damp proofing.

For example, a wall of 225mm (9") thickness, would take a minimum of nine-months to dry. The presence of external face rendering, plaster and paint will substantially extend this period and hence the time before impervious decorations such as vinyl base paint or wallpaper can safely be applied. Walls below ground, treated with cementitious coatings (Tanking) or renders should not have impervious decorations applied long term.

Concealed Services

Please note, although care will be taken we make no allowance for the repair of concealed plumbing or any supply cables, electrical or otherwise, that may be damaged during our work. It is your responsibility to instruct your telephone, internet, intruder alarm provider to temporarily remove all equipment and services from walls to be damp proofed, prior to commencement of our work.

Preparation Required Prior to our Arrival

Our work is disruptive and we appreciate the obvious inconvenience it will cause, but we must emphasise, there is no 'quick-fix' for treating damp and compromise shouldn't be considered. Some dust, when removing plaster, is unavoidable so it is important that all areas to be treated are accessible and items of furniture and floor coverings, which can't be removed, are thoroughly covered and protected by you, prior to the arrival of our technicians. We will leave the areas of work cleaned and tidy, however, it is likely that further cleaning will be required, once the dust has settled.

Redecorating information

We make no allowance for redecorating or the making good of existing decorations that may be damaged or blemished during our work, for whatever reason. Damp proofed walls can usually be painted within three to four weeks of re-plastering, but only using mist coats (watered down coats) of water based micro-emulsion paint. Under no circumstances should vinyl based paint be used, the walls be lined, wall papered, or coated with any impervious material, for at least one year. Incorrect decorating will delay or prevent the walls from drying and will have to be removed, or could invalidate our guarantee.

www.duluxtradepaintexpert.co.uk/editorial/painting-fresh-plaster

We hope our report meets with your approval and you find it helpful, however, please read it thoroughly, together with our recommendations, to ensure we have not misinterpreted your instructions. If you have any general questions regarding the recommendations we have made, please click the link to visit our website: [FAQ Frequently asked questions](#) Alternatively if you wish to discuss our findings in more detail, arrange a date for the work, enquire about our methods of payment or what offers we may have, please call 020 8398 6663 or email john@tapcohomedry.com. For details of other property services, we carry out, visit our website at www.tapcohomedry.com

The contents of this report and recommendations are for the benefit of the addressee only and covered by copyright. They must not be reproduced in any form, including electronic or mechanical means, without written permission from Tapco HomeDry Ltd.

Thank you again for choosing Tapco HomeDry. We assure you of our very best attention service, for the duration of the contract and await your further instructions.

Yours faithfully
for and on behalf of
Tapco HomeDry Ltd

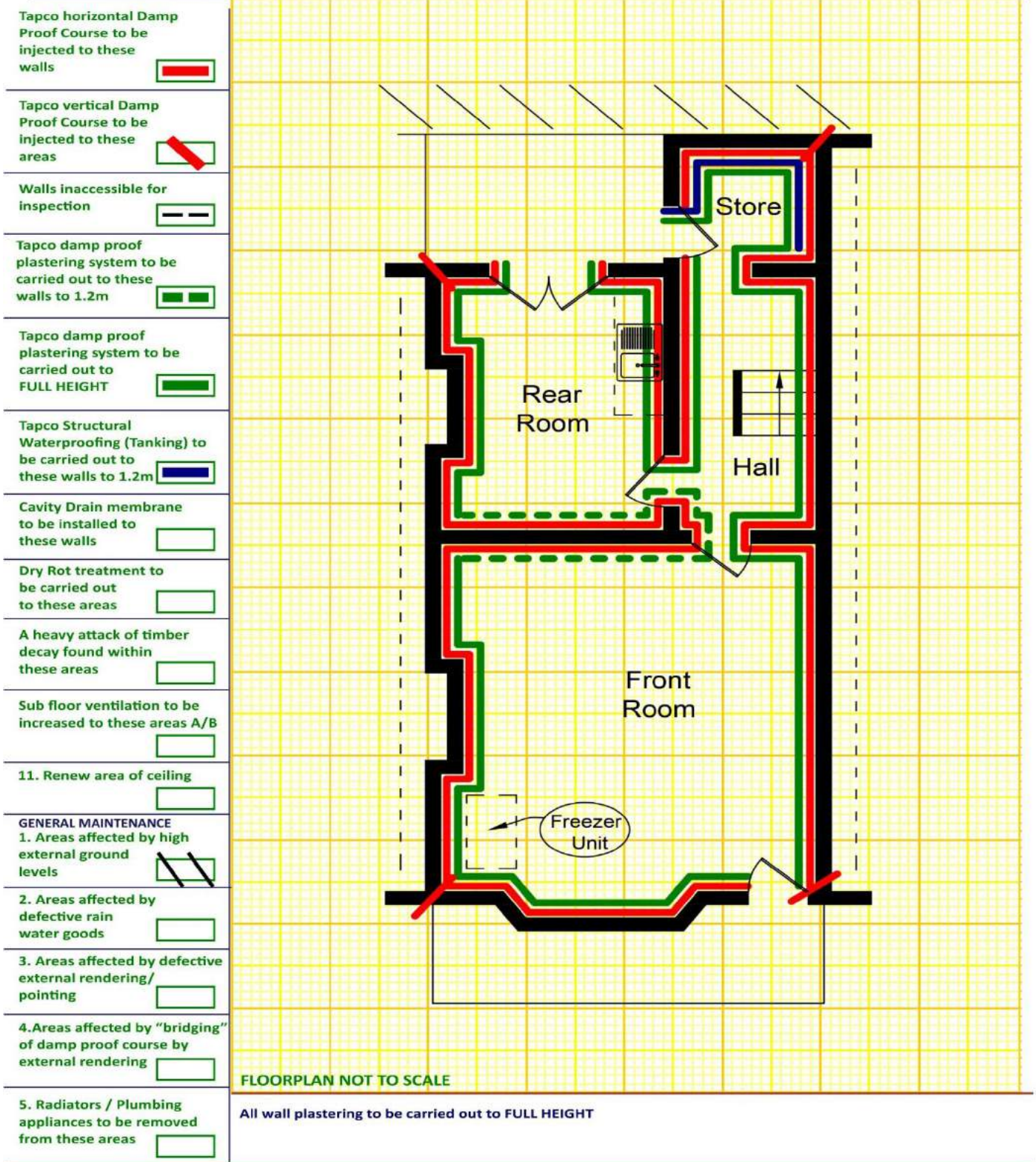
John R Millroy

Managing Director.

Tapco HomeDry Areas of Damp Proofing and Associated Work

Address:- 8 Woburn Walk, London, WC1H 0JL

Ref No:-MP/33481



ADDITIONAL ITEMS:

Images related to our investigation



High rear external ground levels abutting the walls



High levels of 63.8% moisture were recorded to the lower areas of the walls as indicated



High levels of up to 46.3% moisture were recorded to the walls surfaces, as indicated





High levels of moisture were recorded to the walls throughout the basement area

All prices quoted in our recommendations are subject to VAT. Please tick the box of items you are instructing us to carry out and return with our form of acceptance.

If we are instructed to carry out all our recommendations, within one-month from the date of this report, our survey fee will be deducted and the cost of the work reduced by 5%.

Damp Proofing and Associated Work Recommendations

<p>General Preparation by Others The rooms should be empty with, furniture, curtains, soft furnishings and floor-coverings removed. If this isn't possible, clear access must be provided to the areas of work, with all remaining items covered, prior to the arrival of our operatives. Instruct your supplier to remove phone sockets, internet sockets and any other supply boxes or controls, from walls to be re-plastered, prior to the commencement of work.</p>	<p>By Others</p>
<p>Protecting Adjoining Floors Protect the floor surfaces adjacent to the walls be damp-proofed, using a Polyflute plastic protection. Remove on completion and dispose of. (all additional areas to be covered by others).</p>	<p>By Tapco HomeDry</p>
<p>Damp Proofing Wall Preparation Remove the contaminated wall plaster (shown in green on our floor plan) to heights specified and prepare the walls by removing all loose debris and high brickwork. Bag up all rubble and take to a designated, licensed place for disposal.</p>	<p>3850.00</p>
<p>The Injection of a new Diffusible Damp Proof System Pattern drill 12mm holes, horizontally to the base of the walls and vertically where specified, to the required depth, Clean the holes of dust. Inject a Thixotropic Silane/Siloxane (diffusible cream) Damp-Proof Course, at the approved rates, in accordance with BS 6576:2005, under the terms of our 20-Year Guarantee.</p>	<p>1580.00</p>
<p>Structural Waterproofing System (Tanking) Prepare the walls. Apply a scratch coat of waterproof rendering to the walls as necessary, in accordance with our specification.</p>	<p>640.00</p>

When cured, apply two slurry coats of an alkali-resistant synthetically modified cement compound (Tanking) to all areas (shown in blue on our floorplan) to approximately 200mm above the ground/floor levels or as specified. (British Agreement number 91/2608), under the terms of our 10-year guarantee.	
Surface Floor/Wall Joint Overlap the structural waterproofing, 150mm onto the existing concrete floor to create a floor/wall joint.	150.00
Damp Proof Plastering Prepare the walls and apply two gauged, 12mm scratch coats of Tapco HomeDry specialist damp proof render coats, using a mix of washed coarse sharp sand and cement, incorporating a water-proof solution, strictly in accordance with our specification. When cured, apply a smooth finish coat of plaster, feathering into existing as necessary, in accordance with BS. EN 13914-2:2005.	8875.00
Optional Guarantee Protection Insurance To protect our guarantee with Guarantee Protection Insurance (single premium).	Price on application
Parking to be arranged by others If parking at the property is controlled, it is the client's responsibility to arrange a parking permit, for one van, for the duration of the work.	By client or at cost

About our work

Our technicians are experienced at carrying out remedial work in occupied properties and will consider the needs of the occupants at all times. We use only the most up to date methods and materials, plus the safest of preservatives, which have no odour, no vapour and a one-hour room re-entry time.

Payment Terms

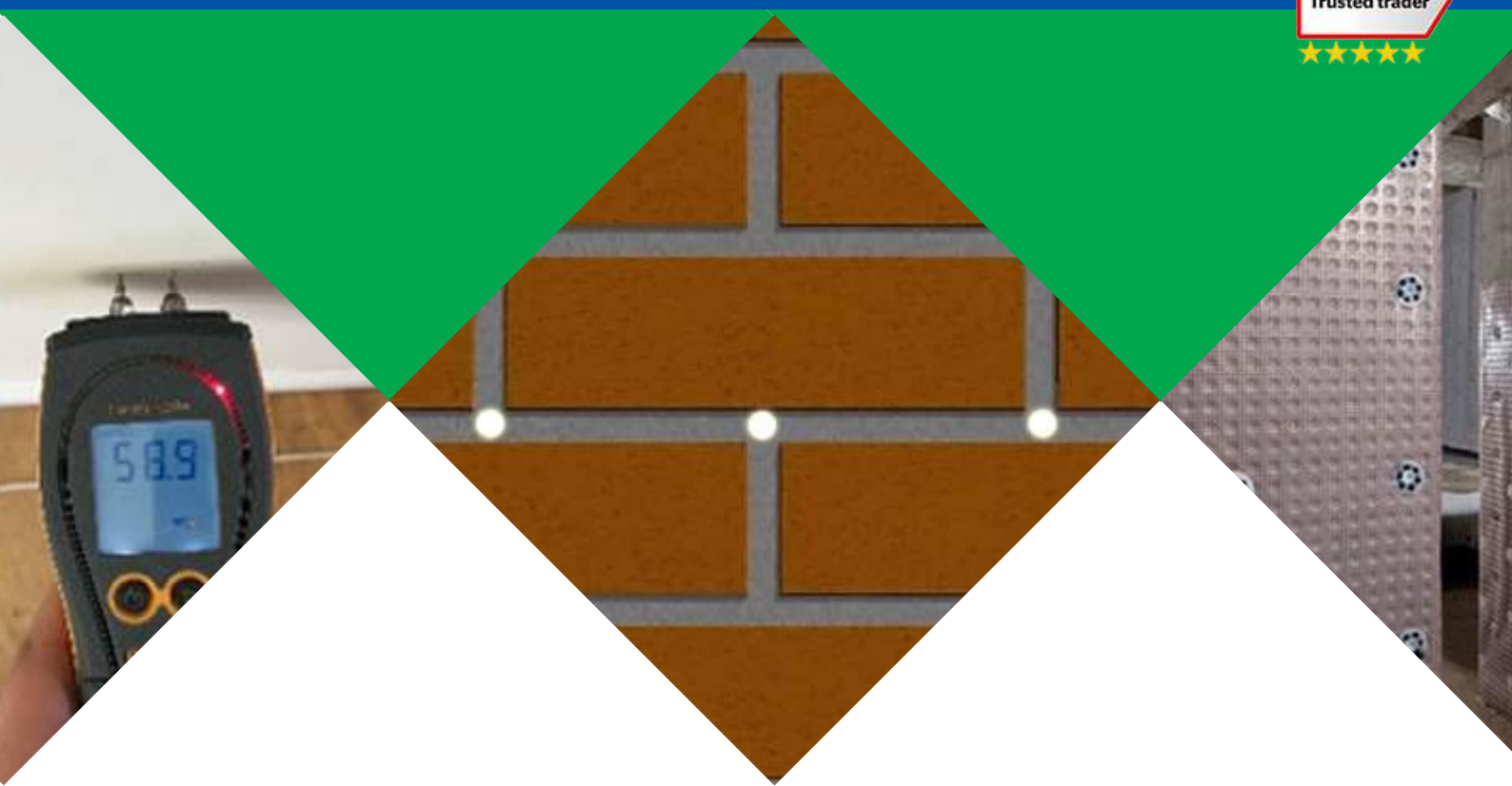
We require a deposit prior to commencing the work, with the balance due on completion. Payment can be made either by Bank Transfer, debit/credit card, cheque or deferred payments, subject to status and prior agreement. On full and final settlement of our account, you will receive our established 20-year guarantee, which can be insured by GPI (Guarantee Protection Insurance).

Any questions?

If you wish to discuss our findings in more detail, arrange a date for the work, enquire about our methods of payment or what offers we may have, please call on of our friendly staff or email john@tapcohomedry.com. For details of other property services, visit our website at www.tapcohomedry.com

'Tapco HomeDry, the Property Professionals you can Trust'

**'We are here to help' call us free on 0800 195 9878 or email john@tapcohomedry.com
 Out of office 07736 804 965**



Solutions for Damp & Timber Decay since 1971

There is no 'quick fix' for treating damp or timber decay and compromise shouldn't be considered. We pride ourselves on being London and the Home Counties premier property preservation company, with a service and high standard of work we are proud of.

We stop Damp & Timber decay whether it be from the roof, below the ground or anywhere in between. We are specialists at:

- Injecting a defussable cream damp proof-course and waterproof plastering
- Structural waterproofing and basement damp proofing
- Insurance covered water damage restoration
- Woodworm treatment and wet rot repair
- Dry rot eradication and restoration

For our domestic clients, we are a long-term member of the PCA (Property Care Association) and a **5-star Which? Trusted Trader**

For our corporate clients we are a certified ISO9001@2015 quality management company, Safe Contractor accredited, Chas accredited and our technicians hold CSCS certification. Health and Safety is managed by The Health & Safety People Ltd.

