



J. B. WARD & SONS

DAMP & TIMBER TREATMENT SPECIALIST

108 Jack Russell Close, Stroud, Gloucestershire.
GL5 4EJ

TEL (08456) 44 54 01

Ms Miyasako
Via Email

Thursday 17 January 2019

JBW 72044

Dear Ms Miyasako,

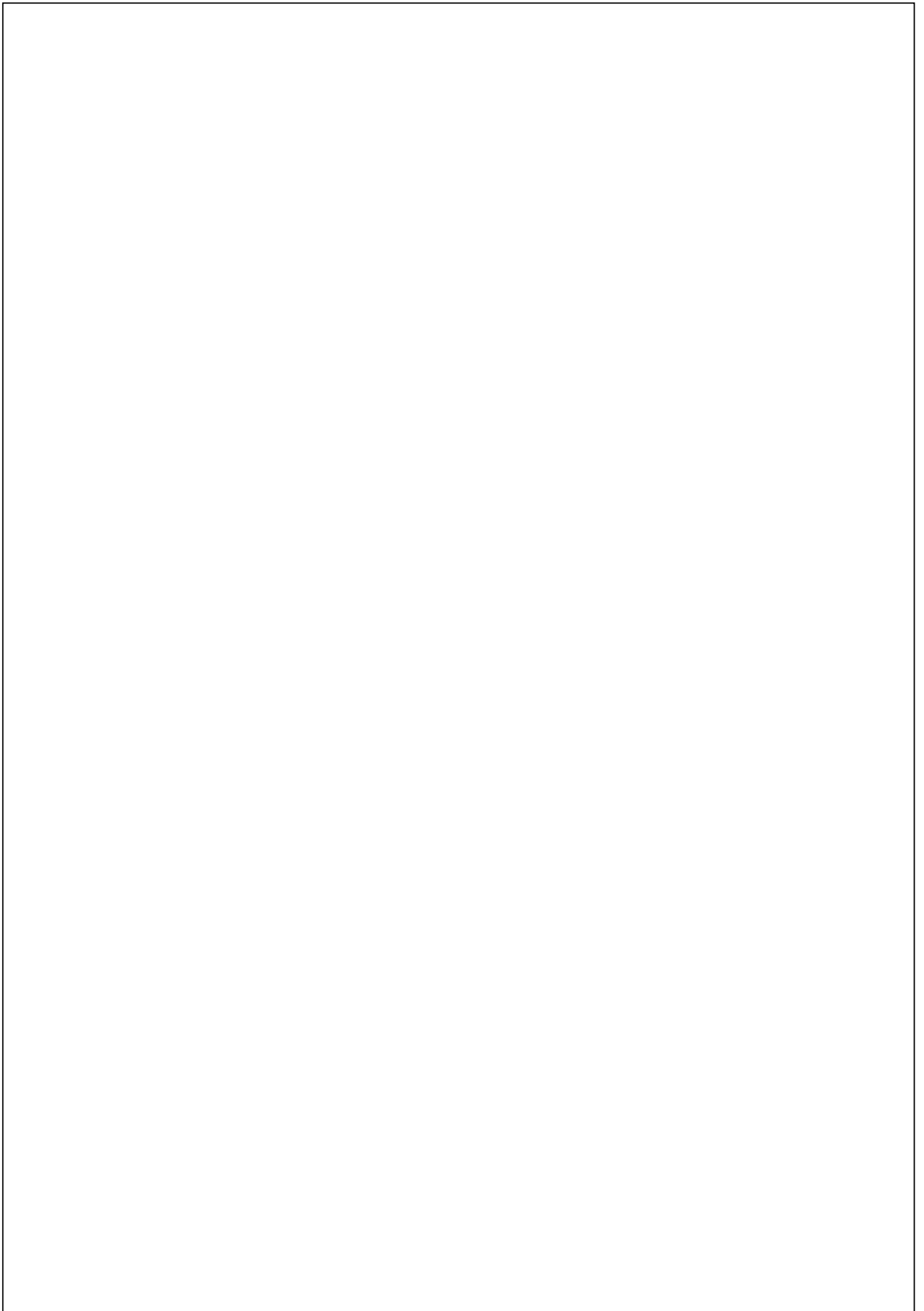
8 Woburn Walk, Nepenthes And Sons Ltd

Thank you for the opportunity to carry out a survey on your behalf. Following my inspection of the above property on Tuesday 15 January 2019, I am pleased to attach the required document.

Should you have any queries please do not hesitate to contact me.

Yours sincerely

Ross Donnellan



REPORT

No D 72044

SITE ADDRESS:

8 Woburn Walk, Nepenthes And Sons Ltd

REQUESTED BY:

Ms Miyasako

Via Email

SURVEYOR:

Ross Donnellan

REPORT DATE

Thursday 17 January 2019

INSPECTION DATE:

Tuesday 15 January 2019

REPORT

No D 72044

DAMP

As requested an inspection has been made at:

8 Woburn Walk, Nepenthes And Sons Ltd

CONDITION OF INSPECTION

Where inspection is restricted by any furniture, floor coverings and fitted items (including plasterboard/dry lining) at the time of the site visit, we may not be able to carry out adequate tests/inspection of these areas. In providing a report it must be taken into account that we are not at liberty to lift floor coverings, move or expose or examine parts of the property that were covered, painted or inaccessible at the time of the inspection. A report must therefore be read with the knowledge of these limitations.

There is no way of telling whether any concealed areas are suffering from any disorders such as damp, or rot without opening up, and lifting all coverings. A full structural survey, exposing all concealed areas is usually advised prior to any legal commitment or purchase.

General structural building repairs, timber replacement and repairs to doors, windows, plumbing, chimney defects, roofing, rainwater goods and drains are not within the scope of the Company and our report does not include dampness caused by these or similar items.

NOTES

A further site meeting is recommended prior to works.

INSPECTION FINDINGS

LATERAL DAMP PENETRATION – TANKING

High moisture readings were recorded which indicate lateral damp/moisture penetration in the areas indicated in **GREEN** on the attached plan (Section A). Please note that areas not open to inspection due to floor coverings, fitted units or obstructions can not be adequately assessed in order to confirm the presence of dampness, or whether timbers concealed by any fixed coverings adjacent to damp walls are affected by rot.

It is our recommendation that the tanking method described below be applied to the areas shown in **GREEN** on the attached plan (Section A). For areas where the internal floor level is below the external ground level or adjacent to high ground level, the walls are wholly or partially earth retaining. Where it is not possible or practical to lower the external ground, the moisture/dampness from the ground can be blocked by a vertical membrane in the form of a waterproof damp proof barrier (CDM tanking). This membrane is then finished with a coat of plasterboard, and skim finished to provide a surface for

decoration. The process may also be utilised where higher than usual dampness is noted in 'problem areas'.

Where floor areas are tanked, following the placement of the CDM membrane the floor is finished with a floating floor constructed from 'floor grade' chipboard. Access to the sump will vary depending on the specification of pump unit.

SPACE LOSS

As the above treatment relies on the application of new layers to the existing walls (and floors where prescribed) original surface levels will increase. A gain of over an inch in some instances is possible. This, in some instances, may dictate a step in lintels or other features within the work area. Alterations to door framework and similar features may be required by your own contractor.

WALL OBSTRUCTIONS

Where coving or cornice is present in an area recommend for CDM treatment we ask that this be removed by others prior to the commencement of works. Where we are instructed to remove such items, no responsibility is accepted for any damage caused to the item during the removal, furthermore any necessary repair work to damaged plasterwork to which the item is attached is outside the scope of our estimate. Any replacement of such items is also outside of the scope of the estimate detailed. No alteration to framework, architrave, sill work or wall fixed objects (where left attached) is included in this quotation.

PARTY WALL & NEIGHBOUR NOTIFICATION

As the drilling is involved in this process any areas of treatment in party wall areas may require consent from the neighbour concerned. Confirmation of instruction will deem this consent to have been received.

DRYING PERIODS

Under well-ventilated conditions redecoration may be undertaken within a few days, the skim coats may be observed drying out to leave a dusty pink finish indicating the area is ready for redecoration. Under no circumstances should the underlying membrane be pierced without the property application of a sealed wall plug, which can be supplied upon request.

IN AREAS WHERE THE WATER TABLE IS HIGH, LATERAL DAMP PENETRATIONS MAY BE AGGRAVATED BY HYDROSTATIC PRESSURE WHICH COULD CAUSE ACTUAL WATER INGRESS/FLOODING WHICH WOULD NOT BE COVERED UNDER THE TERMS OF THE GUARANTEE.

See Section D 'Lateral damp penetration' for further information.

SUMMARY OF WORKS AND COSTS

8 Woburn Walk, Nepenthes And Sons Ltd

**TO CARRY OUT ALL WORKS AS DETAILED IN OUR
REPORT AND ESTIMATE**

No D 72044

**THE TOTAL COST FOR THE WORK SPECIFIED INCLUDES A 2.5% DISCOUNT FOR
PAYMENT OF THE OUTSTANDING BALANCE ON SITE ON THE DAY OF COMPLETION.**

CDM TANKING AS PLAN (AREAS GREEN)

TOTAL COST OF TANKING WORKS £24,700.00 PLUS VAT

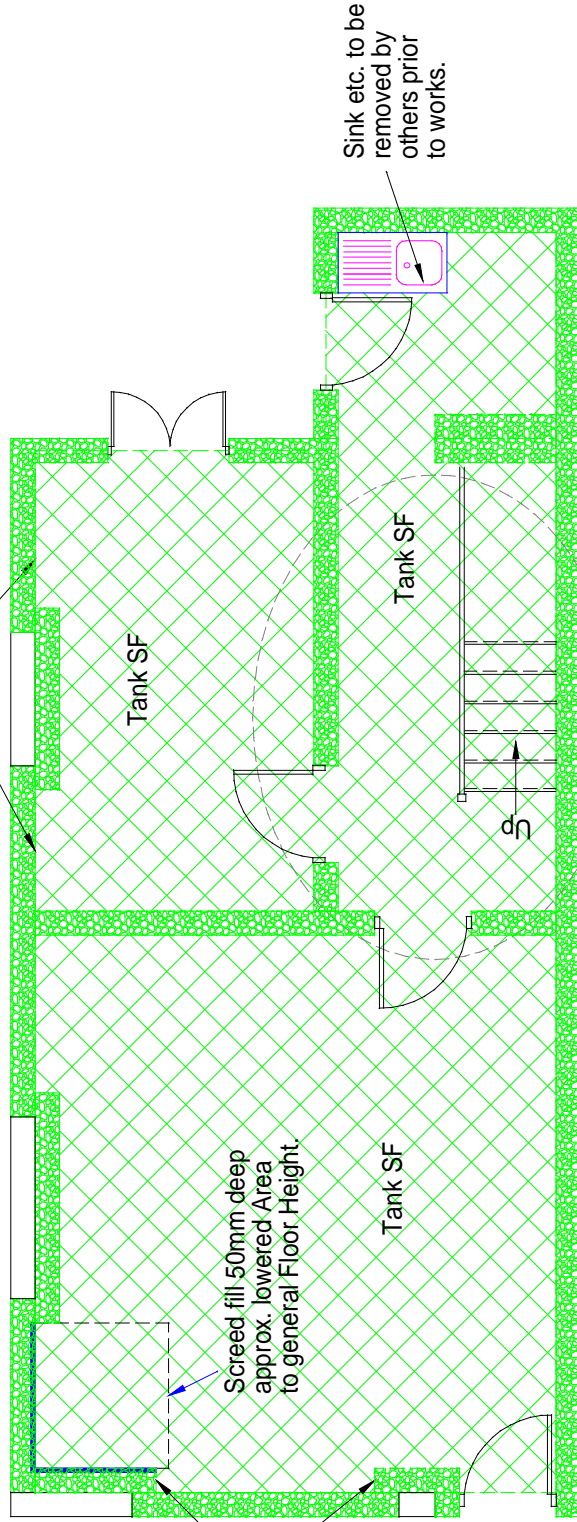
ORDER REQUIREMENTS

- 30% deposit with your order.
- Balance due on date of completion of works.
- Current minimum charge to apply to all orders.

Should you wish to accept all or part of the above offer, please contact our office on 08456 44 54 01. All verbal orders will be confirmed by our office in writing in the form of a written order together with an invoice for the required deposit.

The required deposit (post-dated cheques cannot be accepted) and signed copy of the order is to be received by our office before the client's specified commencement date can be confirmed as reserved. Non-completion of additions and variations shall not form a reason for delaying payments due on contracts completed to the original specification. Variations to the works specified within this estimate will only be carried out upon the receipt of a written variation order and may affect previously agreed completion dates and the final cost of the works.

Modern ply linings are damp. To be removed by others prior to works.



Window Reveal Bases are Rotting require removal by other Contractors prior to works.

Screed fill .50mm deep approx. lowered Area to general Floor Height

Sink etc. to be removed by others prior to works.

Door Frame & Staircase Bases tracking Subfloor Moisture with early Rot visible. Others to create Bridging Gaps &/Or protect with membrane leaving 20mm exposed for JB Wards to lap Floor Membrane.

8 Woburn Walk
London
WC1H 0JL

Please Note 15th January 2019
IMPORTANT

All Wall and Floor Obstructions in areas to be removed prior to JB Wards works by OTHER CONTRACTORS UNLESS OTHERWISE AGREED; including; Plug/Light Sockets, Sanitary Fittings, Radiators, Kitchen Units, Appliances, Shelves, Cupboards, Boilers, Light Fittings etc. ALTERNATIVELY; Where Pipes, Door Frames & Meters etc. remain they will be worked around. This Drawing is not to scale and is for representational purposes only.

Section A

Solid Floor

130sm of Cavity Drainage Membrane to Floor & full height of Walls.

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