

## **HOW TO READ THIS REPORT**

It is important that the report is read thoroughly.

Please first refer to Section A 'Plan', (note that if your property requires timber treatment only, no plan will be present). The plan shows areas that may require Rising damp, Penetrating damp, Dry rot or external works if applicable. Also shown on the plan are other specific factors where relevant.

Section B includes the specific details of our recommendations and an estimate for works advised.

The following pages of the report should be read in conjunction with section A and B to gain further information on specific problems identified and to familiarise you with all other requirements detailed.

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## **RISING DAMP (as applicable)**

Rising dampness is caused by the direct or indirect contact of brick or stonework with oversite and external soil and vegetation. Natural absorption and capillary action causes moisture to be drawn from the ground in a continuous process. Eventually it finds its own level, which is determined by conditions including humidity, temperature, evaporation, construction, insulating materials and wall renderings. Our experienced surveyors detect areas of rising dampness with the aid of a moisture meter. As moisture due to a defective damp proof course will only affect structural walls up to approximately 1m high from the ground, the walls above 1m high or at first floor height cannot be affected by rising damp.

***Internal plasterwork*** - The moisture rising up from the ground brings with it many natural salts and impurities that are carried in solution. As the dampness is brought to the surface of the wall it evaporates away, leaving behind on the plaster surface the salts and other impurities. Some of these salts, known as hygroscopic salts, attract the natural moisture in the air caused by activities such as cooking and laundering (condensation). Therefore, any original plasterwork containing such impurities, as a result of rising dampness will tend to attract and retain dampness even when a new damp proof course has been installed and must be removed and replaced in order to resolve ongoing dampness.

***Complete treatment system*** - The complete treatment system for rising dampness involves the injection under pressure of an aqueous Damp Proof Course (DPC) concentrate into the damp wall (as indicated in RED on the attached plan), and the removal of all old plaster and subsequent replastering to a minimum height of 1m. This work is normally completed within a day or two depending on the extent of the operation and atmospheric conditions. A minimum drying period of 9 - 12 months must then be allowed before the original damp structural wall and new plaster work will be completely dry. Please refer to notes on redecoration found in Section G 'Aftercare'.

The injected emulsion is prepared specifically for the treatment of rising dampness and is regularly checked for purity. It has been approved by the British Board of Agreement and holds their coveted certificate. A full treatment specification can be provided by Safeguard Europe Ltd or Triton Systems where required. The chemical used is non-flammable, has very low odour and no noxious vapours, it also does no harm to the environment.

## **STANDARD SPECIFICATION FOR ALL REPLASTERING WORKS**

### **Replastering requires the following processes:**

- Hack off plaster on walls to a height of 1m for DPC works, (or as specified).
- Apply render to walls, with three parts sand to one part cement using fresh and free flowing gauging water containing a salt inhibitor. Scratch to form a key.
- Apply skim coat to walls of Multifinish to a smooth finish, this coat must not be over trowelled (polished) to allow for the evaporation of residual moisture. The new plasterwork will be left ready for client's own redecoration (see Section G 'Aftercare' for notes on redecoration and drying times).
- The new plasterwork must be completed short of the finished floor level to prevent tracking and this gap must not be filled.
- Access to all walls up to 1m high is required for DPC injection and replastering work to be carried out in all areas where replastering is shown indicated in BLUE on the attached plan.

Lightweight carlite type bonding/plaster, which readily absorbs and retains airborne moisture/condensation, must not be used. This type of plaster is not recommended for use on the internal surfaces of cold external walls or areas of high humidity e.g. kitchens, bedrooms and bathrooms.

PLEASE NOTE : The Company will not undertake works on a DPC injection only basis. In order to offer a guarantee for the complete treatment system all DPC injection and replastering must be carried out by the Company. However, when walls are currently unplastered brickwork these walls will be injected only.

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 cover dampness caused by these or similar items.

To prevent any possibility of damp penetration by bridging of the damp proof course, all external ground levels should always be maintained at approximately 150mm (2 brick courses) below the damp proof course and any external render should not be in contact with ground.

Where applicable: access to neighboring properties is often not possible at the time of initial inspection. Ground levels within neighboring properties adjacent to areas to be treated with damp proof treatment should be inspected to confirm that the levels are acceptable.

#### **EXTRA DUBBING**

An additional per linear meter charge may be made where unusually thick render is present on existing walls. Any 'dubbing' out costs required will be confirmed prior to installation.

## **LATERAL DAMP PENETRATION (as applicable)**

**CDM Tanking** - 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 remove or lower the external ground, the moisture/dampness from the ground can be blocked by a fixed membrane in the form of a waterproof damp proof barrier (tanking). Where the Oldroyd 'XV' or Triton Platon system is employed, wall or ceiling tanking is finished with a coat of plasterboard and skim finished to provide a surface for decoration. Tanked floors are finished using a floating floor grade chipboard. See section B and attached plan for which system of tanking is recommended.

Should external ground levels be raised in the future, further areas may be affected by lateral damp. Only areas currently affected by lateral damp are indicated in GREEN on the attached plan.

### **STANDARD SPECIFICATION FOR ALL TANKING WORKS**

Cavity Drainage Membrane (CDM) to the areas indicated in GREEN on the attached plan. The tanking membrane is to be continuous from floor level to the height(s) stated on the attached plan.

- Prepare all areas to be tanked as required (excluding the removal of fitted obstructions).
- Fix CDM tanking membrane to all treatment areas and secure as specified by the manufacturer using CDM brick plugs, sealing rope and tape.
- Where applicable, apply plasterboard or sand and cement coverings to any walls or ceilings and skim finish. Apply flooring grade chipboard to any tanked floor.
- Decoration to tanked walls and ceilings can be carried out and any timber skirting can be fixed (by others) using a suitable adhesive when the skim coat is completely dry (1-2 weeks in the case of Oldroyd 'XV' or Platon system and 4-5 weeks in the case of Oldroyd 'P' system).
- Sanitary fittings, kitchen units or radiators can be fitted (by others) using specialist fixings. These can be provided on request.

Due to the layered nature of this product, where applied a small degree of depth is lost. Should this minor loss of space be an issue of concern, please feel free to contact our head office for further information.

All wall or floor fixed obstructions including floor coverings to be removed by others prior to tanking. The tanking membrane must not be pierced by fixings (e.g. pictures, shelves, skirting boards etc). Any external exposed areas surrounding or adjacent to internal tanked areas, including external steps, brickwork or pavements, must be maintained in a watertight/weatherproof condition by others. The use of a dehumidifier will be essential in unventilated tanked areas. Where service meters and boilers are left in situ, we will attempt to seal up to the items leaving a small area behind untreated.

It is necessary that all rooms, any treated cupboards and all treated areas are kept both warm and well ventilated at all times to prevent condensation and mould forming on a cold wall. Alternatively the use of a dehumidifier is advised.

Where a floor space is treated with CDM tanking and finished with floor grade chipboard there may be some very minimal movement in the floor area. For this reason where the area is to be tiled by others, we recommend a thick bed of flexible adhesive be used. We also advise that by the nature of the product, approximately one to one and half inches will be added to the floor height and wall depth. Amendments to doors, architrave, frameworks, cupboards and other fitted items to facilitate the rise in levels are outside the scope of the company and not included within the quotation offered. See Section H 'Your responsibilities' for details on dealing with coving in areas to be treated for lateral dampness (tanking).

***Cementitious Tanking*** - 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 remove or lower the external ground, the moisture/dampness from the ground can be blocked by cementitious tanking. Vandex BB75 is a cementitious waterproofing slurry (tanking slurry) with hydrophobic properties, resistant to water and moisture.

Should external ground levels be raised in the future, further areas may be affected by lateral damp. Only areas currently affected by lateral damp are indicated in **RED WITH A SOLID BLUE LINE** on the attached plan.

## **STANDARD SPECIFICATION FOR ALL CEMENTITIOUS TANKING WORKS**

Vandex BB75 is applied by trowel or spray to surfaces such as concrete, masonry, and render, which have to be sealed and protected against the influence of water and moisture. Typical areas of application include Basement / cellar waterproofing and refurbishment and retaining walls

- Prepare all areas to be tanked as required (excluding the removal of fitted obstructions).
- VANDEX BB 75 is applied with brush, trowel or suitable spray equipment.
- Apply Sand and cement coverings to any walls or ceilings and skim finish. Apply flooring grade chipboard to any tanked floor.

## **PREPARATION NOTES**

### EXISTING ELECTRICAL FITTINGS

To include any plug sockets, light switches or electrical fitting in the treatment area. Plug sockets and switches should have their fascias removed and the exposed wires made safe. The tail ends should be extended (where necessary) to facilitate the later punctuation of the layers we are to add. Any tail end will be brought through the membrane and sealed and then brought through the dry lining and skim coats ready for your own contractor to fit patress boxes. Light fittings too should be removed and the cable's made safe for our later exposure through our materials.

### NEW ELECTRICAL INSTALL ON CDM MEMBRANE

All electrical mains wiring should be chased into the existing render surfaces of the walls, floor or ceiling concerned and protected in line with current H&S protocol. The tail ends of each socket, switch or fascia should be made safe prior to our works and left long and taped in situ where it is required to emerge from the new membrane tanked area. A plan should be provided if exact locations are of high importance. J.B.Ward will feed the tail ends through the membrane and seal, then feed through the subsequent dry lining and skim. The tail ends will be left emerging for your own contractor to fit dry lining patress boxes. We recommend that 35mm patress boxes be used, as there is limited void space. Such boxes may be purchased from any major electrical supplier. Where deeper recesses are required for bespoke fittings, each required recess should be made in the surface of the render/masonry by your own contractor prior to our attendance, and we will work our membranes into these recesses. Any recess made should be a minimum of 15-20mm deeper than the requirement to receive the fitted item to allow for the membrane to travel behind the item.

### PLUMBING INSTALL ON CDM MEMBRANE

Pipe work should be fully chased into any area to receive cavity drainage membranes. Your exact requirements should be discussed on site to ensure safety legislation is adhered to.

## ELECTRICAL INSTALL ON CEMENTATIOUS TANKING

All electrical mains wiring should be chased into the existing render surfaces of the walls, floor or ceiling concerned and protected in line with current H&S protocol. Ideally, the ducting should be chased into the masonry not surface plasterwork. The tail ends for each socket, switch or fascia should be made safe prior to our works and left long and taped in situ where it is required to emerge from the new tanked area. Recess for the patress boxes should be cut into the wall for each point by your own contractor to a depth of 15-20mm deeper than required for each box to allow for a spritz waterproof coat to be applied around and within the recess made. A plan should be provided if exact locations are of high importance. The application of the patress boxes may coincide with works as arranged.

## PLUMBING INSTALL ON CEMENTATIOUS TANKING

Pipe work should be fully chased into any area to receive cementatious tanking observing H&S protocol. Your exact requirements should be discussed on site to ensure safety legislation is adhered to.

## INSULATION OPTION

Insulation may be laid in the small void between membrane and dry lining (in the GREEN areas on the plan). A quotation may be gained upon request. The void depth may vary depending on the nature of the structures the system is applied to. Where walls are not 'true' more variation will be present. If you wish to explore this option we would recommend that in most cases a 12mm insulation board will fit snugly. Note that if we are requested to work alongside an alternative insulation installer, some delay in completion of works may occur.

## **MEMBRANE TANKING WALL LEVELS**

As detailed a loss of space is unavoidable with such an installation. This loss varies slightly although does not usually exceed 45mm where installation is directly applied to the existing walls surface. Where leveling of the wall is required/requested, a further loss may be present dictated by any disparity apparent with the existing wall structure.

Please note that the enclosed quotation includes the application of plasterboard and skim works that follows the surface of the existing structural walls and any obstructions to be covered by the linings required. In the main, this gives a sufficiently satisfying result.

However, if you wish to have each wall surface levelled to within a tolerance of approx. 7mm over a standard wall height (approx. 2.4m), a further charge may be applicable. Further information should be sort from us should this be required.

## **AQUADRAIN & PUMP & SUMP**

The requirement for the items above will be made based on the likely amounts of free moisture present or suspected at the time of the site visit. Whilst a number of standard installation specifications may dictate their installation, consideration for their omission will be made based on the risk of omission.

## **EXTERNALWORKS (as applicable)**

***Form gully or lower high ground*** - In any area where the external ground level (e.g. slabs, concrete or crazy paving) is higher than the internal floor level of the adjacent wall (as indicated on attached plan), we recommend that the high ground level be reduced (approximately 2 brick courses below the DPC) by cutting away to form a gully back-filled with pea shingle to allow drainage.

Where the external high ground is constructed using block paving the high ground should be reduced by the client's own appropriate block paving contractor.

To prevent any possibility of dampness from penetrating through the structural wall above the damp proof course (bridging), it is advised that any external decking be fitted in a position that is approximately six to eight inches away from the structural wall or at least below the damp course, approximately two brick courses.

***Remove external rendering or plinths and form bell bead*** - In any area where the external plinth or rendering has been continued to ground level (as indicated on attached plan), bridging of the DPC may be evident, allowing rainwater to penetrate through to internal plaster above DPC.

We recommend that the external rendering be removed to six inches or 15cm above ground level and the exposed wall painted with black bitumen. The cut edge of the rendering to be finished with a galvanised bell bead.

***Adequate sub floor ventilation*** - It is generally considered that airbricks should provide sufficient ventilation when a 6"x 9" airbrick is positioned every 3.3m on a length of wall. Any small airbricks should be enlarged/replaced (as indicated on attached plan).

Airbricks should not be blocked by high external ground levels. Terra cotta airbricks do not allow as much air to circulate as galvanised or plastic products, the latter being preferred if the sub floor ventilation is considered inadequate. Airbricks should be positioned in such a manner that there are no stagnant air pockets. Where applicable, where internal solid floors abut a timber floor and prevent a through-flow of air beneath a timber floor, ducting may be required, especially when a property is terraced. The installation of ducting is not within the scope of the company.

A lack of adequate ventilation allows condensation/moisture to form under the floors, with either little or no through-flow of air. This moisture penetrates sub floor timbers and can eventually cause rot.

There is no way of telling whether any floor is suffering from any disorders such as dry rot without lifting floor boards and coverings, but unless adequate ventilation is provided there is a possibility of dry rot forming.



## CONDENSATION

Moisture laden air is normal and to be expected in all property. There is always moisture present in the air and this is necessary for us to feel comfortable. However, in addition to this naturally occurring moisture, up to 20 pints of moisture is added to the air in the course of a normal day, produced during cooking, laundry, showers, baths, and from normal human respiration, particularly in bedrooms during sleeping and always in kitchens and bathrooms. To allow this moisture to disperse, ventilation is essential especially in areas where double glazing has been fitted. Windows must be opened every day, including during the winter. Lightweight plasters including Carlite bonding and fillers readily retain airborne moisture and should not be used where humidity is high. Double glazing plays a large part in the restriction of adequate ventilation.

As drying washing internally is a major source of condensation, we recommend that washing be dried externally or in a vented tumble dryer. If washing has to be dried internally or on radiators, an adjacent window must always be open to allow all moisture to disperse. If windows are shut whilst washing is drying, condensation and mould will form on stored items including clothes, cold walls, carpets and fabrics. The door to the room where washing is drying must be kept shut to prevent the moisture-laden air from migrating to other rooms.

During the drying out of any DPC injected walls, any walls treated against dry rot and all replastering works, the normal airborne moisture levels in the property will be increased. Tanked areas including cellars must be kept well ventilated.

Flats are particularly prone to high levels of internal humidity as areas of very high humidity (bathroom/kitchen/bedrooms) are usually in very close proximity to each other. Empty unheated and unventilated properties will always be affected by some condensation, the air will feel cold and damp and a musty smell may be present.

Should the whole or part of the property where walls have been treated and replastered be unoccupied, and shut up for long periods with little ventilation, then airborne moisture will be prevented from dispersing. Unable to disperse through open windows and doors, the airborne moisture will then condense to form free water on any cold surfaces including any treated wall, thereby aggravating the drying out process and causing damp patches to appear from time to time.

If it is not possible to open windows every day, we recommend the permanent use of a dehumidifier placed in a central area with internal doors open. This will reduce airborne moisture and will also assist the drying out of any treated walls. To prevent condensation in tanked areas, including unventilated cellars, the permanent use of a dehumidifier will be essential.

In severe circumstances when internal humidity is very high together with restricted ventilation, a greenish black mould/mildew, a characteristic of condensation, will grow on affected walls and fabrics, around windows and on tile grouting, and a damp musty smell may be present. This mould is easily removed from washable areas with a fungicide or a mild bleach, but if internal moisture is not reduced the mould growth will return.

When walls are treated and/or replastered within cupboards (especially in understairs cupboards, in kitchens and bathroom cupboards and bedroom wardrobes), space should be provided between stored items to allow air to circulate, and cupboards should be left open from time to time to allow trapped residual moisture to disperse. Condensation mould/mildew will form on treated walls and can also affect stored clothes, shoes and leather goods, fabric and paper products if cupboards are not kept well ventilated.

## **AFTERCARE**

### **DRYING OUT AND RESIDUAL MOISTURE**

After the insertion of either an injected damp proof course and/or the rectification of any other sources of dampness, including any areas treated against dry rot, these walls will still contain a considerable quantity of water that must be allowed to dry out naturally. Moisture readings will be recorded from treated walls during the minimum 9 to 12 month drying out period and damp patches will appear as residual moisture comes to the surface or as airborne moisture condenses.

### **VENTILATION**

To allow the moisture laden air to escape from the property and prevent condensation forming back on the surface of the new plaster it is essential that windows are opened regularly in the treated areas. Alternatively the permanent use of a dehumidifier will be required. Heaters must not be used to force-dry treated walls as this will crack or craze new plasterwork. A charge would be made to re-skim plasterwork that has been forced dried.

Efflorescence (salting) on the surface of the new plasterwork in treated areas is normal during the drying period and must be removed by gentle brushing or wiping with a soft cloth.

Complete drying out depends on:

- the initial degree of wetness
- the wall thickness
- ventilation over the wall surfaces
- the porosity of the wall surfaces.

### **REDECORATION**

Any permanent redecoration of all the walls treated (DPC) should not take place until the new plaster and the treated walls have dried out completely. Complete drying out will take approximately 1 month for each inch (25mm) thickness of structural wall, therefore a possible minimum drying out period of nine to 12 months is required.

A single coat of micro porous or breathable paint only can be applied to treated and replastered walls after approximately six to eight weeks as a temporary redecoration method. Impervious wall coverings must not be used until all walls have dried out completely e.g:

- tiling or any wall paper including lining paper
- vinyl, acrylic or polymer emulsion paint
- oil bound paint.

An air gap must be provided between a treated/damp wall and any fitted units. Re-skimming of any description in a work area invalidates our guarantee.

Redecoration carried out within the drying out period using impervious wall coverings or impervious paint will cause salts to be trapped behind decorative finishes. Paint will bubble and blister when residual moisture is prevented from dispersing and the new plaster may lose key. No liability will be accepted by the Company for any defects to plasterwork, due to force drying or incorrect redecoration prior to complete drying out of treated areas.

Tanked (Shown in Green on the floor plan) areas using the Oldroyd XV or Triton Platon system may take approximately one week to fully dry.

## **YOUR RESPONSIBILITIES**

### **FLOOR COVERINGS, FURNITURE AND ALL PERSONAL EFFECTS**

The works specified by their very nature create a considerable amount of dust and disruption. It is the client's responsibility to have all floor coverings, carpets and underlay lifted and removed from the areas to be treated. Furniture and personal effects must also be removed from the areas to be treated. No allowance has been made in our estimate for the clearance of any items from the working environment.

We are unable to accept any responsibility for damage to client's personal effects, fixtures/fittings, floor coverings/carpets and other sensitive items, which remain in the working environment.

If it is not possible to remove floor coverings, freestanding furniture and personal items completely, these items should be covered by the client with suitable protection. In order to enable our operatives to carry out the works, a minimum 2 metre clear access is required in front of all walls to be treated. However, for tanking work floor coverings must be removed completely to allow the tanking membrane to be sealed. Please carry out FULL PROTECTION of any laminate, timber, tiled or other flooring to be left in situ to rooms and walkways where remedial works are to be undertaken or materials transported to and from work area prior to any remedial works.

Fine plaster dust will remain suspended in the air even after our operatives have completed their works and will continue to settle, requiring removal by the client or others. We suggest that client's own dustsheets remain in place until all dust has settled.

### **WALL FIXED OBSTRUCTIONS – WHERE APPLICABLE**

Our estimate does not include the temporary removal and subsequent re-fixing/reinstatement of any wall fixed obstructions including:

- all types of radiators and radiator brackets, including standard or hospital type radiators, radiators with thermostatic valves, electric storage heaters, Servowarm radiators. Valve heads must also be removed from any thermostatic radiators and the system drained down
- service meters and boilers
- pictures, mirrors, wardrobes, cupboards, shelves, kitchen/sink units, sanitary fittings and fixed/installed gas or electrical appliances
- electrical fittings including plug sockets or switches, telephone sockets or any TV or media cables/sockets.
- Where tanking (lateral damp penetration treatment) is required to walls fitted with coving/cornice, the item will require removal by others prior to treatment. Repairs to damage caused to the ceiling whilst removing the item are outside of the Company's' quotation. Where we gain instruction for the Company to remove coving or such items, no liability will be accepted for any damage caused or replacement of the item/s removed nor will responsibility be accepted for wall or ceiling areas damaged as a result of their removal.

**NO LIABILITY WILL BE ACCEPTED BY THE COMPANY FOR DAMAGE TO ANY ITEM THAT REMAINS IN A WORK AREA.**

### **SKIRTING BOARDS**

Skirting boards will be removed by our operatives at the client's own risk. Due to the nature of dampness in structural walls it may not be possible in some circumstances for the client or others to re-fix the original skirting boards as these may break on removal or may be affected by wet rot. Broken/defective skirting boards will be cleared from site.

We recommend that original or new skirting boards are not replaced/re-fixed until the treated wall has dried out completely. When refitting skirting boards, to prevent any moisture tracking from the floor, the gap between the floor and the plaster must not be in-filled. If skirting boards have to be refitted prior to complete drying out we recommend that as a precaution the back of the skirting board is painted with gloss paint to prevent any residual moisture from passing from the treated wall into the timber.

The replacement/refitting of the skirting boards is not included in our contract.

### **Protecting floors & Personal belongings**

Any floor coverings, sanded or varnished floor boards must be protected by the client, the company takes no responsibility for any damage caused in any way including by contact of materials used (or removed) to carryout works in any area. Whilst we take every effort to minimize the debris caused by the removal of plaster and render from walls treated and the subsequent re-rendering and plastering, some splashing of materials is likely. Our operatives will cover immediate areas with dust sheets. Should an area (particularly freshly sanded floor boards) be required to be left entirely clean, then the client should make arrangements for a suitable floor covering to be laid throughout the room being treated and all other areas necessary for our operatives to gain access to the work area. We recommend that where necessary thick card board be laid and securely fastened to avoid this problem.

Please note that the mopping of a floor where plaster dust is present may lead to staining of the timbers/floor covering by wet plaster dust. We recommend that the area is thoroughly brushed and vacuum cleaned prior wet cleaning.

### **Aborted visits**

Should a customer fail, on the agreed day of commencement of works, to allow access of our work personnel in order to carryout works as detailed in the signed order, a current aborted visit fee will be payable by the signatory of the order form or individual instructing works. We will invoke this term if less than 12 hours notice is given to us by way of receipt of a written notification or direct telephone communication to our head office staff informing us of a delay in operations.

### **DUST**

As with any major building works the production of dust is highly likely. All personal items affected by dust should be removed from the work area by others prior to our operatives arrival or adequately protected by others. We accept no responsibility for items affected by dust where left in the work area or in areas nearby open to the movement of dust.

**HIDDEN PIPEWORK/ELECTRICAL CABLES** – Whilst every care is taken to avoid damage to any article within the work area, works carried out by the company are considered to be major building works.

THE COMPANY ACCEPTS NO LIABILITY FOR DAMAGE TO ANY HIDDEN OR OBSTRUCTED UTILITY SUPPLIES DAMAGED WHILST WORKS ARE CARRIED OUT, UNLESS ACCURATE LOCATIONS ARE GIVEN, OR MARKED ON DETAILED WORKING DRAWINGS PROVIDED BY THE CLIENT OR THEIR AGENT PRIOR TO WORKS COMMENCING. THIS INCLUDES ANY TELEPHONE, GAS, WATER, ELECTRICAL, DRAINAGE, AUDIO-VISUAL CABLING OR PIPEWORKS, OR ANY OTHER ARTICLE NOT VISIBLE AT THE TIME OF WORKS. THIS INCLUDES AND SUBSEQUENT DAMAGE WHICH MAY BE CAUSED AS A RESULT OF LEAKAGE.

**PLEASE NOTE THAT PAYMENT OF THE REQUIRED DEPOSIT IS TAKEN AS  
ACCEPTANCE OF OUR TERMS AND CONDITIONS**

## **TIMBER TREATMENT (as applicable)**

A number of insects, mainly beetles, are able to use wood as a food source and some of them can cause serious damage to buildings' timbers. These insects all have fairly similar life cycles, although there are variations in the length of each stage in the life cycle, the type of wood attacked and the extent and type of damage caused.

By far the most common species of woodworm in the United Kingdom is the Common Furniture Beetle (*Anobium punctatum*). This species can be identified by small, round holes that are left on the surface of the timber, approximately 1.5mm - 2mm in diameter, and the 'gritty' bore dust that it leaves behind.

The life cycle of the Common Furniture Beetle is upwards of three years. The adult Beetle emerges between May and August and mates. The eggs are then laid in the cracks, crevices, end grain and old exit holes. The larvae from the eggs then bores directly into the wood and continues to feed and grow for three to five years. Whilst inside the wood the larvae develop into pupa and within six to eight weeks the adult beetle bores its way to the surface of the wood and emerges, leaving the distinctive holes and bore dust as evidence.

In addition to protection against insect attack, the treatment specified will also provide protection against fungal decay during the drying out period of timber following corrective action to a moisture source (ie: timbers in contact with damp structures). However, this is not a sterilization treatment for actual outbreaks of dry rot. Should an outbreak of dry rot be noted during the course of spray timber treatment in any area, a further estimate for sterilization would be necessary.

Due to the nature of spray timber treatment it is necessary that the treatment be carried out prior to occupation, when the property is completely empty with all floorboards, staircase and roof void timbers exposed.

### **SPECIFICATIONS FOR TIMBER TREATMENT (as applicable to the type of property)**

***Staircases*** - Treatment to the undersides of treads, risers and sundry timbers. Pressure spray to refusal with insecticidal/fungicidal solution, all accessible timbers including the underside and top surface. No treatment to stringers, banister rails, newel posts or spindles etc.

***Staircases with soffits*** - Treatment to treads, risers and sundry timbers. Pressure spray top surface. Form one 10mm entrance hole to each riser and pressure spray underside to refusal, using back spray rod equipment.

***Ground floors and additional floors*** - Lift floor boards as required or treat from within a cellar when sub floor timbers are exposed (where applicable), to enable treatment to undersides of boards and joists as necessary, pressure spray to refusal as above. Reinstall lifted boards, nail and pressure spray to surface.

***Garages, outbuildings, exposed cross section beams, accessible roof voids and eaves cupboards*** - Treat all accessible internal roof timbers i.e. joists, rafters, purlins, struts, tie beams, trusses and ridge boards. Pressure spray to refusal as above. Any loft boarding and all loft insulation to be removed by others prior to treatment as this is not included in our estimate.

PLEASE NOTE: The surface of wood block flooring, bannister rails, spindles, stringer and spandril infill, joinery including frames, doors, skirting boards etc., are not included unless particularly specified.

Timber replacement is not within the scope of the company. Unpainted/unsealed accessible, structural timber will be treated only.

***Dual purpose insecticidal and fungicidal concentrate*** – The concentrate is applied to building timbers for the eradication and control of wood boring insects. It provides protection against fungal decay during the drying out period of timber following corrective action to a moisture source (i.e. timbers in contact with rising damp or following leakage or damp penetration). Once diluted the solution has the following significant benefits:

- re-occupation of treated areas after only 1 hr (or until surfaces are dry)
- low mammalian toxicity
- excellent micro-emulsion penetration properties
- virtually no odour - contains no aromatic solvent
- non-flammable.

This material does no harm to the ozone layer and is one of the most environmentally acceptable biocides available for timber preservation.

***Brittle floorboards*** - Due to the fixed nature of some floorboards, especially old/original floor boards that may have become brittle with ageing and heavy infestation, it is not always possible to prevent breakage when sections are lifted. Although care will be taken, no responsibility can be accepted by the company for breakage or splitting of brittle timbers. Exposed beams, floor and sub floor timbers, staircase treads and risers and accessible internal roof timber only will be treated. The replacement of any defective timber is to be carried out by others.

***Varnished original floorboards and exposed cross section beams*** - Where applicable any currently varnished/sealed or painted original floorboards or exposed cross section beams will require the removal of all varnish/sealant/paint in order to provide a clear surface that will accept treatment. Sanding or stripping work to be carried out by an appropriate contractor prior to our treatment. Resealing or varnishing/painting (by others), can be carried out in approximately 1 to 2 days when any residual moisture has dried out.

Floorboards or exposed beams that remain sealed on the top surface at the time of timber treatment can be treated from the underside where accessible. In some circumstances it may not be possible to lift sealed decorative or tongue and groove floorboards due to their fixed nature. Whilst giving some protection, treatment from one side only will not provide complete penetration, and may leave the untreated surfaces of the timber vulnerable to attack. Any sanding of treated floorboards or other treated timber after treatment has been completed will remove some surface treatment and should not be undertaken. Should a client intend to sand currently unvarnished, original floorboards, staircases or exposed beams ready for varnishing to provide decorative surfaces, all sanding must be undertaken by others prior to timber treatment. Floorboards that remain varnished or painted at the time of works will be treated underside only. Should all varnish have been removed the top surface of all floorboards will be treated at no further charge.

Solid floor areas do not require treatment of this type therefore removal of floor coverings in these areas is not necessary.

***Decorative fixed flooring and floor tiling*** - Decorative strip timber flooring, parquet, woodblock floors, wood veneers or laminate or any other similar flooring cannot be treated. Any original timber floor structure currently concealed by fixed decorative flooring or tiling will be treated at no further charge providing all decorative flooring or tiling is removed by others prior to our treatment.

***Roof conversions*** - When the original roof void has been converted into habitable accommodation, the original timber roof structure is generally concealed by new walls and new floors. Some limited access to treat the original roof structure may only be available via eaves cupboards. No treatment can be carried out where original timber is concealed beneath or behind hardboard, chipboard or other fixed boarding. Should these materials be removed by others prior to treatment all exposed timber will be treated at no further charge.

***Carpets, furniture and personal effects*** - It is the client's responsibility to have all carpets, furniture and personal effects, including stair carpet, the contents of the roof void and roof, removed completely from the areas/rooms to be treated. The refitting of all floor or stair coverings to be carried out by others.

Our timber treatment estimate does not include any preparation. At the time of timber treatment the property, including any garages and outbuildings to be treated, must be unoccupied (including the removal of all pets and plants) and completely empty with all floorcoverings and staircoverings, furniture and personal effects removed. Our timber treatment estimate does not allow for the lifting or relaying of carpets. The Company is unable to accept responsibility for client's personal effects and any sensitive items that remain in the working environment during treatment.

Where we find only isolated evidence of old infestation, we would point out to you that the absence of characteristic new flight holes in other visible areas of the property is no guarantee that larvae are not presently concealed within structural timber. No timber can be confidently stated free of infestation unless it has been chemically treated.

We strongly recommend a fungicide and insecticide dual purpose spray timber treatment to the area(s) of insect attack, all timbers in contact with rising damp, and to the remainder of the accessible, original, structural timber of the complete property against further infestation as specified.

***Waste*** - The prices estimated include the delivery and offloading of materials, the clearing of the site on completion only, and the removal from site of J B Ward & Sons debris and excess materials following the conclusion of works.

### **Timber spray re-visits**

In conditions where our customers request that timber spraying be carried out in different sections of a property over different days (i.e. Spray the 1<sup>st</sup> floor of a property and return to spray the ground floor the following day), we must request that payment of the full balance be paid on completion of the initial visit. We would then be happy to return upon instruction to complete ordered works. Only upon completion of timber treatment can our guarantee be issued.

## **ELECTRICITY AND WATER TO BE AVAILABLE FOR ALL WORKS TO BE UNDERTAKEN**

## **TIMBER ROT (as applicable)**

The dry rot fungus causes decay primarily under conditions of restricted ventilation and high humidity, the optimum moisture content for decay being 30% - 40%. Dry rot can remain active in timber down to 20% moisture content and can attack dry timber by transferring water from wet areas through its mycelium.

As the dry rot fungus can grow concealed throughout the fabric of the building if conditions are suitable, it is only when affected areas have been opened up that the extent of the attack can be measured and confirmed. Unlike 'wet rot' dry rot can penetrate through brickwork and masonry, behind plaster, under floors and other concealed areas decaying any timber in its path. Decaying timber develops cuboidal cracking, and is usually over-grown by masses of grey-white mycelium. Plate-like fruiting bodies produce millions of rusty-red spores (seeds) as a reddish dust. As these spores spread the fungal infection to other sites it is essential that any attack be halted by chemical sterilization treatment.

It is essential prior to dry or wet rot treatment, that the client's own appropriate contractor should inspect and repair any current source of either water leakage or damp penetration e.g. defective roofing, rainwater goods, defective brickwork or plumbing. These general maintenance works are not within the scope of the Company.

## **STANDARD SPECIFICATIONS FOR THE ERADICATION OF DRY & WET ROT**

The specifications for eradicating dry rot are:

- Open up approximately 800mm beyond the last visible sign of attack (as indicated on attached plan). Measure the affected area.
- Remove and clear all defective material, including all structurally unsound timber. Where the removal of unsound timber would be dangerous, this timber will be treated as a temporary measure and the client advised that it must be removed and replaced.
- Hack off wall plaster (as necessary) approximately 800mm beyond the last visible sign of attack. Sterilize affected wall surfaces with a masonry biocide and carry out peripheral irrigation as required, by injecting into masonry at 45-degree angles to isolate the outbreak imposing a "cordon sanitaire".
- Treat all structurally sound timber in an affected area with an application of a high penetration timber preservative.
- Where necessary sterilize the surface of a solid floor using a masonry biocide and carry out peripheral irrigation to the floor by injecting into masonry at 45 degree angles to isolate the outbreak imposing a "cordon sanitaire".
- Replaster the areas disturbed by the works.
- All replacement of structurally unsound rot affected timber including skirting boards to be carried out by the client's own carpenter using new pretreated timber. Should new door or window frames be required, we would be pleased to return to the property when new frames have been fitted to make-good where necessary at no extra cost.

Please refer to notes in Section G 'Aftercare' and Section H 'Your responsibilities' on, drying out, redecoration of new plasterwork and working conditions, as rot treatments are subject to these conditions. Should treated timber or any treated areas be subjected to damp penetration, flooding or persistent water leakage our guarantee would be invalid.

## **ELECTRICITY AND WATER TO BE AVAILABLE FOR ALL WORKS TO BE UNDERTAKEN**

Section J



# **TERMS & CONDITIONS**

## **GENERAL**

The Company cannot accept liability for damage or interference to concealed items i.e.: cabling, gas or water pipe-work, drainage etc., unless accurate locations are given, or marked on detailed working drawings provided by the client or their agent prior to works commencing.

The client must notify all queries concerning works completed to our office in writing within 7 days of completion of works, and provide access for immediate inspection as necessary.

There is no way of telling whether any concealed areas, including the floor structure are suffering from any disorders such as damp, infestation, dry rot or wet rot without opening up, and lifting all floor boards and 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, alteration or 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.

We respectfully request that our clients do not include their own waste material with our debris. The removal from site of client's obsolete carpets, floor coverings, (including hardboard/chipboard), and personal effects is not included in our site clearance and will not be removed.

This estimate is valid for a period of nine months from the date of the report.

## **1. QUOTATION**

Unless stated otherwise our quotations are valid for 9 months from date of quotation.

This quotation does not include for Local Authority Statutory Fees nor for any other charges levied under the authority of H.M. Government.

Unless otherwise stated prices are based on the product not on the costs of materials, labour and transport

All quotations are based upon the specification stated and the Sellers reserve the right to amend prices in the event of changes. These prices will not necessarily be pro-rata.

Where quotations are based upon drawings supplied by the Buyer we reserve the right to remeasure upon completion and charge for work in excess of the agreed specification.

Quotations are based on a continuous programme for work in a logical sequence on a clear level site during the hours we require to work with adequate access, power, lighting, heating and storage room for materials.

Unless otherwise stated this quotation does not include for

- A) The provision of electric light and power or a generator.
- B) The provision of adequate heating during adverse weather.
- C) Attendance upon other trades.
- D) The removal of fixtures to existing walls nor the movement of furniture.
- E) The removal and relocation of existing services (phones, power, radiators, etc.)
- F) The lifting, cutting in and refitting of carpets.
- G) Making good and redecoration to structural walls, carpets, electrics, etc., where fixtures and partitions have been removed.
- H) Cleaning glass.

The words "Prime Cost" or "P.C." used in the quotation indicate that the amount to which they refer is the net amount proposed to be paid by the Seller for the supply and/or fixing of the item concerned to a merchant or specialist. Should the net amounts in fact payable by the Seller in respect of Prime Cost items prove to be higher or lower than the Prime Cost amounts then the difference shall be added to or deducted from the quotation price.

All documents and drawings prepared by the Sellers in connection with the works are the property and copyright of the Sellers and the Buyer shall not be entitled either directly or indirectly to make any use of such documents or drawings for obtaining quotations from alternative suppliers without the written consent of the Sellers first having been obtained.

## **2. CONTRACTS OF SALE**

All contracts between the Seller and the Buyer for the sale of any goods by the Seller shall be on these conditions. The contract shall consist of your order and which shall be deemed to be an offer to contract on the terms and conditions contained herein and our acceptance which shall be deemed to incorporate them. Such acceptance shall consist of our written acceptance which will be effective from the date of posting the same or commencement of work on site which date shall also be regarded as the date of the contract. No terms contained in any order or other document of the Buyer and no variation or departure from these conditions and no other items or conditions whatsoever which is not contained herein shall have any force or effect whether as part of or as collateral to the contract except insofar as the Seller has expressly agreed thereto in writing signed by an authorised person on behalf of the Seller or except insofar as statute may require.

All orders must be covered by a written order and any required deposit cheque paid before any work will be put in hand. All orders are accepted subject to the Sellers obtaining satisfactory credit references.

Additions and variations shall constitute a separate contract and will not necessarily be carried out as an extension to the main contract. Verbal instructions involving additions or variations must be confirmed in writing by the Buyers and a price agreed before such work is carried out. Notwithstanding this, no queries whatsoever will be entertained concerning the price of extras actually carried out if it has not previously been agreed between the Buyers and the Sellers in writing.

Any stated contract duration commence from final settlement of details and drawings approval and not from the date of order.

## **3. CANCELLATION**

In the event of cancellation by the Buyer of a contract prior to completion, the Sellers shall be entitled to reimbursement for all expenditure to which they were committed for work done, work in progress, monies due to other contractors, the cost of removal from site and any losses, including loss of profit which may be occasioned by such cancellation.

## **4. BUYERS RESPONSIBILITIES**

The Buyers shall take all necessary steps to comply with the Building Control Act 1966 and ensure that all work specified in this quotation is acceptable to the appropriate Local Authorities and complies with their regulations and bye-laws particularly those relating to escapes in case of fire, ventilation, lighting, etc.

Whilst every effort will be made to avoid disruption, it should be understood that building works create a certain amount of noise and dust and may require personnel to move. The Sellers cannot be responsible for damage or markings to flooring or carpets, nor for cleaning and furniture after the works have been completed. The Buyer must make every effort to remove sensitive items, furniture or machinery away from the site of operations before work commences. No liability for damage to those items if left on site will be accepted.

All queries concerning work done shall be notified to this office in writing by the Buyers within 7 days of our leaving site. Where work to party walls is involved the Buyer must advise the owner of the adjoining property to ensure that there are no objections to works being carried out.

## **5. PAYMENT**

Unless otherwise stated payment is due from the completion of contract irrespective of the invoice date. If delays occur owing to problems over which we have no control, e.g. delays caused by the Buyer, other contractors, or the availability of bought items, payment for work already completed shall not be delayed. The Sellers reserve the right to make applications for

interim payments and such payments shall be made within 7 days of the date of application. Non completion of additions and variations shall not form a reason for delaying payments due on a contract completed to an original specification. Compound interest will be charged on outstanding accounts at 2.5% of the value per month. The Seller will not carry out works as a sub-contractor. The Seller will not carry out works that are captured within the CIS. Scheme. For the purpose of the contract the Buyer is the Signatory and is personally liable for the cost of all outstanding goods and services.

If the Buyer shall fail to pay any amount when it is due or in the event of the death, incapacity, bankruptcy or any act of insolvency of the Buyer or the appointment of a Receiver then the purchase price of all works invoiced or in progress shall become forthwith due and payable by the Signatory and the Seller shall further be entitled to treat as cancelled every contract made between the Seller and the Buyer.

The Buyer shall not be entitled by reason of any dispute relating to the works or any claim made by the Buyer under this or any other contract to withhold payment of any amount which is due to the Seller hereunder or to set off against any such amount or payment any cross claim whether liquidated or unliquidated for any sum or sums for which the Seller does not admit liability.

## **6. VAT**

V.A.T. will be added to the invoice at the rate of V.A.T. applicable at the date of invoice except where work is zero rated.

If after the final payment on any contract resulting from this quotation, the V.A.T. Commissioners decide to correct the tax due from the Seller on the supply to the Buyer of any goods and services under the contract the amount of such correction shall be an additional payment by the Buyer to the Seller.

## **7. LIMITATION OF LIABILITY**

Without prejudice to the effect or operation of any other clause herein contained the aggregate liability of the Seller to the Buyer for any loss or damage of whatsoever nature arising out of any breaches of this contract shall be limited to and shall not exceed a sum equal to the total price of the goods.

All work involving removal or alterations of glass or glazing is on the understanding that the Sellers do not accept responsibility should glass be broken or damaged.

The Sellers will not be responsible for any defects and damage to their works caused by movement in buildings, chemical action or by any cause over which they have no control.

The Sellers will not accept any responsibility for, or liability to pay for work which the Sellers have contracted to carry out and which is in fact carried out by the Buyer or person other than the Sellers, unless the Sellers have given written sanction to such work being carried out.

Insofar as it may appear to any court that any term of these conditions which seeks to impose any restriction or limitation of liability on the part of the Seller to any specified sum which would not satisfy the requirement of reasonableness such restriction or limitation shall not be disregarded or treated as null and void or as having no application but shall be construed as if there were substituted therein such greater minimum specified sum as would in the opinion of the court be reasonable and shall be given effect accordingly.

## **8. RESERVATION OF TITLE**

The property in the goods shall not pass to the Buyer but shall remain vested in the Seller until all sums owing from the Buyer to the Seller on whatsoever grounds and whether in respect of this or any other cause or transaction shall have been paid and until such time the Buyer shall hold the goods as bailee for the Seller. Such sums shall not be treated as paid until all cheques, bills or other instruments of payment have been honoured in accordance with their terms.

If the Buyer shall default in the punctual payment of any sum due to the Seller whether under this contract or otherwise the Seller shall be entitled forthwith to repossess any goods which remain the property of the Seller and the Buyer shall for the purpose afford the Seller access to and the Seller shall be entitled to enter any premises of which the Buyer is in occupation or to which he has access and where any such goods may then be.

## **9. J.B.WARD & SONS GUARANTEE**

The Company reserves the right to charge in advance for expenses involved in researching a claim and visiting the property. A full refund of this charge will be made if the claim is upheld. The fees for re-inspection and transfer are subject to annual review, please contact our office for the current fees. All fees are subject to VAT at the current rate.

All claims under the terms of guarantee must be made IN WRITING outlining the current situation which is considered to require re-inspection, and accompanied by the current re-inspection fee plus VAT. J.B.Ward & Sons accepts no responsibility for cost associated or related in any way to damages caused as a result of direct or indirect failure of a treatment area and will not entertain any fees associated with the preparation of areas to be retreated under guarantee or their redecoration. Should the property covered by the guarantee be sold, we will transfer the benefit of the remaining period of the guarantee to the purchaser, only providing that we are informed of the transfer of ownership in writing within 6 months of the purchase of the property, and upon receipt of the current transfer fee. Failure to transfer the guarantee in this manner will result in termination of the guarantee. Where a refund to the owner is agreed in respect to any claim under the guarantee, a sum equivalent to that part of the amount charged which represents the area or areas where re-infestation/effect has occurred, reduced by one thirtieth for each completed year the guarantee has been in force at the time of the reinfestation/effect is notified to us.

## **10. FORCE MAJEURE**

If the Seller is prevented, hindered or delayed from starting or continuing works by reason of Act of God, war, hostilities, civil disturbance, Government restriction or regulation of any kind, strikes or industrial disputes, force majeure or any other cause whatsoever nature beyond the Seller's control (including but without prejudice to the generality of the foregoing any shortage of fuel affecting production and/or transportation) the Seller may give notice in writing to the Buyer extending the time for starting or continuing the works by a period not exceeding six months and the Seller shall be deemed not to be in breach of contract provided that the Buyer may within seven days of the receipt of such a notice serve on the Seller a counter notice electing to treat any future performance of the contract as cancelled in which event the obligations to start or continue and pay for any further works shall be treated as avoided by mutual consent and neither party shall be liable in damage or otherwise in respect thereof.

The foregoing provisions of this clause are without prejudice to the right of the Seller to recover the price of any goods that have already been invoiced to the Buyer or the risk in which has passed to the Buyer.

Charges for daywork, overtime and waiting time will be made on the understanding that the Sellers are specialist contractors and that such charges shall be made in accordance with the Sellers specialist rates.

**Please note:** A estimate of the time-scale involved to carry out works can be given but this can only be used for general guidance and may not be a reflection of either the time spent on site or the period taken to complete the overall work.

## **GUARANTEES AS APPROPRIATE TO ESTIMATES OFFERED**

### **Damp proof course treatment -**

A J B Ward & Sons FREE 30 year guarantee is offered with all damp proof course treatment carried out. An additional INSURANCE BACKED guarantee is available at a cost of approx. 10% of the rising damp treatment (DPC and replastering), inquire for further details if required. Incorrect redecoration prior to complete drying out or high external ground levels will invalidate the guarantee.

### **Timber treatment -**

A J B Ward & Sons FREE 30 year guarantee is offered with all timber treatments carried out. An additional INSURANCE BACKED guarantee is available at a cost of approx. 10% of the timber treatment inquire for further details if required. Floors must not be sanded following timber treatment.

### **Tanking treatment -**

A J B Ward & Sons FREE 10 year guarantee for damp penetration is offered with all tanking carried out. An additional guarantee is available at approx. 10% of the cost of the treatment inquire for further details if required. Tanking must not be pierced. Any external exposed areas surrounding or adjacent to internal tanked areas (i.e.: external steps, brickwork or pavements) must be maintained in a watertight/weatherproof condition by others.

### **Dry rot treatment -**

A J B Ward & Sons FREE 20 year guarantee is offered with all dry rot treatments carried out. An additional insurance-backed guarantee is available at a cost of approx. 10% of the treatment, inquire for further details if required. The dry rot guarantee would be void should treated areas be subjected to flooding or persistent water leakage. All treated timber must be well maintained and ventilated, and in a dry condition. Incorrect redecoration prior to complete drying out will also invalidate the guarantee.

**Guarantees are forwarded following receipt of full payment for all works detailed in the final account.**

### **Guarantee transfer -**

Accompanying our long-term guarantee certificate, which can be underwritten by Insured Guarantees Ltd., is a drawing showing in detail the work carried out. On receipt of a current transfer fee this warranty will be passed to the new owner of the property should you decide to sell.

**Please note – Where claims are made under a J.B. Ward & Sons guarantee, J.B.Ward & Sons accepts no responsibility for cost associated to, or related in any way to damages caused as a result of direct or indirect failure of a treatment area and will not entertain any fees associated with the preparation of areas to be retreated under guarantee or their redecoration.**

## **SAFETY PRECAUTIONS**

Whilst your property is being treated with timber treatment you should not be presented with any significant hazard if the guidelines below are followed. These guidelines are provided to ensure that a normal, safe environment is rapidly established.

- DO NOT smoke or use a naked flame near treated areas, until the fluid has ceased evaporating.
- DO NOT light pilot lights, coal or gas fires.
- Keep treated areas thoroughly and continuously ventilated.
- DO NOT eat, drink or sleep in the treated areas until the fluid has ceased evaporating. This particularly applies to children and elderly people or anyone suffering from a respiratory problem.
- DO NOT allow children or pets to come into contact with treated areas and remove unwrapped food and house plants until treated areas are completely dry.
- Leave open the hatch or door to treated and unventilated roof voids, cellars, understair cupboards, and other enclosed spaces for approximately 14 days.
- Provide a waterproof covering and delay re-fitting carpets or decorative flooring below paste treated cross section beams until all penetration is complete.

These precautions must be taken for a minimum of 8 hours and additional building workers at the property (plumbers, electricians etc.) should be warned accordingly.

Should you have any questions regarding the chemicals to be used please contact J.B. Ward & Sons (08456 44 54 01).

## **GUARANTEE PROTECTION SCHEME**

Safe guard your home and guarantee.

### **J.B.WARD & SONS**

The above named Safeguard Europe Ltd & Triton Systems Approved Contractor has met the stringent requirements of the company's vetting procedure and is approved to apply treatments to control rising dampness in walls and to protect timber against woodboring insects and fungal decay. This work is protected by a guarantee that will be given to the property owner by the contractor on completion of the work.

This guarantee can in turn be insurance-backed upon application. In the unlikely event of an approved contractor being unable to meet his commitments under the terms of the guarantee due to compulsory liquidation and bankruptcy, the insurance backed guarantee would comply with the terms of the guarantee in submission for the contractor\*. Please ask J.B Ward & Sons staff for more details if required.

**SAFEGUARD & TRITON VETTING** - All approved contractors are carefully vetted before they are accepted.

**SAFEGUARD & TRITON SECURITY** - The back-up guarantee gives added security to yourself and your property.

**SAFEGUARD & TRITON CHEMICALS** - only approved contractors whose workmanship is of the highest standard. The initial inspection of their work is carried out by independent inspectors not by representatives of Safeguard.

**SAFEGUARD & TRITON CHEMICALS** - insists that the contractors' survey techniques, operating code of practices, back-up services and reports are fully investigated before being considered for membership.

**SAFEGUARD CHEMICALS** carry out spot checks throughout the year to ensure that the standards required are maintained.

Every contractor applying for membership must submit documentary evidence to Safeguard Chemicals to substantiate that their company conducts its affairs in a proper and businesslike manner. If necessary, Safeguard Chemicals will ask to inspect that company's audited accounts.

Safeguard Chemicals are a British Standards Institute Registered Firm under BS5750 Part II Scheme 1.



*\*Specific terms and conditions apply, ask for further details where required.*

## **COMPANY PROFILE**

JB WARD & SONS is a successful family run business that has been in operation since 1966 and are highly respected within the Damp and Timber treatment market. For your peace of mind we only employ experienced tradesmen. We believe in total quality management that further enhances our reputation.

It is our aim to be the most reputable and approachable Damp and Timber specialists in the areas we serve. We strive to remain competitive, and as a major remedial chemical user, our buying power enables us to purchase at the most advantageous prices. These savings we are able to pass on to our customers, keeping us very cost effective.

Our focused team of operatives locates and rectifies Damp and Timber problems, specifically rising damp, timber infestation, wet and dry rot. As homeowners we can all experience these issues. Untreated they cause deterioration of the building structure often resulting in highly expensive repair work.

JB WARD & SONS provides professional and cost effective solutions. We offer a first class response with a FREE computerised survey identifying which particular treatment is applicable to your property.

### **ATTRIBUTES**

- Established since 1966
- Computerised drawings
- Long term guarantees as applicable
- Drawing accompanies guarantee
- Reports accepted by financial institutions
- Reports easily understood
- Itemised pricing
- Fully underwritten guarantee