



## Survey Report for Dampness

Survey Address: 23 Gloucester Crescent London NW1

Client: Mr William Lander

Date 15 December 2019



Dear Will,

We would like to take this opportunity to thank you for instructing us to conduct a survey of the above property.

Further to our recent inspection, contained within this report is a schedule of our findings with description of causes and recommended rectification works. Please note that this report does not constitute a full building survey and should not be treated as such.

We may during the course of our survey report on problems outside the remit of our instruction that we recommend you investigate further. These items will be listed within our notes individually or in general description and will not be included in our quotation unless we can rectify these items within the scope of our specialism.

Please also note that our enclosed findings are a snapshot of conditions at the time of our survey. It is entirely possible that changes in geological and environmental conditions can alter the presence of dampness. We cannot offer any guarantees that we have identified all dampness within the property nor that dampness will not occur within the property in other areas at a later date.

We cannot take responsibility for missed dampness nor areas that may become damp at a later date. Our methods used for identifying sources dampness are not comprehensive and should not be taken as such. Although every effort is taken to ensure against misdiagnosis we can accept no responsibility for errors.

Yours faithfully,

Piotr Lagosz  
Remedial Surveyor

## **Contents**

1. Property Description & Notes
2. Findings
3. Proposed Treatment
4. Readings & Site Drawing
5. Recommended Remedial Treatment
6. Quotation

Guarantees, Length, Terms & Options to be sent via separate email on acceptance of Damp Report and Quotation

## **1. Property Description & Notes**

The property consists of a Victorian semi-detached house with lower ground floor. Constructed from traditional solid masonry with suspended timber floors and solid concrete to basement. The survey was carried out in accordance with verbal instructions received,

If there are any omissions or if you believe that we have misinterpreted your survey instructions, please let us know at once and we will endeavor to accommodate with a re-inspection. This report is to be read in conjunction with our attached floor plan (if supplied). Please note that the floor plan and/or illustrations are for illustrative purposes only and are not to scale.

Any measurements supplied on our floor plan or illustrations are approximations only and should not be used for any other purpose beyond the scope of our recommended works. Due to existence of fitted floor finishes, no inspections of floor areas were undertaken so we can provide no warranty as to their conditions.

We cannot be held responsible for areas blocked by heavy furniture, fitted units and/or areas not given access to during our survey. If you wish us to return and test these areas, please remove restrictions prior to our visit and we will happily re-inspect at our current fee

## **2. Findings**

Environmental Conditions

Weather Raining.

Internal Temperature 15°c Internal Relative

Humidity 66%

### **Overall Summary**

The property is Grade 2 listed and as such, considerations must be made to take every effort to preserve and maintain the aesthetics and general structure while providing modern living conditions and adhering to British construction standards.

Inspections were to lower ground floor.

Dampness was noted across all the wall on the eastern-side of the property – forming the party wall with 41 Inverness Street.

Walls to the perimeter of the house on the western side into the front garden area and northern and southern sides measured lower readings for pervasive damp.

Floor was noted as holding residual moisture but no ingress was noted during our inspections. We would recommend applying the same treatment here as the walls badly affected by dampness.

### **3. Proposed Treatment**

Due to the listed nature of the building (as referred to on the opposite page) and the absence of high damp proof readings throughout, we would propose a course of Damp Proofing injections rather than a more aggressive Cementitious Tanking System on the eastern wall (bordering with Inverness Street. This would avoid any damage to the substrate of the building.

We would propose using a course of DPC injections comprising Permaguard Damp Proofing cream at the low points of the affected wall backing onto Inverness St.

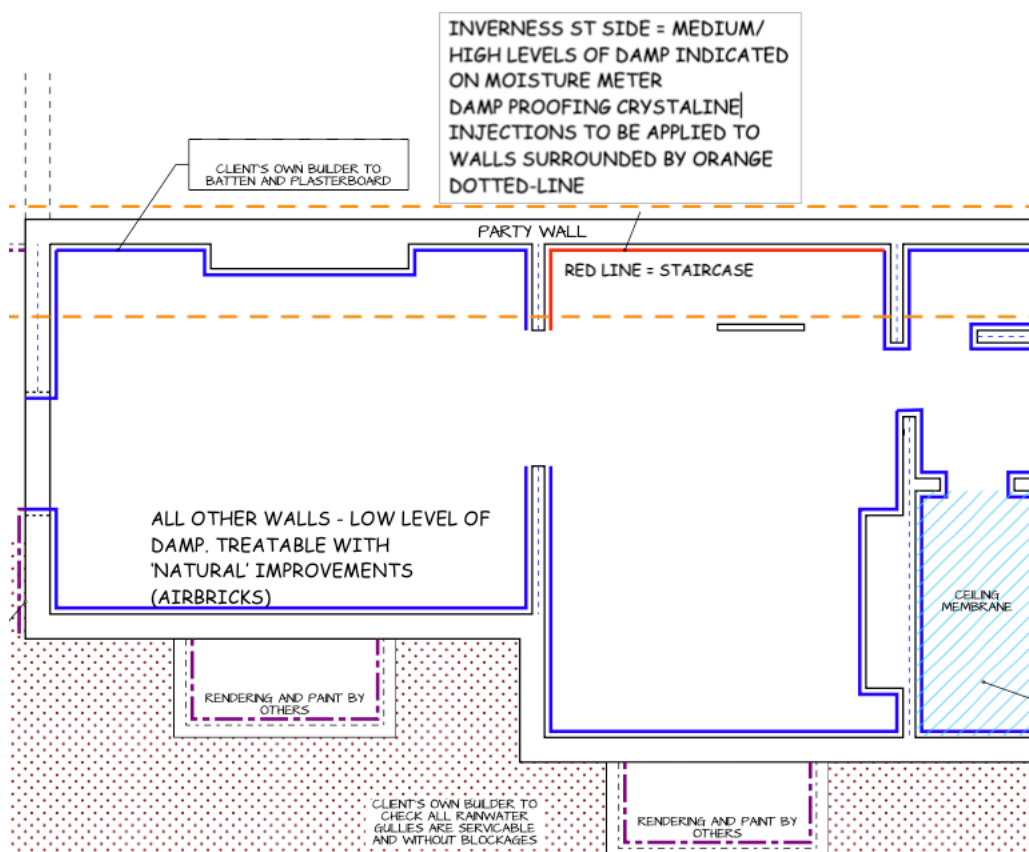
On the other basement walls we would look to improve air flow and manage condensation through the installation of Air Bricks.

It is also noted that in its current state the basement is particularly susceptible to damp. The installation of an underfloor heating system and remedial works to the basement's windows will act as additional 'natural' solutions to the overall situation.

## 4. Readings & Site Drawing

During the course of our survey, readings were taken with electronic damp meter, hydrometer, infra-red surface thermometer and other measuring tools required at the time. (Protimeter brand Moisture Meter tested that morning on another property).

All of what we would regard as 'abnormal' readings were investigated and from the evidence available to us at the time of our inspection we have concluded that damp is present in those walls referred to on the previous page.



## **5. Recommended Remedial Treatment**

Due to the Grade 2 listed nature of the building. The application of internal membranes will reduce damage caused by extensive removal of existing plasters and ancillary facets.

By Blue Magic Crystal;

1. Removal of areas of bonding plaster near sub-stair vault
2. Application of Damp Proofing injections to marked existing internal walls using existing plaster as waterproof base.
3. Application of Damp Proofing injections to underside of stair vault against residual moisture. (Not rainwater ingress)



## **6. Quotation**

To carry out all works as described above.

### **SUB TOTAL**

£6,200 Subject to VAT @ 20% We estimate these works to take up to 4 days to complete.

Payment is required in full upon completion unless agreed otherwise prior to start of works. Overdue balances can result in interest being incurred at 5% above standard Bank of England base rate. We are able to take payment by card or bank transfer.

Quotation has been adjusted to reflect any survey fees previously paid.