

Crown Preservation



Survey report



Preserving the past, protecting the future

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78 York street London W1h 1DP 08001953742





Crown preservation



**Insured
Guarantees**

78 York Street
Marylebone
London W1 6DP
8001953742

Anthony Goldstein

Date 30.09.19

Revised 16/02/21

Property 81 Albany Street London NW1

Following your invitation to us to submit a report and specification for a **damp proof course, waterproof Plaster and tanking works** at the above property, we have pleasure in submitting our proposals below. We hope that we have interpreted your instructions correctly, but if it would appear that we have not please contact us immediately. We have attempted to present our observations and recommendations in an easy to understand format. Our observations and comments follow.

Our survey was restricted to those walls which were accessible to us and our observations and recommendations are limited accordingly.

Observations

The property is a typical 1900's brick built house with exterior in good condition.

On the day of survey the weather was dry and warm.

At the time of the inspection, with the aid of an electronic moisture meter, readings were taken at intermittent points to the walls, these readings suggested rising dampness and dampness from other sources, in the walls as designated on the attached Sketch.

The rising dampness appears to be due to the apparent absence of an effective damp proof course.

In addition to the rising dampness we noted other defects which contribute dampness within the building



Moisture meter readings suggesting rising dampness

Other forms of dampness noted

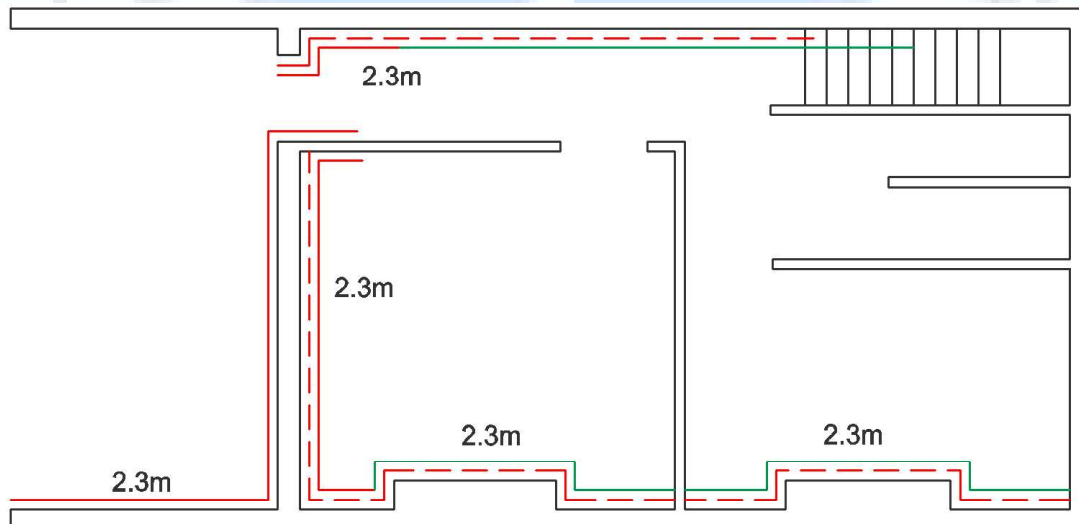
Hygroscopic salt action in the wall plaster At the time of our survey we noted the wall plaster had been contaminated with Hygroscopic salts, these salts have migrated to the surface of the wall plaster via the rising damp and damp at high level from other sources in the walls, which have the ability to pick out moisture from the atmosphere during inclement weather and condense it into water.

Rising damp recommendation

Install a chemical damp proof course (DPC) to the area indicated on the attached plan by the red dotted line, supplemented via a vertical damp proof course using dry zone injection cream to form continuity and protect against abutting structures. The dry zone (DPC) will provide a permanent barrier to the treated walls stopping further rise of moisture from the foundations and provide a dry wall. Dry zone cream has **73%** active ingredient for stopping rising dampness as opposed the traditional chemical injected damp proof course which can have as little as **6%** active ingredient the remainder being water.



Basement



Re-plastering specification

Remove the skirting boards. The wall plaster marked in green is to be cut back to bare brick work at least 1000 mm high or to the heights indicated on the drawing and the rubble discarded.

Crown is to carry out the water proofing specification as per Sika specification.

Apply waterproof render as described below to the walls marked in green as on the enclosed drawing not less than 1 meter in height or to the heights indicated on the drawing, incorporating Sika water proofing additive.

The area marked in red is to be hacked off full height and a 4 coat sika tanking system be applied.

The water proof render will consist of a 2 coat render; approximately 18mm thick reasonably straightened to either a horizontal or vertical plane. A multi coat plaster will be applied to create a smooth finish.

Other works

Plumbing items and skirting to be refitted by others.

Should you wish to use an alternative plastering specification we strongly recommend it be submitted to the Building Research station at Garston for their views on its suitability for use on walls which have been subject to rising damp. Lightweight plaster should not be used unless instructed in writing by Crown Preservation. Our surveyors will be only too happy to give additional advice if required.

Our quotation is provided on a fix price basis to treat the walls indicated on the enclosed sketch. We do not charge an additional cost, if once the plaster has been removed, it is found to be more than 25 mm thick, we do charge for repairs to missing and eroded brickwork and care should be taken when comparing estimates to ensure other companies have given a fixed price for the re-plastering. Parking permits are to be supplied free of charge to facilitate your work or parking will be billed upon completion including any congestion or toxic zone charges where applicable.

The work specified in the report is covered by a 30 year guarantee, as an approved remedial company we can offer an insurance backed guarantee, protecting you against our company going out of business through at a separate cost shown at the bottom of the estimate.

(GPI) provides our clients with the opportunity to obtain an Insurance backed Guarantee protection upon completion of our work. This additional guarantee protection is a significant benefit for you and future owners of your property and we ask that you make it clear when accepting our estimate whether or not you wish to purchase the guarantee protection option.

Should you wish to discuss this report or the treatments in any greater detail please do not hesitate to call me on 07931502479.

Assuring you of our best attention at all times

Yours faithfully



D Fox C.T. & S.R.D.S