

Client: **ASHA LAD**

Property: **6 PETO PLACE, LONDON, NW1 4DT**

Surveyor: **MATT BRADFORD C.S.R.T. C.S.S.W.**

Date: **21<sup>ST</sup> JANUARY 2020**

Grade of Environment: **III**

Intended Use: **LIVING QUARTERS**

### **INSTRUCTIONS**

To carry out an inspection to the Basement Flat Walls and Floor of the property.

### **DIRECTIONS**

The property is a Basement Flat in a mid-terrace property.

All directions are given facing the front of the property from Peto Place.

At the time of our inspection the owner of the property was not present.

### **OBSERVATIONS**

We refer to our recent inspection of the basement walls of the above property. Areas of penetrating dampness were noted to many areas and we would recommend that these areas are waterproofed using Cavity Drain Membrane System.

High moisture levels were noted to wall/floor junctions possibly indicating that there is no lap coat detail to prevent lateral penetration of ground water.

Moisture readings over the solid floor indicates that there is no effective damp proof membrane.

Water ingress was noted to the Entrance Area on the Ground Floor of the property at the top of the staircase. Most of the areas where visible dampness was noted appear to be dry and past issues. Some dampness was noted around the base of the glass roof covering and it appears some defects externally are still present.

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The client's own contractor will need to inspect the seal around the glass roof covering with all required works carried out straight away to prevent further water ingress occurring.

We reserve the right to amend our specification and quotation for preparatory works following further exposure to the main external walls.

Where walls are rendered during survey the full extent of work may not be evident.

**SPECIFICATION FOR TREATMENT**

**BASEMENT**

It is proposed for our operatives to carry out the following works as listed below and as shown on the attached plan only:

1. Excavate hole within the floor slab and install sump pump chamber housing dual pumps and alarm as necessary.
2. Connect discharge pipework from sump chamber to discharge point.
3. Cut channels into floor slab around the perimeters of the walls and install base drain into existing floor slab making sure to run to the sump chamber.
4. Carry out flood test confirming water drains away as necessary.
5. If requested supply and fit battery back-up into the system. (A separate quote for this work has been given on our quotation page).
6. Install rodding points into the drainage channel for maintenance purposes.
7. Install Cavity Membrane System to walls and floor as shown on drawing. The membrane to the walls to be fixed by polypropylene plugs at relevant intervals dependent on the required finish. Membrane will be curtain hung to the outer walls with only three rows of fixings in place to hold the membrane in place.
8. Cavity wall membrane will have lap joints of a minimum of 70mm.

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9. To internal walls supply and fit meshed cavity drain membrane, to these walls the client's contractors can fix plasterboard sheets to the face of the walls by dabs of plaster.
10. The membrane will be fixed using Lath plugs.
11. Fit condensation strip around the bottom of the wall membrane.
12. Any pipe passing through the membrane will be sealed.
13. Floor slab and sump chamber to be treated for free lime prior to installation.

No additional works will be carried out without written instructions and an agreed method of pricing.

The client's own electrician is to provide a separate fuse and spur for each pump and alarm. Connecting these items is to be carried out by the client's electrician while our operative is on site so that the system can be tested. Prior to the starting of any works arrangements will be made as to what day the electrician is to be on site.

Free and unrestricted access is to be given to all our working areas.

## **GENERAL NOTES**

The positioning of the sump pump will be accessible for service and connected to suitable drainage and not foul.

In the area of the main wall to the right hand side of the Staircase which leads down to the Basement from the front once our works are completed it will be necessary for the client's contractors to form a bead across the membrane and plasterboard as the works will protrude out further than the existing plaster finish coats above.

On completion of our works it will be necessary for the client's contractors to lay a new 75mm minimum thick floor screed across the floor membrane. When laying a new floor screed, they must install an airtight manhole cover over the sump pump chamber for future access.

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Rodding points will be installed into the drainage channels within the system to allow access to the channels for maintenance purposes. It is important that these points along with the sump chamber are accessible at all times to allow regular maintenance of the system.

The client is to have false walls in front of the wall membrane, it is important that any insulation or plasterboard is kept slightly away from the wall surface so that air can circulate.

We are pleased to offer with our waterproofing system our 10-year guarantee

Solid floors will be further investigated to establish whether a suitable and functional damp proof membrane exists and be rectified where necessary.

We make no provision at the present time for carrying out any repairs to the substrate that may be exposed when existing coatings have been removed. Any additional repairs or treatments which may be found necessary will be subject to a supplementary estimate.

You are reminded that the warranty issued for Waterproofing works will be invalid if fixing holes are installed which pierce the membrane formed by the Waterproofing.

Waterproofing becomes ineffective at the point of puncture. Any item to be refixed to wall ie skirting must be glued. Any queries please consult us.

All debris and waste material resulting from our works will be removed from site on completion.

Building work by its very nature will cause disturbance and dust. Every possible care will be taken to minimise both. However, in most cases a builders clean by a professional cleaning company is required. This has not been included within our quotation.

While every care will be taken, no responsibility can be accepted for any unavoidable damage to decorations, fixtures and fittings. No responsibility is accepted by this company for any blemish which may occur to polished flooring, paving and tarmacadam in areas where works are to be executed. It is the clients responsibility to ensure that effective protective coverings are laid in position, prior to works commencing.



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Notification of any claim for alleged damage must be made in writing within seven days of completion of work.

This report, plan and estimate are also exempt from the provisions of the Contracts (right of Third Parties) Act 1999 (paragraph 1 (2) refers) in that it is not intended for use by Third Parties without our prior consent.

We require free use of secure on site storage.

NB. The newly plastered surfaces may be decorated, after initial curing has taken place (usually three weeks), using vapour permeable materials only (ie not vinyl paint).

Guarantees will not be issued until all monies, including retentions have been released.

If electrical points and wiring are to be installed, a surface mounted system should be used. This should be secured with an epoxy resin adhesive as our waterproofing must not be punctured, please consult us regarding any fixings.

No allowance has been made to attend to the ventilation and heating requirements of the areas to stop condensation from forming.

We reserve the right to change this specification if we deem it necessary and if at no additional cost to the client.

## **ENVIRONMENTAL**

Condensation may occur immediately after application particularly in poorly ventilated areas.

This usually takes the form of droplets of water and it is most important that the area is kept well ventilated and heated to allow normal drying out procedure to take place.

## **CLIENTS PREPARATION WORK**

These works to be carried out prior to our arrival on site, unless provided for in our specification.

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1. Seal around the glass roof coverings.
2. Remove all furniture, floorcoverings and protect any fixtures.
3. Remove any meters, pipework, electrical sockets and wiring from wall surfaces.
4. Remove all kitchen units, timber stud wall, floor tiles, carpets, floor screeds, electrics, all plumbed items, doors, door frames, wall tiles, boxing, bath, toilet, hand basin, skirting boards, architraves, towel rails, radiators, pipework, built in cupboards, water cylinder, metal security grill, mirrors, fixtures and fixings to walls.
5. Remove cornice to top of wall so membrane can be run to the ceiling.
6. Provide a supply of electricity and water.
7. Client to connect up sump pump