

DAMP SURVEY REPORT

PREPARED BY
ADVANCED DAMP LTD

SERVICE PROVIDED
DAMP SURVEY

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#1 UK Leading Damp Specialists

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ADVANCED DAMP LTD ARE LEADING SPECIALISTS IN PROVIDING DAMP SURVEYS AND DAMP PROOFING TREATMENT SOLUTIONS ACROSS THE UK.



Advanced Damp offers over 30 years of experience in the damp proofing industry. Our services are backed up by long-term guarantees and exceptional customer support. We provide Specialist Property Care and Preservation services for both domestic and commercial properties so no matter what the scale of the issue may be, our experts have the knowledge and skills to make your property great again.

"EXCELLENT SERVICE PROVIDED BY A VERY PROFESSIONAL TEAM. HIGHLY RECOMMEND ADVANCED DAMP"

WHY CHOOSE US?

- Professional services in South East England
- Certified and experienced staff
- Fully insured
- Affordable pricing
- 20-year guarantees
- Trusted by leading estate agents
- Fully refundable surveys
- Comprehensive range of treatments



DAMP SURVEY REPORT

NAME

Flood Control NI

DATE

01/03/24

ADDRESS

99 Park Avenue Ruislip HA47UL

INSPECTION OVERVIEW

Dear Flood control NI

Thank you for choosing Advanced Damp to carry out a survey at the property above, I hope you have found the process efficient, informative and professional.

In accordance with your instructions inspections were carried out were accessible, in this report I am pleased to enclose my findings and recommendations.

If there are any omissions or if you believe that I have misinterpreted your survey instructions or expectations, then please do not hesitate to let me know.

This Survey Report has been sub-divided into convenient sections so that you may easily find details of the survey, our recommendations and any quotations as applicable as well as other useful information.

If you have any question, please do not hesitate to get in touch with myself or a member of the team.

Yours sincerely
Dave Lilley

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- Please note that this report is confidential. The report has been produced by the surveyor on behalf of Advanced Damp Ltd, specifically for the stated recipient of this report (the Customer), for their sole use alone. The contents must not be disclosed to any other party without the express permission of Advanced Damp Ltd which must be obtained in writing.
- Advanced Damp Ltd shall have no duty of care beyond that owing to the Customer. Under no circumstances shall Advanced Damp Ltd be liable for any reliance by any party, other than the Customer, on the information contained within this report.
- This report is provided strictly subject to the Advanced Damp Ltd standard terms and conditions.
- This report is based on professional opinion. It is not a guarantee or warranty.
- The extent of the Survey: The areas we have reported upon are those inspected in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specified area has not previously been treated and guaranteed.
- You should be aware that we have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risks of fungal decay or any other defect not evident at this time or that may develop in the future. Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

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Damp Survey Report

Overview:

The recent damp survey conducted at the neighbouring properties has revealed significant flooding issues in the basement bathrooms, with rising water infiltrating the floors and walls. To mitigate this recurring problem effectively, the recommended approach is to strip both bathrooms back to bare walls and floors. Subsequently, the application of tanking slurry with two coats on floors and walls will provide a robust waterproof barrier. This will be followed by the application of waterproof render and skim to further seal any potential water ingress.

Findings and Recommendations:

Flooding in Basement Bathrooms:

Rising water infiltrating floors and walls causing flooding issues.

Recommendations:

Strip both bathrooms back to bare walls and floors.

Apply tanking slurry with two coats on floors and walls.

Apply waterproof render and skim to seal against water ingress.

Use self-level compound on floors for a smooth finish post-tanking.

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Outside Drain Maintenance:

External drain requires cement work in-between properties .

Recommendation:

Conduct necessary cement work on the outside drain to prevent water ingress.

Conclusion:

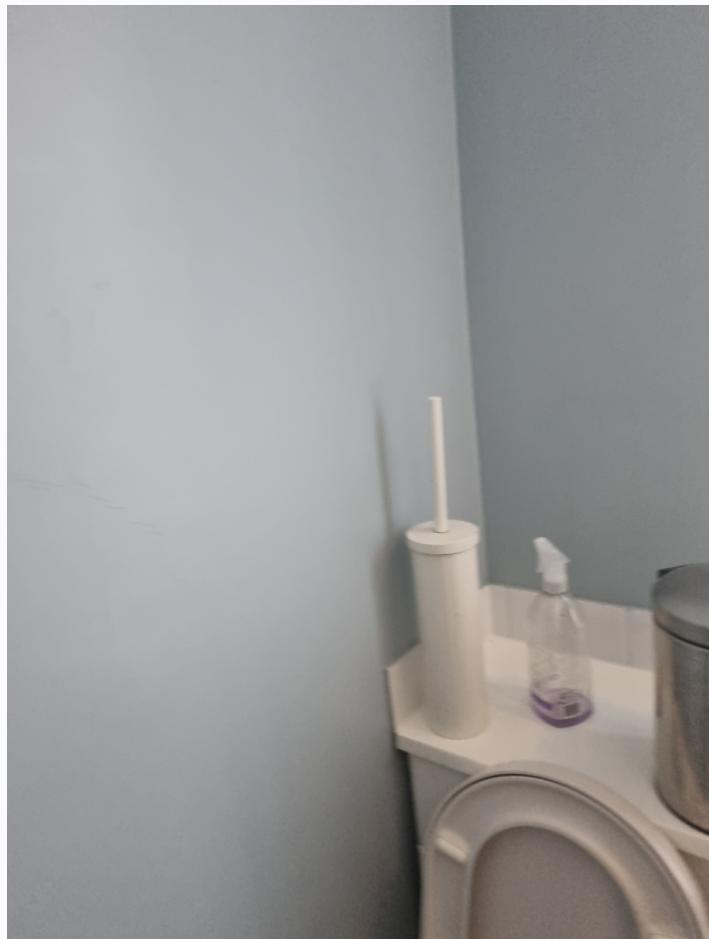
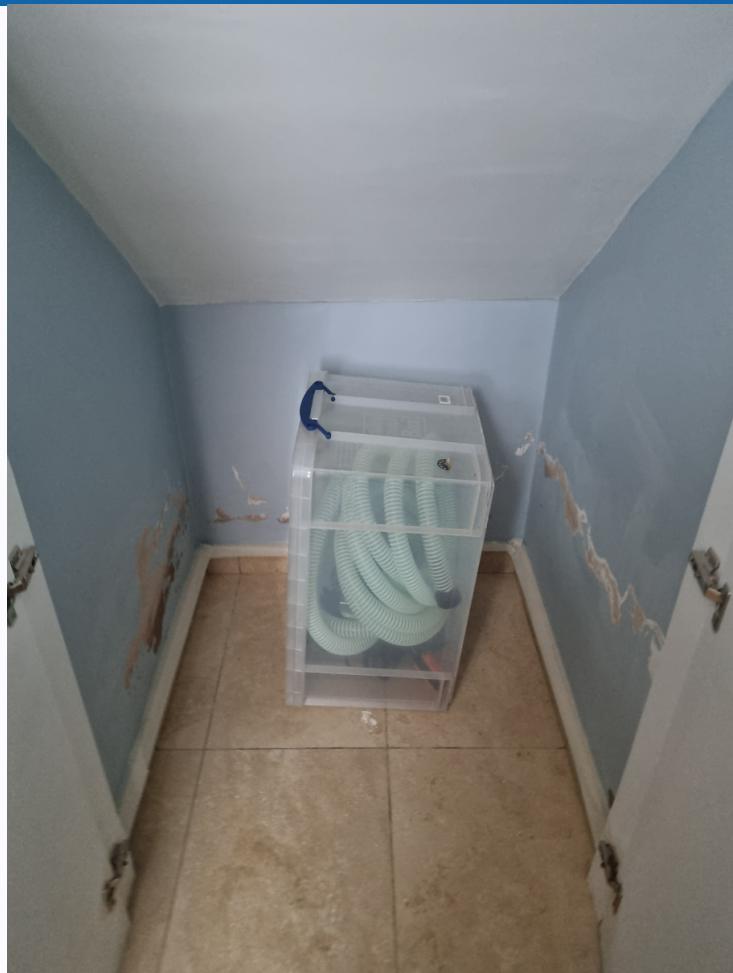
The damp survey findings underscore the urgent need for comprehensive remedial measures to address the flooding issues in the basement bathrooms of the neighbouring properties. By implementing the recommended approach, including stripping, tanking, and waterproofing, the properties can be safeguarded against future water ingress, ensuring a dry and habitable environment.

Should you require further clarification or assistance regarding the findings outlined in this report, please do not hesitate to contact us.

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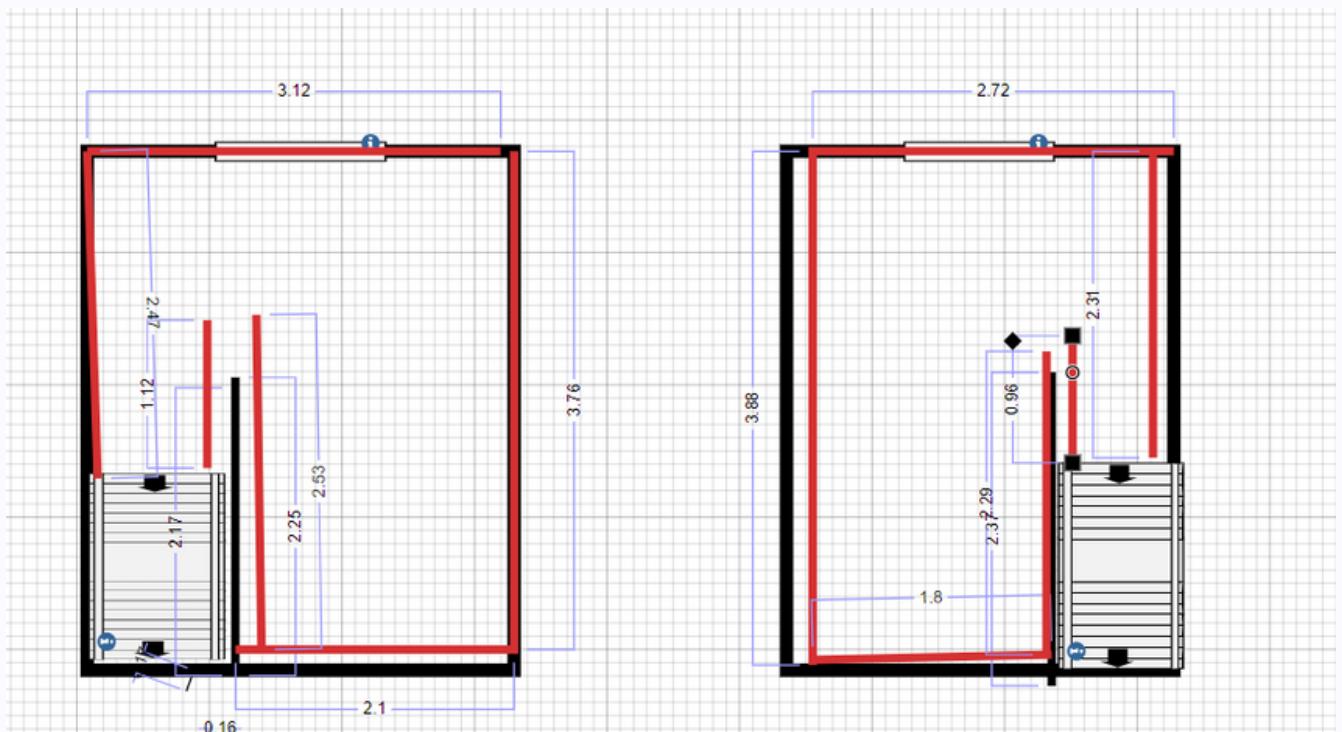
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Recommendations:

- Strip both bathrooms back to bare walls and floors.
- Apply tanking slurry with two coats on floors and walls.
- Apply waterproof render and skim to seal against water ingress.
- lift the man cover and fill in the crack at the top off the drain
- Use self-level compound on floors for a smooth finish.

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Floorplan



Tanking damp works

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Notes

- For specialist work, a certificate of guarantee will be provided when the work has been completed and the account paid in full.
- After the installation of a damp proof course the wall will contain a considerable amount of water, which must dry out. The rate at which a wall dries out is dependant on various factors such as the nature, porosity and thickness of the walling material, hygroscopic salts content and the wall finishes. Generally, a wall will dry out at a rate of 1 month for every 25mm of thickness. Externally rendered, coated or painted walls may take considerably longer to dry out.
- In a building of this nature there may be many concealed and inaccessible built-in timbers. We are unable to comment on the condition of any such timbers nor have we allowed for any form of treatment to them in our quotation.
- Unless otherwise stated no allowance has been made in our quotation for the removal and replacement of floor coverings, furnishings, furniture, pipes, radiators, electrical fittings and other items that may obstruct our work. All electrical circuits should be isolated and fittings removed by a qualified electrician.
- Where carpets are removed during our work, they will be loosely re-laid on completion of our work. You will arrange for the carpets to be securely fitted at a later date.
- The work that we carry out to your property especially the removal of plaster, may result in dust finding its way into the remotest parts of the property. We will take reasonable precautions to minimise this problem wherever practical in the area of our work, and we recommend that you should also take sensible steps to protect furniture, and your other belongings elsewhere in the property. If requested our technicians will be pleased to provide you with polythene sheeting, with our compliments, for your use. We regret that we can take no responsibility for cleaning or for any damage caused by dust.
- Following works, a temporary decoration such as a matt finish vapour permeable emulsion paint can be applied when the new plaster has dried out, usually in about two to four weeks after application. Final decoration should be delayed for at least a year, and the use of impermeable coatings such as gloss paint or impermeable wall coverings should be avoided.
- No allowance has been made in our quotation for the removal of any bitumastic type coatings, skirting boards replacement, or for any repair to damaged or defective masonry, which may become apparent following the removal of plaster from the walls.

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- The application of a tanking system will result in the tanked area being impervious to moisture condensation in the building. Should condensation occur you should consider improving ventilation or installing a dehumidifier to reduce the condensation to an acceptable level.
- Please allow clear access
- Remove any electrical socket plates and isolate wires
- Remove any radiators in places where works will take place
- Roll back carpets / flooring Remove toilet , bath ,sinks and pipework before works take place
- Remove any furniture in area where works are to take place
- If parking requires a permit please arrange before work take place
- **IMPORTANT** The extent of this report is limited to the areas of the property which the surveyor was instructed to view on the day of the visit. No responsibility or liability whatsoever is accepted for issues that were unobservable on the day of the visit or for areas of the property not made available for observation.
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- This report is provided strictly subject to the Advanced Damp Ltd standard terms and conditions.
- This report is based on professional opinion. It is not a guarantee or warranty.
- No allowance has been made in our quotation for the removal and/or subsequent replacement of any electrical, plumbing or other services etc., necessary for the undertaking of our work.
- **Extent of Survey:** The areas we have reported upon are those inspected in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specified area has not previously been treated and guaranteed.
- You should be aware that we have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risks of fungal decay or any other defect not evident at this time or that may develop in the future. Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

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IMPORTANT NOTES REGARDING OUR WORKS

Radiators:

Advanced Damp Ltd will not be responsible for removing and/or replacing radiators. The client may be required to call upon a heating engineer in order to drain down the system and replace the valves. This additional cost must be absorbed by the client. If Advanced Damp are required to remove radiators we will charge an additional £150 + VAT per radiator.

Carpets and flooring:

Our technicians will lift carpets as necessary to facilitate remedial treatment, although carpets will be re-laid loose on completion of our contract, but not re-fitted. We cannot be held responsible for damage during lifting. We advise that you employ a professional carpet fitter to ensure correct fitting.

Disruption:

Although great care is taken to keep inconvenience to a minimum, it is unavoidable that some dust will be present and disperse during our works. The client should take the necessary steps to cover furnishings in rooms to be treated prior to our arrival.

Damage:

Whilst all reasonable care will be taken during our work, including floor coverings and vertical polythene sheeting materials are used when for protection during re-plastering, we will not be liable for damage caused to any decorative materials, this is to include stonework and polished floors.

Electrics:

Should your existing metal-backed boxes have deteriorated and require replacing, or any damage be done to electrics or electrical items we will not be responsible for any replacement costs.

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Remedial Plastering:

After re-plastering, hairline cracking of the setting coat may occur. This will not present a problem regarding the efficiency of the new plaster and should be made good when decorating. We recommend a professional decorator and have contacts should you require. A plaster finish is only a 3 mil topcoat and issues can occur with a variety of different substrates. It should be noted that for rising damp treatment most companies only plaster up to 1 meter high. It will be seen from our specification that we included for hacking off existing plaster. During hacking off it is not unusual for the dust to find its way to the remotest parts of the property.

Decorating:

To allow the wall to breath during the drying out period the plaster must not be over trowelled this will require extra works when it comes to decorating etc. sanding and filling as required. When the new plaster is visibly dry, after ie. 6 weeks, you can re-decorate using a water-based Matt emulsion. Decorating using non-porous wall coverings such as vinyl matt or silk emulsions or lining paper/vinyl wallpaper should be avoided until full drying is complete.

Drying Times:

When a new damp proof course and subsequent plastering has been carried out a considerable amount of time will be required for the drying to be complete. This should not affect your decorating to any major extent providing our recommendations are observed. When a damp proof course is installed it acts by stopping further ingress of water into the wall. The residual water will dry out at a rate of approximately 1 inch per month; this will mean that a wall of 9-inch thickness can take up to a year for full drying.

Waste Removal:

The Contractor shall not remove any waste generated during the damp proofing works without the prior written consent of the Client. The Client shall be responsible for arranging and paying for the disposal of any waste generated during the works. This section makes it clear that the contractor is not responsible for removing any waste generated during the damp proofing works and that the client must arrange and pay for its disposal, unless otherwise agreed in writing.

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Customer Responsibilities:

The Customer agrees to provide the following assistance and cooperation during the damp proofing process:

- Granting the Contractor access to the premises at mutually agreed-upon times.
- Removing any furniture, fixtures, radiators or obstacles that may hinder the progress of the work.
- Ensuring the premises are clear of any personal belongings that may be damaged during the work.
- Complying with any additional instructions provided by the Contractor regarding the maintenance of the damp-proofed area.

In the case that we are unable to begin work due to customer responsibilities you will be charged an additional fee of £300 + VAT.

Surveys

Survey fees will be fully refunded upon the final invoice of the work being carried out if the full quote of work is carried out.

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Clients To Provide:

Advanced Damp Ltd. with the following;

- Supply of electricity to the working area. Note; if electricity is not available our company must be notified so a generator can be provided by us for our technicians.
- A supply of clean water should be available to the working area.

Allow access to technicians and vehicles during working hours.

- Obtain party wall consent or agreement from adjoining or adjacent properties to enable us to carry out all treatment detailed within our report.
- Obtain skip license if required.
- Organise removal of waste (We can assist in this but we will charge an extra fee)
- Supply parking permits for company vehicles if the property is within a controlled zone.
- Cover furnishing to avoid dust and any potential damage
- organise for the removal of skirting boards and refitting.

Variations:

Advanced Damp Ltd. reserves the right to use alternative materials than those specified. Any alternatives which may be adopted will be of equal quality and performance.

Guarantees

Advanced Damp Ltd guarantees are offered for periods in line with industry standards, the period of cover varies dependent upon the work undertaken.

Damp Proofing and/or Plastering:

A guarantee is offered for the majority of such works. When plastering is performed as part of sub-ground tanking systems the period may be less. Our damp proofing Guarantee is 20 years.

Tanking Systems:

A 10-year guarantee is offered where cementitious tanking is performed in areas of high external ground levels (where the external ground is less than 150mm lower than the internal floor level) unless dry zone works to these areas are instructed in which case the guarantee can be extended to 20 years.

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Conditions of contract

1. Acceptance of Quotation will be subject to;

- Return of acceptance within 90 days.
- Satisfactory trade references if required.
- Reasonable notice being given by the client to Advanced Damp Ltd prior to commencement of works.

2. Supplementary Works;

- The contract price relates directly to the works detailed in the report and quotation. Extra works requested by the client or any agent acting on behalf of the client shall be charged to the client.

3. Client to provide Advanced Damp Ltd with the following;

- Supply of electricity to the working area. Note: if electricity is not available then the company must be notified so that a generator can be provided by us for our technicians.
- A supply of clean water should be available to the working area.
- Allow access to technicians and vehicles during working hours.
- Obtain party wall consent or agreement from adjoining or adjacent properties to enable us to carry out all treatment detailed within our report.
- Arrange a skip or alternative removal of waste.

4. Variations;

- Advanced Damp Ltd reserves the right to use alternative materials other than those specified within our report. Any alternatives which may be adopted will be of equal quality and performance.

5: Conditions of structure;

- The client should satisfy themselves as to the structural condition of the property. Structural defects found during or after the works are the responsibility of the client. Where structural works are carried out after treatment has been completed by Advanced Damp Ltd extra works resulting will be chargeable to the client.

6. Fixtures and fittings;

- Prior to the commencement of works, it is the clients' responsibility to remove all fixtures and fittings together with a replacement on completion of works. Removal and replacement of fixtures and fittings carried out by Advanced Damp Ltd will be chargeable at extra cost to the client. The client shall indemnify Advanced Damp Ltd from any damage caused unless the damage can be proven to be as a result of negligence by employees of Advanced Damp Ltd. "Fixtures and fittings" to include carpets, radiators, pipework, skirting boards, and cables.

7. Damage;

- Whilst reasonable care will be taken during works, we will not be liable for damage caused to any decorative materials, this is to include stonework and polished floors.

8. Terms of payment;

- We retain the right to withhold any deposits paid when works are cancelled within a 3 business day period of works commencement.
- All accounts are to be paid upon completion of the contract. In the event of a client not meeting the agreed terms of payment, we reserve the right to charge interest on the overdue account at a rate of 2% above the base rate of interest charged by HSBC.

9. Delays and stoppages;

- Advanced Damp Ltd will be entitled to a reasonable extension of the contract period due to delays caused that are beyond the control of Advanced Damp Ltd. This is to include weather.

10. Guarantee;

- Upon receipt of full payment, Advanced Damp Ltd will process which can take up to 3 to 4 weeks, a guarantee in relation to the works specified & completed. The client may request a specimen guarantee prior to acceptance of the contract.

11. Guarantee Claims;

- In the event of a client making a claim against a guarantee, a re-inspection fee may be chargeable. If the claim is proven to be due to the ineffectiveness of work carried out by Advanced Damp Ltd, a full refund of this fee will be made to the client.

This Construction Contract, along with incorporated documents referenced herein, sets forth the terms and conditions agreed to between the Parties relating to construction of the type of construction by Contractor for Owner.

By entering this contract you accept the following payments:

Payment 1 (Job booking and before work begins): 50%

Payment 2 (At the completion of work within 3 working days): 50%

Please note if payment is not made within 3 days of completion there will be a charge of 1% for each additional day overdue.

The contractor will have the right to stop work and keep the Construction Project idle if payments are not made to the Contractor when due. If the work is stopped for such reason for a period exceeding stop days without payments being made, The owner shall be deemed to be in default and Contractor may, at its option, make a final demand for all payments due and owing, and any additional expenditures for work performed, materials ordered or supplied, or any other loss sustained. If payment is not made within a number of days thereafter, the Contractor will be entitled to all legal remedies for breach of this Construction Contract.

Contractor Information

- **Walls are plasterboard tank replace with 4 moisture board walls**
- **estimated 3 days of work for penetrating damp**
- **Area 6m2**
- **Work up to wardrobes**