

This report should be construed as a comment upon any damp and Timber defects within the property and is not an inventory of every single related defect.

DAMPNESS

INTERNAL OBSERVATIONS

Unless otherwise stated our inspection of internal areas was restricted to the ground floor only and is limited accordingly.

As this is a building that is occupied our inspection was severely restricted by furniture and general office furniture. The bridal shop was also severely restricted by gowns on rails covering the walls and in accessible areas in the bridal shop we found no evidence of dampness/salting of the plaster. No items were removed throughout the building to carry out this inspection.

The old holding cells are of painted brickwork. Salting was noted to various areas to the lower sections of the wall which is not indicative of damp proof course failure. Walls that are left as exposed brickwork are prone to salting issues and the only way to alleviate this issue would be to have the walls plastered on a suitable membrane, however as this is a grade 2 listed building this would not be allowed and therefore the salting in these walls would have to be lived with. The salts can be brushed off as they appear.

Our inspection internally revealed areas of spoiling of plaster and decoration, readings taken using an electronic moisture meter confirmed evidence of dampness to the walls as detailed on the attached plan, this included a small section of wall to the top of the stairs left side front external wall.

From our inspection it was evident that salt contamination of the plaster is the major contributory factor to the dampness identified and due to this we have allowed for fixing a dry base flex membrane to all areas where plaster is scheduled to be removed.

Inspection was also not possible behind kitchen units and utility's therefore no comments can be made on these areas. Inspection was also restricted where large items of furniture were against the walls or where walls were panelled or dry lined in any way restricting access to the surface of the walls.

It should be noted that in properties where there is a considerable amount of pipework covering the wall it will not be possible to remove and replace the plaster behind. Where possible we will remove and replace the plaster up to the pipework feathering in new plaster to the old. If required the client can then carry out any boxing in of the pipework as required.

INTERNAL CHIMNEY BREASTS

On the chimney-breast and hearth areas sulphate and ammonium salts resulting from the combustion of solid fuels can be particularly problematic; there is often soot and rubble build up within the fireback. If possible, you should make provision to open this area up and clear out this soot and debris. The other less disruptive option is to line the wall around the fireplace with a 2mm fleece membrane sheet. Whilst this will prevent the plaster from coming into contact with the contaminated chimney it will not cure the dampness held within the fireback. Salt staining indicative of this problem was noted to the chimney-breasts and a quotation for the membranes around the chimney areas has been allowed for in our quotation.

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RECOMMENDATIONS

PRESERVATION ARE TO:-

1/. Hack-off and remove existing plaster from the areas indicated on the attached sketch to 1m high and floor to ceiling height where detailed on the plan and to the small area to the left side at the top of the stairs, and clear resultant debris from site.

2/. Install a chemical damp proof course incorporating our Diffusion Process to those walls indicated on the sketch to enable us to issue a guarantee. Our damp-proof course can be installed (subject to access) in solid walls from one side only of the wall to be treated, causing the minimum of disturbance.

Our methods of damp-proof course installation do **not** use harmful solvents and therefore there is no fire risk.

Non-flammable and non-toxic cream is used in the installation and therefore the property can remain occupied with a minimum of inconvenience to the occupants and will have no ill effects on you or occupants of the adjacent property.

3/. Apply a protective plaster membrane to the exposed walls, in the form of a Dry Base Flex membrane.

This membrane is a watertight low-profile membrane for protection against moisture ingress. The membrane is based on a 2mm thick polypropylene sheet and has a black PP non-woven fleece one side and a grey fleece on the other. The two fleeces ensure a good adhesion to the wall by means of a special adhesive as well as allow for plaster to the surface.

4/. Re-plaster these areas in accordance with our specification for a Limelite / whitewall/plasterboard re-plastering system whichever is appropriate to the given situation.

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.

It will be seen from our specification that we have included for hacking off existing plaster. In hacking off plaster, it is not unusual for dust to find its way to the remotest parts of the property.

We will take the precaution to minimise this nuisance where practical within the immediate area of our work but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property.

No responsibility will be accepted by [REDACTED] cleaning or any damage caused by dust.

5/. Remove existing skirting boards as required to undertake the treatment works, and re-new upon completion. The internal surfaces and bottom edge will receive a liberal coating of timber water repellent prior to fixing, to extend the life span of the timber.

N.B. It should be noted that when matching new skirting boards/dado rails up to old original skirting boards/dado rails there may not be an exact match due to imperial to metric measurements and a slight variation in the mouldings due to the machining differences of suppliers.

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PREPARATION BY CLIENT

You should arrange for the following preparatory work to be undertaken in the treatment areas, as stated below and/or as identified on the attached sketch. This should be completed prior to our arrival on site.

1/ REMOVE THE RADIATORS ON THE AFFECTED WALLS

2/ REMOVE THE FURNITURE AND CARPETS

3/ REMOVE ITEMS IN THE RECESS CUPBOARDS

If you have any doubts concerning preparation, please don't hesitate to contact our office for clarification.

N.B. Please do not arrange for these items to be re-instated until the completion of the contracted works.

We ask you to note that whilst we will be able to inject our damp-proof course to the wall in the meter cupboard, we will for safety reasons NOT remove and renew plaster around the electricity meters and fuse boxes, etc.

Whilst our proposed damp-proof course will remedy rising dampness, it is equally important that the property is regularly maintained with attention, when necessary, to items such as gutters, fall pipes, flashings, pointing, internal and external plumbing, ventilation, etc.

It is a condition of our contract that the client accepts all responsibility for any complaints of noise, odour, or other nuisance from the occupiers of adjoining properties, this may occur as a result of our proposed treatment.

Considerable condensation was noted to the external walls of the toilets at 1st floor level. The toilets have no form of heating or ventilation to reduce the internal moisture levels to these areas. The installation of heating would be beneficial to the toilets. See below about condensation.

FACTORS REQUIRED FOR CONDENSATION:

Condensation can commonly be attributed to a lack of balance between heating and ventilation resulting in a rise in relative humidity. Air can hold more water vapour when warm than when cold. When warm air is cooled, such as when the heating system is switched off at night, it will deposit the water that it can no longer retain as condensation on a cold surface. It may cause mildew on fabrics and leather and, in extreme cases, can cause walls to be visibly wet. It is frequently accompanied by mould growth, of which the most common is "black spot" – a mould which appears first as small soot-like spots, and which can join up and cause large black areas. Condensation may occur at any height on almost any cool surface.

Condensation dampness permits fungal growth. Materials such as wood, paper, wallboard, ceiling tiles, furnishing fabrics and even masonry and plaster can provide nutrients sufficient for mould growth providing the controlling factor is present i.e. the availability of sufficient moisture. Condensation occurs when warm, moisture-laden air comes into contact with cold surfaces. In the home, this is often seen on windows that readily mist up, and this, eventually, turns to water, which runs down the window pane, forming puddles of water on the window sill.

Condensation also occurs on walls, especially the external walls of kitchens and bathrooms, and other rooms where moisture is generated; but, instead of water forming on the wall surface; it is often absorbed by the plaster, which becomes very damp and thus gives the appearance of Rising Damp in some occurrences. Excessive moisture derived from the use of the bath/shower facilities, drying clothes on radiators within the property, cooking, the use of paraffin and flue less bottled gas heaters, combined with poor ventilation in the property can aggravate or tip the conditions to cause condensation.

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You are also advised on the importance of a balance of ventilation and heating achieving a balanced and a more ambient temperature throughout, perhaps leaving the heating on low to ensure the property does not go too cold especially during the colder winter months.

As discussed on site, we do advise that you contact Sarah Bell of Envirovent to undertake a free inspection and to supply a quotation for any fans that they feel necessary to eradicate the condensation issue. Sarah Bell can be contacted on mobile number 07900 538724

Upon completion of the above works and receipt of full payment within the specified period, a 20-year guarantee will be forwarded for the future protection of those areas treated, against further rising damp. As members of the Property Care Association, we are pleased to offer you in addition to our guarantee, the option of independent back-up guarantee cover by Guarantee Protection Insurance. This one-off premium will provide additional back-up cover for you, or subsequent owners of the property.

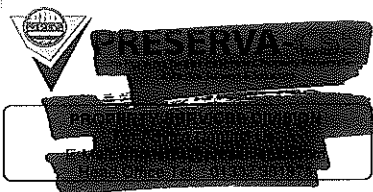
This warranty relates to our chemical damp proof course injection only. Plastering carried out by [REDACTED] LTD does not form part of this long-term guarantee but is protected by your normal 7-year statutory rights. No cover is provided for plastering or any other ancillary works carried out by others.

Should you have any queries or feel that we have misinterpreted/misunderstood your instructions please inform us immediately. We look forward to receiving your response accordingly.

Assuring you of our best attention at all times, I remain

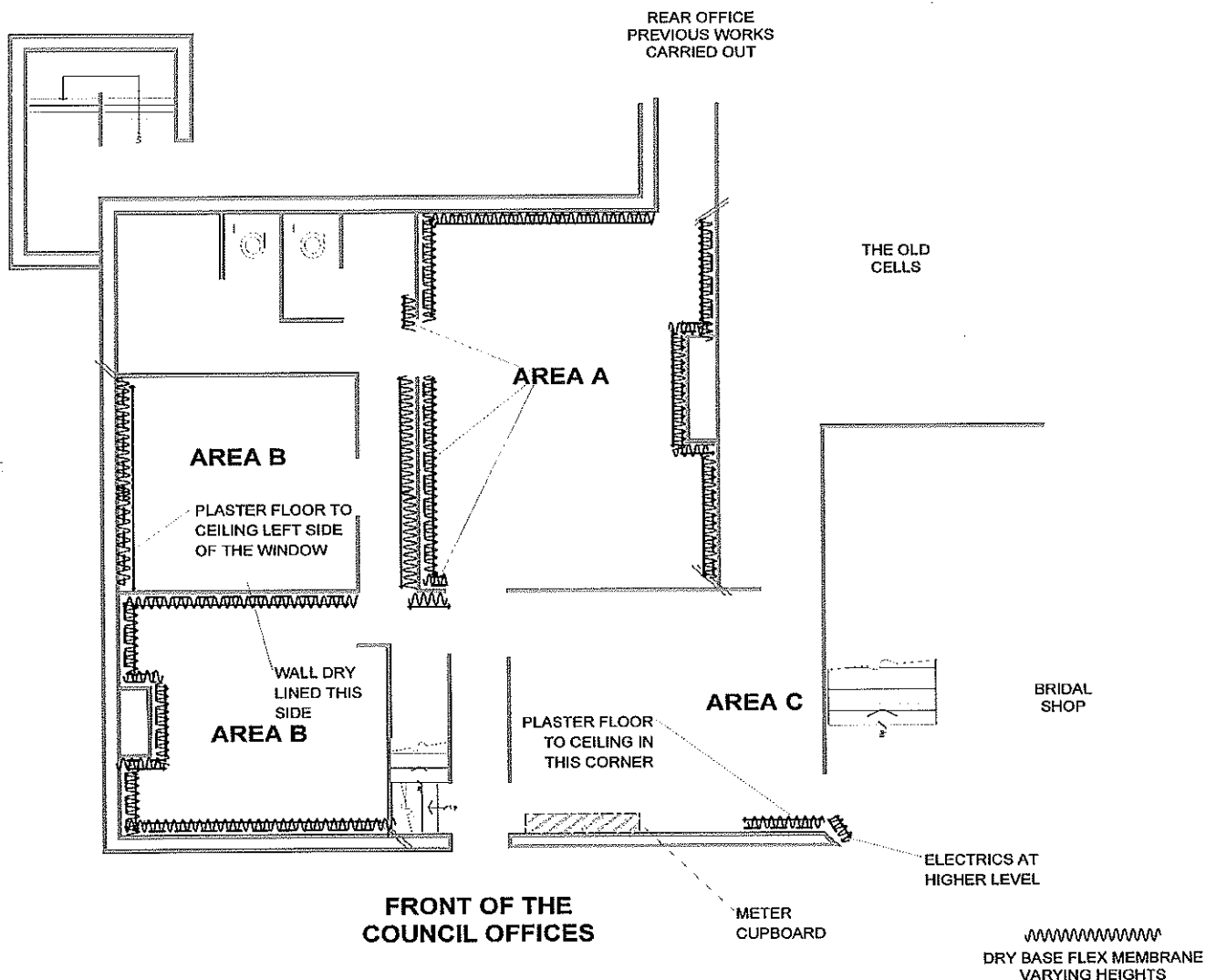
Yours sincerely,
For and on behalf of Preserva-CSS

[REDACTED] Smith
Chris Smith
Surveyor



Survey Date: 5th December 2023
 Surveyor: Chris Smith
 Job No: 147398

Site Address:
 Southwell Town Council
 The Burbage
 Southwell
 NG25 0EP



Preserva-CSS Plan Key			
FIXTURES & FITTINGS Bath Radiator Work Tops Toilet Sink Unit Air Vents		FLOOR CONSTRUCTION Solid Floor Timber Floor New Floor Joist	
DAMP PROOFING Damp Proof Course Vertical DPC High Ground Level		PLASTER KEY Salt Retardant Replastering Vertical membranes Cavity Drainage System Porestop To Height In Report	

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Email: enquiries@preservacss.com
Website: www.preservacss.com
Survey Freephone: 0800 7832531

QUOTATION

7th February 2024
Our Reference: CJS / 147398 / MYM

RE: SOUTHWELL TOWN COUNCIL THE BURBAGE SOUTHWELL NG25 0EP

Item	Price £ (Nett)	VAT Rate	VAT Amt £	Total £	✓ x
To carry out works as specified in items 1 to 5 to the areas below					
AREA A works approx. 8 days	6032.00	20%	1206.40	7238.40	
AREA B works approx. 7 days	5278.00	20%	1055.60	6333.60	
AREA C works approx. 3 days	2262.00	20%	452.40	2714.40	
Insurance Backed Guarantee Cover (optional)					
To provide independent back-up guarantee cover by QANW (Warranty Services Ltd), for the injected damp proof course we are inserting into ground floor walls.	75.00	0%	0.00	75.00	

All quotations are subject to the Conditions attached. Please note that whilst we will provide a programme for completion at the point of booking, due to the nature of our works it is impossible to guarantee total accuracy and as such all timescales given should be considered as estimates only.

Should you wish to accept, please complete the 'Acceptance of Quotation' form below and return to our Derby Head Office. Should your property qualify for any reduction/exemption from VAT please submit written confirmation/proof of this with your signed acceptance.



ACCEPTANCE OF QUOTATION

7th February 2024
Our Reference: CJS / 147398 / MYM

RE: SOUTHWELL TOWN COUNCIL THE BURBAGE SOUTHWELL NG25 0EP

Item	Price £ (Nett)	VAT Rate	VAT Amt £	Total £	✓ x
To carry out works as specified in items 1 to 5 to the areas below					
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AREA C works approx. 3 days	2262.00	20%	452.40	2714.40	
Insurance Backed Guarantee Cover (optional)					
To provide independent back-up guarantee cover by QANW (Warranty Services Ltd), for the injected damp proof course we are inserting into ground floor walls.	75.00	0%	0.00	75.00	

I hereby confirm that I accept your quotation for the above items as indicated and am responsible for payment.

Print Name: Signed Date

Invoice Address Post Code

Email: Contact Tel. No.

Preferred payment method: ☐ Credit/Debit Card ☐ Bank Transfer

Please note our terms are payment on completion.
We are currently unable to accept cheques except by prior agreement.

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