
PLANIT PRESERVATION LTD

GENERAL

Ref No PP02366

The property comprises of a 4 storey mid-terraced house believed to of been built during the late 18th century and would appear to be of a solid brick, flint and chalk construction being externally cement rendered and thereafter colour wash finished beneath a slate covered roof.

At the time of our inspection, the property was unoccupied. As instructed, our inspection was confined specifically to the following:

Options For Rising And Penetrating Damp Treatment

NOTE

This report provides an alternative remedy to the treatment of dampness as our report dated the 20th December 2017, and should be read in conjunction with the terms and conditions stated therein. However, it should be noted that these works will not be covered by a Ten year certificate of guarantee against the continuation or reoccurrence of dampness.

Where possible, examination of the subject wall areas near ground level both visually and by electronic moisture meter, revealed high degrees of dampness to principally those walls shown **XXXX** on the attached plan.

This dampness would appear to be due to the following:

- Defective rain water goods.
- Lateral damp penetration in that no cavity would appear to exist.
- Absence of any existing damp proof course.
- Hygroscopic salts [moisture attracting].

In order to remedy the Rising/Penetrating Dampness we would recommend that we apply a NHL2 Lime Plaster to full height to those walls shown **XXXX** on the attached plan and as detailed under the heading OUR OPERATIVES.

However, it will be necessary for you to undertake such works as detailed under the heading CLIENTS WORK as this does not form part of our contract.

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CLIENTS WORK

- Prior to our operatives arrival on site remove all fixtures and fittings from within the areas of treatment to include kitchen units, central heating radiators and cupboards, where affixed.
- Remove skirting boards and hack off plaster/tanking to full height to all affected walls shown XXXX on the attached plans.
- Check and maintain the external ground levels to at least 150mm [6"] below floor level.
- Check and overhaul as necessary roof coverings, flashings, gutters and downpipes.
- Refix new skirting boards with a matching pattern using pre-treated timber.
- Make good in all trades and remove all debris from site.

OUR OPERATIVES : To areas marked in XXXX on the attached drawing plans.

In order to remedy the Rising/Penetrating Dampness we would recommend that we apply:-

- Two 10mm coats of NHL2 Plaster Base Coat
- One 4mm coat of NHL2 Standard Plaster Finish
- **(Note: Lime plaster to be applied in strict accordance with the manufacturers Technical Specification attached here to)**
- To the basement, spine wall, following lime re-plastering as described above, provide a British Gypsum Gyplyner IWL system clad with 12.5mm moisture resistant plaster board and having a ventilated cavity at floor/skirting level and ceiling/wall abutment.

