FAO: Louise Alexander
[redacted]

Date of survey: Tuesday 19th August 2025
Time of survey: 9am

Dear Louise,

Re: Basement Flat, 11 Bedford Row, Worthing, BN11 3DR

Ref: B6388

Weather:	**Overcast**
Temperature:	**16°C**
Relative Humidity:	**54%**

Date of report: Wednesday 20th August 2025

Tel: 01273 258111
Email: brightonoffice@prokil.co.uk
Web: www.prokil.co.uk

Office 10
The Old Bank
257 New Church Road
Hove
BN3 4EL

Request

As requested by phone call received on the 12th of August 2025, an inspection was carried out at the above address to assess the issue with damp in requested areas in order to provide a report.

We hope that we have interpreted your instruction correctly, but if we have not, please contact us immediately for clarification. Outlined below is our report based upon observations made during our recent inspection.

Limitations and restrictions

The property was occupied at the time of survey and was fully furnished with fitted bathrooms and kitchen units, personal items, boarded and tiled walls and floor coverings which restricted inspection to all areas. The inspection and subsequent opinions are therefore based upon the accessible parts of the structure that were readily available and examined at the time of inspection. Our inspection did not include non-structural joinery timbers, however where decay or infestation is observed in these items, they will be mentioned with the report as areas of concern. Areas where full inspection could not be carried out will be defined in the report as “limited” and the opportunity is available upon request for a further investigation once these areas are made accessible in the future.

Property Description

Observations were made looking at the property from the road. All references about the property throughout the report will be made from this point.

This property is a basement flat located in a residential area of Worthing. It has been constructed with traditional materials having a tiled roof, solid walls and a slate Damp Proof Course (DPC).

External Observations

An inspection was carried out to the outside of the property from ground level; all guttering and downpipes appear to be in good working order with no evidence of any spillages that could be affecting the property internally at present. Please note, weather conditions were dry, so spillages and leaks coming from rainwater goods could not be fully confirmed.

A further inspection to the accessible walls around the property revealed a part render and part brickwork exterior. This was considered to be in good condition.

Damp Inspection

Upon inspecting the property, decorative spoiling was observed in the requested areas. This being the bathroom communal hallway and bedroom. Internally using different types of Protimeter, tests were carried out to all accessible internal walls to check for any abnormalities in the plaster. On the areas marked on the enclosed plan (plan shown not to scale and for reference only), high moisture readings were detected.

High moisture readings were obtained at an elevated level and are most likely caused by historic penetrating damp. The defects externally are allowing moisture to pass through the fabric of the building, bringing with it salts which disrupt the decorative finish of the plasterwork internally. The defects may have be cracked render, missing sealants around windows and doors, or leaking gutters; this should be inspected by the client's 3rd party.

At the time of survey, it was evident that extensive works had been carried out to the exterior of the property. This means that residual moisture could be affecting the property. Where there were issues before that have since been addressed such as cracked render, there is still moisture trapped within the fabric of the building and this moisture will now push itself onto the internal surfaces.

Recommendations

Client/Others to complete:

- The client should instruct a third party to address all defects but not limited to defects mentioned above to ensure there is no longer water ingress.

(Client) Preparation prior to arrival:

- Where works are required, the area should be accessible and free from personal items and furniture.
- The works can be very dusty, and the client should ensure all valuable personal items and furniture is protected. A professional cleaner may be required after.
- **Any plumbing (e.g. Radiators/sinks/toilets/baths/boilers/pipework) situated where damp proofing is recommended should be removed and reinstated by the client's own plumber.**

- **Any electrical fixtures and fittings (e.g. Electrical sockets/faceplates/light switches/internet) should be removed and re-instated by the client's own electrician if and where damp proofing is recommended.**

- If necessary, further information of what will be required can be discussed prior to any work taking place. If you require details of a trusted electrician or plumber, please find below, 2 companies that have worked seamlessly with Prokil Brighton in the past.

Plumbing - Goode Plumbing and heating
Phone: 01273 044026
Email: info@goodeplumbingandheating.co.uk

Electrician – Shires Electrics Ltd
Phone: 07905 410862
Email: Shireselectrics@outlook.com
(£50.00 for first call out of up to 1 hour- Any additional hours charged at £30 per hour)

- If any of the areas to be re-plastered are wallpapered, then the wallpaper will need to be removed by others prior to the plaster is removed.

- It is always recommended that sections of the timber floors in areas where high moisture were detected on the walls, should be inspected when deemed possible. The client should remove sections of the fitted floor coverings for access and request an inspection of these areas. This can be done free of charge if we are conducting the recommended plastering works in these areas. The client should make provisions for any findings and cost of recommendations.

- **For Prokil to carry out the work in the bathroom, the client will need to arrange for the toilet to be removed and reinstated.**

Prokil to carry out:

1. Areas marked on the enclosed plan should have the skirting board removed, the plaster chiselled off to the required height. Depending on the depth of the existing plaster either a waterproof membrane will be pinned to the wall and plasterboard/plaster applied; or a new chemical Damp Proof Course injected if the existing DPC is missing or showing signs of damage, bare wall treated with an anti-sulphate chemical solution and a specially formulated render mix applied. Then all areas finished with a multi-finish plaster leaving the area to be decorated - **decoration to be completed by others once dried.**

Please note that in some cases, it might be beneficial to carry out damp-proofing work with membrane applied directly over the existing plaster. This approach prevents unnecessary damage to the substrate or brickwork and significantly reduces dust levels. However, please be aware that this may result in a change in wall depth.

Skirting boards will be removed and reinstated if they remain in good condition, however damage may occur upon removal, Prokil will dispose the damaged skirting boards and the client will be responsible for the replacement. Alternatively, Prokil Can replace with the closest matching design at £15.00 + VAT per metre, minimum charge £50.00 + VAT.

Costs of the recommended works are as follows:		
1.	**DPC & Plasterwork as per plan:** Hall and bathroom: Bedroom only:	 **£1,660.00 + VAT** **£1,820.00 + VAT**
2.	**Rubbish Removal** (The Client is free to organise this if preferred)	**£190.00 + VAT**
	Total cost of all recommended remedial works is:	**£3,670.00 + VAT**
	Anticipated Duration of Works: *(This is an estimation only and may take longer)*	***3-4 Days***

Please note, a 35% + VAT deposit is required in order to confirm the booking, the rest of the invoice to be paid after completion of the works.

N.B – The above prices apply when all the recommended works are carried out at the same time, Prokil reserve the right to increase the quoted prices if all works are not carried out at the same time.

N.B – Please note that where biocide / mould treatment is recommended in conjunction with Passive Air Vents (PAVs)/Positive Pressure Ventilation Systems (PPVS) or Positive Input Ventilation System (PIVS); Prokil will not carry out the biocide treatment alone. Unless both recommendations are followed, in conjunction with following the guidance given regarding heating and ventilation, the mould is highly likely to re-form.

N.B Please note that if the recipient of this report and/or plan is receiving it free of charge this report remains the property of Prokil. We therefore reserve the right to reproduce this same report to any other 3rd person To Whom It May Concern.

Prokil will guarantee works as follows:

- **Woodworm Treatment** – Guaranteed for 20 years from date of completion
- **Above ground damp proofing** – Guaranteed for 20 years from date of completion provided the system has not been compromised.
- **Below ground waterproofing** – Guaranteed for 10 years from date of completion provided the walls have not been punctured.

* For an additional cost we can also provide a 10-year insurance backed guarantee. Please enquire for more details.

If you have any questions regarding this report, please contact the office on 01273 258111 or email us at brightonoffice@prokil.co.uk.

Yours sincerely,



Simon Hetherton
Surveyor *CSRT*

Prokil Brighton

Aftercare

- Following the completion of works, walls which has been damp proofed using a cementitious method should be allowed 4 - 6 weeks to dry / as a rule of thumb one month for every inch of thickness of the wall. (Duration will vary depending on weather conditions, humidity, temperature).
  (Please note, this does not apply when a waterproof membrane is used.)

- It is not unusual during the drying process of new plaster for efflorescence salt (white dust) to surface, this should be brushed off as they appear. Redecoration should not take place until the walls are completely dry.

- A water based matt emulsion paint should be used, please do not use; vinyl, silk, or washable type paints as they are not suitable for new plaster.

- You may find hairline cracks to the plaster; this will not impact the effectiveness of the plaster and can be made good during the redecoration.

- There must be adequate heating/ventilation as a condensation control measure during the drying process. Please note however, the use of a dehumidifier or fan heater must be avoided to prevent damage to the plaster.

Terms and Conditions

This report and quotation is subject to the following terms and conditions and will be valid unless otherwise agreed in writing between Prokil, (us, we, our) and the Client, (you, your). By instructing Prokil to carry out work you agree to the terms and conditions below.

The Quotation

1. The quotation provided is valid for three months, after which time we reserve the right of withdrawal or amendment to include, but not limited to increasing prices.
2. If the recipient of this report and/or plan is receiving it free of charge, then this report remains the property of Prokil. We therefore reserve the right to reproduce this same report to any other third party.
3. The quotation does not include removal of furniture, flooring, fixings and units unless otherwise stated. Additional charges may apply if these services are carried out by Prokil.
4. Reports are based on visible evidence in accessible areas only. If further investigation is required, this will not be carried out until permission from the Client is granted and or the Client is on site.
5. Deviations from the initial report may be necessary once works have commenced. In this instance the Client will be informed and the additional works will not be carried out without prior permission and agreement from the Client.
6. No liability will be accepted if the Client instructs a third party to work off this report and or plans provided by Prokil.

Payment and Ownership

7. Retention of Title. Ownership of all materials, systems and units installed at a property remains that of Prokil until the time when payment is made in full for the agreed works by the Client.
8. Guarantees will not be issued until full payment has been received, it should be noted that only 1 copy of any guarantee is issued and cannot be re-issued. Should the guarantee need to be relied upon the electronic copy with the report will be required. A re-visit charge will be incurred under the guarantee.
9. Payment is due within 5 working days of the invoice being received by the Client. Any payment not received by the date will be deemed as late.
10. Payment for all invoices will be made by the Client using direct bank transfers, (including BACS, CHAPS and faster payments) only unless otherwise agreed prior to accepting works.
11. *We will exercise our statutory right to claim interest (at 8% over the Bank of England base rate) and compensation for debt recovery costs under the Late Payment legislation if we are not paid according to our agreed terms.*
12. *We reserve the right to charge an administration fee of £40 + VAT (£48) for any reminder letters which are sent for late payment.*

Your Obligations

13. The Client agrees to have a 240-volt mains power supply, (or 110V if on construction sites) as well as running water. If this is not provided, then Prokil reserves the right to charge the Client for hiring generators and supplying clean water.
14. If our operatives turn up to work on the agreed time and date and are unable to start due to the property/site not being ready, then an abortive fee will be charged at £250 + VAT (£300) to the Client.
15. After works are completed by Prokil it may be necessary to replace the carpet gripper rods and have the carpet stretched and relayed by Client's own carpet fitter.
16. Prior to works, any radiators and or plumbing in the work area must be removed/replaced by customer's own plumber.
17. Prior to works any electrical sockets, face plates etc, which are in the areas where Prokil are to work, must be removed/replaced by customer's own electrician.
18. The Client is responsible for removal of carpets and other floor coverings unless otherwise stated.
19. The Client agrees to carry out all recommendations given by Prokil in the above report within a timely manner. No liability will be accepted by Prokil for subsequent loss or damage caused by these not being carried out.
20. Your attention should be given to the Party Wall Act. 1996 – Party walls are the joint responsibility of adjoining Owners. Where work on a party wall is necessary (please see plan, where applicable for

information) the Client must advise the owner of the adjoining property before works can commence. By instructing Prokil to start works the Client confirms that they have complied with this Act.

21. You must let us know as soon as reasonably possible where there are any issues or defects with the works which we have carried out.

Our Obligations

22. Prokil will start work on the agreed date and time unless where a delay or cancellation is caused by a Force Majeure Event, (an event, act or circumstance beyond our control which prevents Prokil from carrying out its obligations. This includes, but is not limited to, natural disasters, pandemics, military conflicts).
23. Our Operatives will work in a structured manner and with all reasonable care to complete the required work as per our report and your instruction.
24. Our Operatives will try and keep noise and disruption to a minimum, but this cannot be guaranteed.
25. We will ensure the products and materials used are fit for purpose and of satisfactory condition.
26. We will issue you with a guarantee for works where one is to be provided only once all the terms of this agreement have been fulfilled.

Distance Selling

27. If a client is a private consumer, (not a Company), then this agreement is subject to the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013. Where works are due to start within fourteen days, any cancellation by the Client will result in any deposit not being refunded due to time and materials which have been provisioned for the works. The Client may cancel any works booked more than fourteen days in advance only if cancelled within the initial fourteen-day period. Please note that our contract specifically excludes any consequential losses whether in relation to loss of use, rents, redecoration or other such matters.

General

28. If a Damp Proof Membrane is used this can sometimes push the wall depth out and in turn impact on the skirting boards, coving, radiators and such like. This is turn means that it is very difficult to get a finish that replicates the original wall. New coving and skirting board costs will be charged to the Customer accordingly unless it is an issue that Prokil have caused.
29. Prokil can take no responsibility for electrical cables and pipe work embedded in plasterwork rather than in brickwork if damaged; these remain the responsibility of the Client.
30. All rubbish will be left onsite unless the removal fee is agreed by the customer.
31. Extra costs may be incurred in the future if all recommended works from the survey are not carried out.
32. Treatment is carried out at the Client's own risk. Upmost care will be taken during all works however there may be a risk of discolouration/fading of decoration and damage to insecure brickwork.
33. During drying period for plasterwork, there is an increased risk of condensation occurring. Some very small cracks may appear on plasterwork during drying time depending on the conditions.
34. Dehumidifiers and excess heating should not be implemented for two weeks following works as materials need to cure naturally.
35. We recommend waiting one month following remedial plasterwork before redecorating to allow adequate drying time. A suitable watered-down paint/ new plaster paint is advised prior to the use of emulsion paints.
36. We have the right to charge for collapsing brickwork and render found to be more than 18mm thick. Additional charges will also be incurred should the render be found to be of a modern cement base and well bonded to the wall.
37. It is possible that powder-like residue may appear on plaster following works. This is to be expected and can be wiped away and will not cause damage. It is part of the drying process caused by the chemical reaction.
38. Please be aware that Prokil will not accept responsibility for any floorboards which are damaged whilst they are being lifted.
39. Please note that following any plasterwork that there may be residual dust settlement. The Client will be responsible for cleaning this up.
40. During remedial wall tie replacement there is a possibility that some of the bricks and mortar may become loose. Prokil are not responsible for repairing these areas if and where required.