R. H. Smith (Worthing) Ltd.

A NOMINATED CHEMICAL DAMP-PROOF COURSE INSTALLER

67 Years
1956 - 2023

BROADWATER TRADING ESTATE, 3A SOUTHDOWNVIEW WAY, WORTHING, BN14 8NL
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VAT Reg No. 192774134 Company Reg No. 00605844
Established 1956

ISJB/IW

19th November 2023

Tim Millington

[redacted]

Dear Tim

Re: 30-32 High Street, Tarring, BN14 7NN
Contract Reference: 23-1164

Thank you for your valued instruction to attend the above property to inspect for dampness affecting the stairway entrance to the first floor level and the front wall of the south-west lounge and for dampness to the front north bedroom at first floor level and the back bedroom at first floor level upon the north elevation. The following were our findings.

PROPERTY DESCRIPTION

The property is a terraced and end-of-terraced house, converted into 1 property, on constructed on level ground in an approximate west/east aspect.

EXTERNAL INSPECTION

External walls are formed of solid construction, with a rendered finish in the main. Ground levels to the property were varied, ground levels to the front of the property are above the internal floor level, it is however impractical to lower the ground levels as it forms the pavement externally.

Gutters and downpipes appear to be in a reasonable condition. We do however understand that there was damaged to the downpipe, and this has subsequently been repaired, around the south-west lounge. This is important as it is an express term of any guarantee that gutters, downpipes and wastewater goods are kept in a sound and watertight condition at all times.

We also understand that the property is Grade II listed.

INTERNAL INSPECTION

We begin first with the stairway entrance and front walling of the south-west lounge. Readings indicative of dampness were taken upon the turn of the landing, upon the staircase, as shown on the enclosed plan and this extended across the front wall section up to the entrance doorway to same. We feel that the most likely problem within this area is one of salts, which had migrated into the plaster, drawing moisture into same. It would be our recommendation to this area, that the plaster is removed to the affected areas, that a slimline mesh cavity drain membrane be applied to the walls, this will allow the sub-strate behind to dry, whilst providing a dry surface on which plaster can be applied. We would then opt to apply a dry lining to same to bring out to the plaster depth, over-skim the walling, the membrane itself will be vented into the stairs and into

the sub-floor within the lounge area. This will be prior to consent from the local planning applications.

Please find below our specification and fixed price quotation for works.

SPECIFICATION 1

Thoroughly cover and protect flooring.
Temporarily remove skirtings and set aside for later re-use.
Remove plaster from the areas shown on the enclosed plan to the heights and sizes described.
Load and cart away resultant debris.
Erect slimline mesh cavity drain mesh membrane, venting at stair position and into sub-floor.
Apply dry lining to same to bring out to original plaster depth.
Skim wall areas in multi finish to marry flush with existing finishes.
Following a suitable drying period, re-attend site and re-fix skirtings.
Clear site of plant, debris and materials, leaving clean and tidy.

Cost of works **£1,648.00 plus VAT at 20% (£329.60)**

We then went on to inspect the first floor northern bedrooms. Within the wardrobe area to the front bedroom, we found evidence of condensation forming and we would recommend that vents be incorporated into the doors of the wardrobes, to provide some ventilation through same. It may also be prudent to consider the application of Thermal Dry anti-condensation paint, which contains microscopic glass beads to act as a 'Thermos Flask' and attempts to warm the wall surface to prevent condensation and spot moulds from occurring. We enclose details of this product, should you be interested in same, please contact ourselves accordingly.

To the front wall section between the window and wardrobe itself, degrading of the plaster has occurred due to the presence of salts within same. This area will require re-plastering. As it is very isolated in manner, we feel the only way forward in dealing with this area would be to provide a salt retardant render- coat, prior to skimming the area to bring flush with existing finishes. Should the area have to be reinstated to a lime render, we feel the passage of salts will remain through the masonry and the area will require constant re-decoration, we therefore feel that providing a render-coat and skim to same would be a long-term solution to the area. The cost for this work, to strip back this area and reinstate would be **£480 plus VAT**.

Within the rear bedroom, upon the north elevation, the area appeared to be more condensation, with some minor salts beneath the window. We recommend that where salts are present, the areas be rubbed down and neat white vinegar provided to neutralize the salts, it will then likely be the case that with careful re-decoration, no further works will be necessary. With regards to the condensation, consideration can be made to the use of Thermal Dry paint to these areas, to help prevent mould and condensation formation.

GUARANTEES

This work will be covered by a 10-year Company guarantee against lateral penetration of dampness and salt penetration. We regret that insurance backed guarantees for this type of work are not available.

Sample copies of our guarantees are included for your information.

TERMS AND CONDITIONS

A copy of our company damp proofing Terms and Conditions is enclosed with this report. Your attention is drawn to paragraphs; 1, 4, 6 and 8.

Should you have any queries regarding this matter at the present time, please do not hesitate to contact myself either by email or on our office number.

Assuring you of our best attention.

Yours sincerely



Iain Bedwell
CSRT CSSW