

Garratt's Damp & Timber Ltd.

SAMPLE SURVEY

The following survey was performed on a Victorian semi detached property in Notting Hill, London. The area of concern for customer was evidence of damp in a conservatory that had been added to the property just 8 years previously.



The only internal evidence of damp penetration was found where the conservatory was adjoined to rear wall or original building. The general condition of repair within dwelling was found to be very good and to a high standard.

Investigation of cause was continued outside where various causes could be found and the elimination process began.

A guttering downpipe was present immediately behind damp on external wall, a prime candidate on face or it, but not necessarily the cause nor the only task for remedial work. The presence of moss below the damp proof level highlights existence of damp and possibly a history of retained water.

The side and rear walls of conservatory further evidence of damp and moss growth, an area of concern that would require treatment if the problems faced where to be checked. A high soil retaining wall (left of first picture below) was



noted, a source of possible problems. The pathway level allowed very little runaway, a classic construction should you want standing water to be present.

To test, water was flushed through the downpipe and it was noted that although no leaks were found, the water did not flow freely once on the path. Free flowing water would not have been adequately drained as the drain cover (foreground in final photo) was blocked.

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The surrounds to property showed other potential sources to the problem but following close inspection these were discounted, supported pictures are shown at the end of this document.

The remedial action taken in this instance included;



- Injecting a chemical damp proof course to conservatory wall & adjoining rear wall of property
- Applying a waterproofing sealant to same
- Adding rendered plinth to same
- Clearing blockages to air bricks and drains



Professional remedial surveys are highly recommended in such environments as mistakes and unnecessary works can be costly and can also frustrate attempts to remedy the situation. Garratt's Damp & Timber Ltd provide free surveys & reports backed up with impartial and honest advice on the options available to the customer.

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