



*Garratt's survey reports are supplied in bound, hard copy format on letterheaded paper. eMail copies will also be issued in addition where possible*

**SAMPLE**  
**Survey Report For Dampness**

Laureldene  
The Avenue  
Kings Langley  
Hertfordshire  
WD4 8AC

Survey No 1419

Thursday, March 18, 2010

For The Attention Of:

Mr & Mrs Brown

We thank you for instructing **Garratt's** to carry out a survey at the above property and have pleasure in enclosing the report and quotation. We hope that this report meets with your approval and look forward to receiving your instructions in due course.

**Garratt's Offer:**

- A 30 Year Guarantee on all work, which can be underwritten at a small additional charge.
- Surveys and specifications in accordance with standards of C.O.S.H.H. & B.W.P.D.A.
- Fully qualified surveyors and technicians.

**Our Surveyors are Property Care Association (formerly the BWPDA) Trained & Certified. Garratt's Damp & Timber are members of the Property Guarantee Association.**

**Please Note:** This report does not constitute a full structural survey and should not be treated as such. If you are using our report during the course of purchasing a property, we advise you to contact a structural surveyor for a detailed report on the overall condition of the property.

During the course of our survey we will not comment on other defects to the property that are un-related to the damp proof course. Defects such as gutter leaks, plumbing defects and poor pointing should be identified by your structural surveyor.

**Yours Faithfully**

**Gillian Garratt.**  
**Remedial Surveyor**



Cheques, Bank Transfer & Credit Cards  
Welcomed by Garratt's

**PROPERTY DESCRIPTION:** Property type, construction & designation on plan

**Semi-detached house, built from traditional solid brickwork construction with solid concrete and timber floors . Designation, facing the property from the road.**

**OCCUPIED STATUS:** Occupied properties generally prove more difficult for surveyors to review all areas due to furnishings. We attempt to complete our investigations as thoroughly as possible with minimum disruption.

**WEATHER CONDITIONS:** The conditions at the time of survey can affect the readings & observations our surveyors can make. i.e. dry days will not present leaking gutters unless brickwork staining can aid diagnosis.

**The Weather at time of survey was dry.**

**SCOPE OF SURVEY:** In accordance with verbal instructions received we have reported on the following. If there are any omissions, or if you believe that we have misinterpreted your survey instructions, please let us know at once.

Unless otherwise stated no inspection of any solid floor areas was undertaken so we can provide no warranty as to their condition.

**High moisture readings characteristic of rising dampness were noted to walls as illustrated on our enclosed floor plan. In the surveyors opinion these readings are due to a failure, or breakdown of the existing damp proof course.**

**Please find our recommendations for cure within this report.**

**CURRENT PLASTER WORKS:** The internal plaster to the walls of this property was found to be suspect at low levels due to the moisture content softening and drawing hygroscopic salts through the existing finish in areas as illustrated on our enclosed floor plan.

When plaster has been affected by rising dampness, hygroscopic salts from the ground (chlorides and nitrates) will be absorbed into the plaster and contaminate, therefore contaminated plaster should always be removed and replaced to 300mm above last sign of dampness to ensure all hygroscopic salts are removed. If the plaster is not removed then these salts will continue to absorb moisture from the air on days of high relative humidity and remain damp thus affecting your guarantee.

**REMEDIAL PLASTERING:** 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 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.

**SUB-FLOOR VENTILATION:** During the course of our survey it was noted that the sub floor ventilation to this property was found to be adequate. We do not recommend the installation of more at this time.

**FIXTURES & FITTINGS:** Prior to commencement of our works it will be the client's responsibility to remove all fixtures and fittings together with replacement on completion of our works. Removal and replacement of fixtures and fittings carried out Garratt's will be chargeable at extra cost to the client. The client shall indemnify Garratt's from any damage caused unless damage can be proven to be as a result of negligence by employees of Garratt's. Fixtures & fittings includes carpets, pipe work, cables and any fittings obstructing our proposed work area.

**DAMAGE:** Whilst reasonable care will be taken we will not be liable for damage caused to any decorative materials, this is to include stonework and polished floors.

## **RECOMMENDED REMEDIAL TREATMENT**

**Our technicians will drill 12mm diameter holes horizontally into the mortar bed at centres no greater than 120mm. Tri-gel cream will then be injected into the mortar. All works will be carried out in accordance with the Code of Practice for Installation of Chemical Damp Proof Courses BS6576 (1985). Please find enclosed our specification sheet no 1.**

**Our technicians to remove and replace plaster affected by the rising dampness to 300mm above last sign of dampness in areas as illustrated on the attached floor plan. All replacement of plaster carried out will be in accordance with our enclosed specification sheet No.2.**

## IMPORTANT NOTES REGARDING OUR WORKS:

- **Radiators:** All radiators must be removed/replaced by a Corgi Registered plumber. Client to arrange prior to treatment.
- **Skirting boards:** Are usually removed by our technicians to allow re-plastering. We will not re-fit. Your own builder should re-fit skirting but should not be nailed as this will compromise the waterproofing system.
- **Hidden Supplies:** Although great care is taken by our technicians, we cannot accept liability for damage caused to pipe-work or electricity services concealed beneath plaster.
- **Carpets:** Our technicians will lift carpets as necessary to facilitate remedial treatment, although carpets will be re-laid loose on completion of our contract, but not re-fitted. We cannot be held responsible for damage during lifting. We advise that you employ a professional carpet fitter to ensure correct fitting.
- **Disruption:** Although great care is taken to keep inconvenience to a minimum, it is unavoidable that some dust will be present during our works. The client should take necessary steps to cover furnishings in rooms to be treated prior to our arrival.

## IMPORTANT NOTES REGARDING OUR SURVEY:

- It is the policy of our company to only recommend works in areas of the property where moisture readings due to condensation are identified and ruled out as no treatment will be required in these areas. We will however offer the option of continuing the recommended chemical injection works on all external walls as a precautionary measure thus extending your guarantee to cover the whole property. If you would like a quotation for additional precautionary works, please do not hesitate to contact us.
- During the course of our inspection, accessible walls were tested using an electronic moisture meter. Our surveyors can not be responsible for walls obstructed by heavy furniture or kitchen units and these areas will be excluded from our report. If obstructions can be removed then our surveyor will gladly return and test these additional walls.

## Garratt's Quotation For Remedial Works

To install a chemical damp proof course to all walls in areas as illustrated on our enclosed floor plan using injection of silicate resin in accordance with our enclosed specification.

**£ 430.00**

Our technicians to remove and replace plaster affected by the rising dampness to 300mm above last sign of dampness in areas as illustrated on the attached floor plan. All replacement of plaster carried out will be in accordance with our enclosed specification sheet No.2.

**£ 460.00**

ALL PRICES SUBJECT TO VAT @ 17.5%

**Total**

**£ 890.00**

**Please Note:** We do not require a booking fee or advanced payment on contracts under £1500. However to keep our prices competitive, **Full Payment Is Due On Completion of our works.**

On receipt of full payment a comprehensive guarantee will be issued to cover our works. For a small additional cost, our guarantees can be underwritten by Property Guarantee Administration Ltd. Our office staff can advise you on this cost upon application.

### **Guarantee Period: 30 Years**

this is based upon the industry standard, all our works are performed by experienced and trained technicians.

If you require any further information about the company or the diagnosis & specification for remedial treatment contained within this report please feel free to contact us on during office hours.

**This survey was performed by A.N.Other MIWSc. CRDS. HA Inst RTS.  
Consultant Surveyor.**

**Yours faithfully**

**Gillian Garratt  
Remedial Surveyor**

# Survey Report For The Presence Of Wood Boring Insect

We thank you for instructing Garratt's to carry out a timber survey at the above property; we hope it this survey report meets with your approval.

The scope of this report is to inspect and report on the condition of the existing timbers with regard to wood boring insects only. We have not included a report on fungal decay unless specified within this report.

This report does not constitute a full structural survey.

**Defects noted during our inspection:** The objective of Garratt's survey was to determine the presence of wood boring insect presence &/or damage in all visible and accessible timbers as requested by client.

**Roof void survey:** Inspection carried out on the roof timbers revealed no recent activity of wood boring insect.

**First floor survey:** Inspection was limited due to fully fitted carpets though where it was possible to lift the floor coverings no evidence of recent infestation by Common Furniture Beetle *Annobium Punctatum* was noted.

**Ground floor survey:** The ground floor was inspected at the time of our survey, our examination was hampered by fitted carpets and furnishing, however where floor coverings could be lifted, no recent evidence of active infestation by Common Furniture Beetle (*Annobium Punctatum*) was noted.

**Staircase Survey:** Only a limited inspection was possible due to the coverings in this area, however inspections made to the accessible areas revealed no recent activity of wood boring insect.

**Common furniture beetle (*Annobium Punctatum*):** A flying insect that will usually only be apparent by visual damage on affected timbers, however due to the nature of this insect, infestation may be present in timber with no evidence of flight holes.

## Specification Of Treatment

Although no evidence of active attack by wood boring insect was noted at the time of our survey, due to restricted inspection we cannot be confident that no attack is present. We will therefore include a specification for treatment if required. Please note that due to the absence of confirmed insect infestation you should not be required to carry out treatment unless your lenders require a guarantee.

When choosing a wood preservative, price is not the only concern. It is also important to take toxicity, efficacy, and environmental impact into account.

ProBor borate wood preservatives offer an alternative to conventional preservatives. They are based on boron, a naturally occurring mineral, are water-based and offer exceptional protection against dry rot, wet rot and wood-boring insects.

The use of boron-based timber preservatives is endorsed by the Association of Environment Conscious Building (AECB):

**Roof void treatment:** Our technicians will brush down timbers to remove excess dust deposits. Cover all exposed water tanks. Apply Boron insecticide to all timbers using full high pressure spray treatment. Boron is low odour and non staining and will kill and protect against further infestation of wood boring insect and ensure a long term guarantee.

**Ground &/or first floor treatments:** Our technicians will lift sufficient floor boards to allow full chemical treatment to all sub floor joints, bearers, wall plates, herring bones and floor boards. Brush down timbers to remove access dust deposits. Apply Boron insecticides to all using full high pressure spray treatment. Boron is low odour and non staining and will kill and protect against further infestation of wood boring insect to insure and ensure long term guarantee. All boards will be re-laid and where possible, all surfaces will be then sprayed using fungicide/insecticide.

**Staircase Treatment:** Our technicians will brush down timbers to remove access dust deposits. Apply Boron insecticide to all timbers using full high pressure spray treatment, if necessary back spray laces will be used to treat remaining un-exposed areas. All treads and risers (if accessible) will be treated using a mayonnaise type deep kill paste to ensure full penetration of the chemical. Please note, it may only be possible to treat the staircase from one side, this will be adequate and will ensure the issue of our long term guarantee.

### **IMPORTANT NOTES REGARDING OUR WORKS:**

- **Carpets:** Our technicians will lift carpets as necessary to facilitate remedial treatment, although carpets will be re-laid loose on completion of our contract, but not re-fitted. We cannot be held responsible for damage during lifting. We advise that you employ a professional carpet fitter to ensure correct fitting.
- **Coverings:** Floors covered by other means i.e. vinyl tiles/parquet flooring will not be treated unless exposed prior to our visit and the guarantee will be amended accordingly.
- **Obstructions:** Floors covered by hardboard will be treated by the removal of obstructions; we cannot be responsible for the damage caused to the hardboard during removal.

### **IMPORTANT NOTES REGARDING OUR SURVEY:**

- During the course of our survey, accessible areas of the timber floors were inspected, however due to restrictions some floors could not be examined. We cannot be held responsible for timber defects found at a later date in these areas. However if you wish to remove obstructions, our surveyor would be glad to re-inspect to rule out or confirm the presence of further timber defects.

## Garratt's Quotation For Remedial Works

To treat all accessible timbers within areas as specified within this report using insecticide in accordance with the code of practice for remedial treatment.

### PRECAUTIONARY TREATMENT ONLY

**Total                    £ 480.00**

ALL PRICES SUBJECT TO VAT @ 17.5%

**Please Note:** We do not require a booking fee or advanced payment on contracts under £1500. However to keep our prices competitive, **Full Payment Is Due On Completion of our works.**

On receipt of full payment a comprehensive guarantee will be issued to cover our works. For a small additional cost, our guarantees can be underwritten by Property Guarantee Administration Ltd. Our office staff can advise you on this cost upon application.

Our guarantees are in the name of the property, not owner/property, this means it is honoured in the event of house sale. Many companies levy an admin. charge for such events, we do not.

#### **Guarantee Period: 30 Years**

this is based upon industry standard, all our works are performed by experienced, trained technicians.

If you require any further information about the company or the diagnosis & specification for remedial treatment contained within this report please feel free to contact us on during office hours.

**This survey was carried out by Mr. Peter Barber MIWSc. CRDS. HA Inst RTS. Consultant Surveyor.**

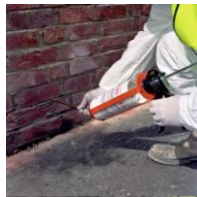
**Yours faithfully**

**Gillian Garratt  
Remedial Surveyor**

## **SPECIFICATION OF TREATMENT No 1. THE DAMP PROOF COURSE**

There are various methods available to cure rising dampness, the most reliable being chemical injection. A chemical damp proof course consists of the injection of Tri-Gel into the mortar bed at centres no greater than 120mm. All works are in accordance with Code of Practice for installation of Chemical Damp Proof courses BS6576 (1985).

### **HORIZONTAL DAMP PROOF COURSE:**



Tri Gel is injected into 12mm diameter holes; drilled horizontally into the chosen mortar bed at 100-120mm centers or at the prep joint, mortar bed junction. Holes should be drilled to within 20-40mm of the far face of the wall being treated. Treatment can be carried out from one or both sides of the wall as appropriate and convenient. Cavity walls would normally be treated from the both sides. The holes should be filled to within 10-20 mm of the front face of the wall and capped with a plug of sand and cement mortar incorporating Trimix 1 or a DPC wall plug. All spillages should be washed away with water before they dry.

The new damp proof course should be installed preferably at least 150mm above the external ground level. If the ground level is too high then it will be necessary to either reduce the level, or carry out internal tanking to overcome this problem. The damp proof course should be installed as near to the ground levels of a solid floor as possible.

The unique formulation allows faster injection without the need for electric DPC pumps. Being water based and water soluble, Tri-Gel is able to diffuse naturally into damp substrates. After injection, Tri-Gel reacts to form a water repellent Silicone resin network within the capillaries of the substrate. This network is permeable to water vapor which means the walls can “breathe” and dries out naturally.

### **VERTICAL DAMP PROOF COURSE:**

When installed in conjunction with a horizontal damp proof course, the vertical damp proof course must tie in with the horizontal damp proof course and be continuous with it. It should extend to at least 1.3m above the horizontal damp proof course. A vertical damp proof course is intended to protect the horizontal damp proof course from being bridged by adjacent masonry or adjoining properties.

We only recommend the use of the very safest chemical which is an emulsion based silicate. Some other injection fluids carry a risk of fire and fumes which are not used by our company.

This specification of treatment may be adjusted to suit variations in the density and structure of the brickwork, but in all cases a continuous unbroken chemical damp proof course will be installed.

We must point out that if treatment is required on a party wall then the owners of the adjacent property must be informed.

## **SPECIFICATION OF TREATMENT No2. THE PLASTER WORKS**

When plaster has been affected by rising dampness, salts originating from the soil particularly chlorides and nitrates are deposited within the plaster. These salts are termed as “hygroscopic” This means that they have the ability to absorb water from the surrounding air and cause additional dampness, even though a new chemical damp proof course may have to be installed.

The most common reasons for failure of an injected damp proof course is either to use the wrong plastering specification *ie lightweight plaster that will continually absorb moisture from the room* or existing plaster that was not fully removed. Therefore it is essential that the contaminated plaster be removed and replaced as part of the damp proofing works.

### **The correct specification for re-plastering is as follows:**

- Existing plaster should be removed to at least 300mm above the last sign of dampness.
- Mortar joints should be raked out to provide a key for the new render.
- The first coat should be a 3-1 sand and cement mix incorporating a waterproof additive. Sand should always be of a washed river sharp variety and should be free from sulphates and should conform from BSS 882. Cement should be sulphates resisting.
- A gap of at least 25mm should be left between the render and a solid floor, this will prevent dampness bridging from the floor.
- The finish coat should be a non sulphate type plaster such as multi-finish. This coat should not be over-toweled to allow for evaporation of moisture from the base coat.
- Always use clean water in the mixing of materials.

***ON NO ACCOUNT SHOULD LIGHTWEIGHT PLASTER BE USED WITHOUT PRIOR CONSENT FROM GARRATT'S.***

The use of some types of plaster will invalidate your guarantee for the DPC injection we perform and for any plastering and/or render backing coats we perform.

We have no objection to your own builder carrying out re-plastering after installation of our damp proof system but failure to abide by our specification will invalidate your guarantee.

**Decorating:** When the new plaster is visibly dry, 4-5 weeks you can re-decorate using a water based Matt emulsion, or porous paper such as woodchip. Decorating using non porous wall coverings such as vinyl matt or silk emulsions or vinyl wall paper should be avoided until full drying is complete.

**Drying Times:** When a new damp proof course and subsequent plastering has been carried out a considerable amount of time will be required for the drying to be complete. This should not affect your decorating to any major extent providing our recommendations are observed. When a damp proof course is installed it acts by stopping further ingress of water into the wall. The residual water will dry out at a rate of approximately 1 inch per month; this will mean that a wall of 9 inch thickness can take up to a year for full drying.

**Clients To Provide:** Garratt's Damp & Timber Ltd with the following;

- Supply of electricity to the working area. Note; if electricity is not available our company must be notified so a generator can be provided by us for our technicians.
- A supply of clean water should be available to the working area.
- Allow access to technicians and vehicles during working hours.
- Obtain party wall consent or agreement from adjoining or adjacent properties to enable us to carry out all treatment detailed within our report.
- Obtain skip license if required.
- Supply parking permits for company vehicles if property is within a controlled zone.

**Variations:**

Garratt's reserve the right to use alternative materials than those specified within our report. Any alternatives which may be adopted will be of equal quality and performance.

## CONDITIONS OF CONTRACT

### 1. Acceptance of Quotation will be subject to;

- Return of acceptance within 90 days.
- Satisfactory trade references if required.
- Reasonable notice being given by the client to Garratt's prior to commencement of works.

**2. Supplementary Works;** The contract price relates directly to the works detailed in the report and quotation. Extra works requested by the client or any agent acting on behalf of the client shall be charged to the client.

### 3. Client to provide Garratt's with the following;

- Supply of electricity to the working area. Note: if electricity is not available then the company must be notified so that a generator can be provided by us for our technicians.
- A supply of clean water should be available to the working area.
- Allow access to technicians and vehicles during working hours.
- Obtain party wall consent or agreement from adjoining or adjacent properties to enable us to carry out all treatment detailed within our report.

**4: Variations;** Garratt's reserve the right to use alternative materials other than those specified within our report. Any alternatives which may be adopted will be of equal quality and performance.

**5: Conditions of structure;** The client should satisfy themselves as to the structural condition of the property. Structural defects found during or after the works are the responsibility of the client. Where structural works are carried out after treatment has been completed by Garratt's extra works resulting will be chargeable to the client.

**6. Fixtures and fittings;** Prior to commencement of works, it is the clients' responsibility to remove all fixtures and fittings together with replacement on completion of works. Removal and replacement of fixtures and fittings carried out by Garratt's will be chargeable at extra cost to the client. The client shall indemnify Garratt's from any damage caused, unless damage can be proven to be as a result of negligence by employees of Garratt's. "Fixtures and fittings" to include carpets, pipe work and cables.

**7. Damage;** Whilst reasonable care will be taken during works, we will not be liable for damage caused to any decorative materials, this is to include stonework and polished floors.

**8. Terms of payment;** All accounts are to be paid upon completion of contract. In the event of a client not meeting the agreed terms of payment, we reserve the right to charge interest on the overdue account at a rate of 2% above the base rate of interest charged by Barclays Bank PLC during the overdue period.

**9. Delays and stoppages;** Garratt's will be entitled to a reasonable extension of the contract period due to delays caused that are beyond the control of Garratt's Ltd. This is to include weather.

**10. Guarantee;** Upon receipt of full payment Garratt's will issue a 30 year guarantee (or other period if so stated in our report) with relation to the works specified & completed. The client may request a specimen guarantee prior to acceptance of the contract.

**11. Guarantee Claims;** In the event of a client making a claim against a guarantee, a re-inspection fee may be chargeable. If the claim is proven to be due to ineffectiveness of work carried out by Garratt's, a full refund of this fee will be made to the client.