

YEARS OF RELIABLE SERVICE IN EAST ANGLIA

TRINITY TIMBER PRESERVATION & DAMP CONTROL LIMITED

MAIN SERVICE CENTRE
CUCUMBER HALL, CUCUMBER LANE, WESTON,
BECLES, SUFFOLK NR34 7XQ
Tel: (01502) 470022
Email: info@trinitydampproofing.co.uk
Web: www.trinitydampproofing.co.uk



9th January 2019

Our ref: 1001815/DPC/JKD

Southwold Town Council

Town Hall

Southwold

IP18 6EF

Dear Coral

Re: 21 Market Place, Southwold, IP18 6ED.

Further to our visit by Mr J K Donno on Tuesday 8th January 2019 we now have pleasure in submitting our survey report and estimate in respect of the above mentioned property. This report will form part and parcel of any Guarantee issued by this Company, therefore please keep it in a safe place with the Guarantee if work is carried out by us.

This report is based upon the level of inspection that was possible on the day. We have inspected those areas visible and reasonably accessible but we do not have the consent to disturb any parts of the fabric of the building. The orientation has been taken as if one is standing at the front of the building.

Damp report

Construction - walls formed in 360mm solid brick with park brick and rendered elevations. We cannot confirm whether a damp proof course is present but most older buildings pre-dating 1895 were not built with dpc's in the construction and we are not aware of any subsequent damp proofing works having been carried out at the property.

Entry hall

On the front wall there is dampness showing above the dado where in the past they have attempted to mask the damp. There are very high damp readings on this section above the dado together with visible staining of the decorations. Further we note the skirting is affected by fungal rot due to the high levels of moisture present. Moving to the right hand wall there is dampness especially on the front corner and this moves forward onto the party wall where the damp extends to a height of 1.9ms above floor level. Moisture readings were in the high range and consistent with rising dampness.

Looking at the outside the ground level is on the high side and we note some areas where the brickwork has eroded together with areas where pointing has weathered out increasing the risk of damp penetration.



VAT No. 521 1363 93
Registered No. 2536138
TRINITY TIMBER PRESERVATION & DAMP CONTROL LIMITED
Managing Director J.K. Donno A. Inst. SSE

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APPROVED CONTRACTORS

Moving to the left of the front entry there are dry linings and some stud walling. At the far end of the hall on the left hand wall there was dampness as far as the sealed off doorway, on the back wall and in the cupboard below the stairs moving on the stairwell. We also note some weakness to the bottom of the stairs. This would be a area for further investigation.

Upstairs on the landing there is evidence of damp penetration immediately above the doorway. This has been caused by some sort of roof leak there is a valley adjacent to this area but this could not be seen from within the confines of the property. You should arrange for a general builder to inspect the roof and adjacent chimney to determine the extent of repairs required. We found no other damp issues on the first floor but exterior walls being dry lined makes it difficult to take any meaningful damp readings. Condensation/dampness has also occurred on the side walls of the skylight likely due to lack of insulation and possibly damp ingress. The leadwork may also need replacing.

Going back to the ground floor based on the above findings and for the purpose of this report it would be necessary to hack off the areas of damp/contaminated plaster and depending on what we find to apply 'Newton 805' membrane. The membrane will provide an effective separation between the masonry and the finished plaster as residual dampness and ongoing salt contamination is likely without a suitable physical barrier between the brick and the finishing plaster.

Briefly Newton 805 is a 5mm flexible membrane and a system that is complete within itself applied directly to the exposed substrate using appropriate mechanical fixing and mastic internally and replastering. This will provide an effective barrier to any residual moisture and migration of salts and because the back of the membrane is studded this creates an air gap and any dampness suspended between the membrane and external wall is moved out of the property. The membrane allows moisture to come in behind and it stays there and converts to vapour pressure which is not a problem, it soon disperses. This would also provide the opportunity to incorporate additional insulation and therefore improve the thermal efficiency.

We would also inject a new damp proof course including a degree of tanking as detailed on the enclosed sketch plan which will be carried out by means of the following method and in accordance with BS6576 and agreement board certificate no. 86/1766.

Method of treatment

Drill brickwork or mortar in the first available course at least 150mm above existing or proposed external ground level. The drilling will be composed of holes bored to an approximate depth of 75mm per 112mm of brickwork thickness and approximately 125mm apart. The bricks or mortar will then be injected under pressure using an approved chemical until a new damp proof course is formed. All abutting or adjoining walls will be isolated by a vertical damp proof course. The new damp proof course will be installed below joist level where practicable subject to site conditions. The new damp proof course will be installed by means of multiple injection from the exterior or interior or both as detailed on the enclosed drawing.

Replastering

If the walls have been subject to rising damp for some time they may contain patches of dissolved salts from the ground which are hygroscopic. This means that they readily absorb moisture from the air and therefore when the air is humid the surfaces of these patches tend to become damp. This is an additional problem to rising damp and requires a separate cure. It is essential that all areas of defective or salt contaminated plaster must be removed and replastered strictly in accordance with the enclosed specifications. It is impossible to ascertain the full extent of salt contamination until the walls have thoroughly dried out following the installation of our damp proof course.

Decoration

When the surface of the plaster is dry enough to decorate then matt trade emulsion paint only should be used to decorate the walls. Wallpaper should not be used for at least twelve months after treatment, as the full drying out process may not be complete for that length of time

Party Wall Act 1996

In the event of party walls requiring a Damp Proof Course, the property owner is by law required to give notice to the remaining joint owner and to obtain their written consent for the work to be carried out.

The enclosed quotation is covered by our standard thirty-year guarantee. The certificate of Guarantee will be issued on payment being received. Please note the tanking only offers a 5 Year guarantee.

Please find enclosed our Report and Estimate for undertaking works which are contained within the Report. It is the Clients responsibility to ensure that all fixtures and fittings, i.e. radiators, sinks, fitted units attached to the scheduled walls and all electrical items are removed prior to our operatives commencing work.

Should there be any queries in relation to either the contents of the Report or Estimate, please do not hesitate to contact us, either by telephone or in writing. When contracting with the Company, please signs and return the top copy of the Acceptance of Estimate.

Yours sincerely

For Trinity Timber Preservation and Damp Control Ltd

J K Donno A. Inst. SSE

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I trust I have correctly understood your instructions. Please note; that information and the recommendations herewith, are solely for your use – no liability to anyone else is accepted. Should you not act upon advice contained, no responsibility is accepted for the consequences. If you require further information, please call the office on 01502 470022. If you have received this document in error, this information should be permanently deleted from your records and it would be appreciated if you could immediately notify the sender.



TRINITY
TIMBER PRESERVATION
& SUMP CONTROL LIMITED

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COMMENTS

NOT TO SCALE

CHEMICAL DAMP PROOF COURSE		HIGH GROUND LEVELS	
AREAS TO BE REPLASTERED		FLOOR TO CEILING	
VERTICAL ISOLATION		NEWTON 508 MEMBRANE	
TANKING COMPOUND		BASEDRAIN	
NEWTON 805 MEMBRANE		TO MODIFY RENDER DETAIL	

