

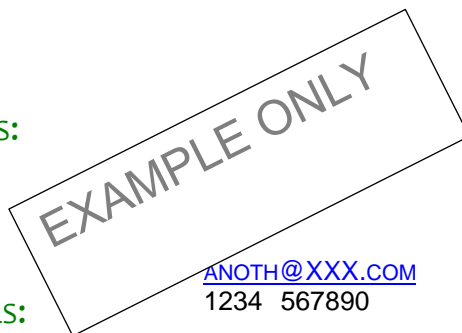
PROTECTING THE FUTURE
PRESERVING THE PAST

SPECIALIST SURVEY REPORT & ESTIMATE

PREPARED FOR: A N OTHER

PROPERTY : 123 THE STREET
SURVEYED ANYWHERE
AN1 1YZ

POSTAL ADDRESS:



E-MAIL: ANOTH@XXX.COM
CONTACT DETAILS: 1234 567890

REPORT PREPARED
BY:

DATED: TODAY

REF: XXXX/YY



<u>INCLUDED IN THIS REPORT:</u>			
DAMPROOFING SURVEY	<input checked="" type="checkbox"/>	TIMBER TREATMENT SURVEY	<input type="checkbox"/>
CONDENSATION SURVEY	<input checked="" type="checkbox"/>	DRY ROT TREATMENT	<input type="checkbox"/>
STRUCTURAL WATERPROOFING	<input checked="" type="checkbox"/>	SALT CONTAMINATION	<input type="checkbox"/>
WATER DAMAGE	<input type="checkbox"/>	STRUCTURAL TIMBER REPAIRS	<input type="checkbox"/>
CAVITY WALL TIE REPLACEMENT	<input type="checkbox"/>	DETERIORATION SURVEY	<input type="checkbox"/>
ASSOCIATED BUILDING WORKS	<input type="checkbox"/>	ENVIRONMENTAL CONDITIONS	<input checked="" type="checkbox"/>
SCOPE OF SURVEY: BS6576	<input type="checkbox"/>	CLIENT SPECIFICATION	<input type="checkbox"/>

EXAMPLE ONLY

CLIENT SPECIFIC INSTRUCTIONS / TERMS OF REFERENCE

Terms of Reference:

Restrictions of Survey. Exterior observations made from ground level. The inspection was limited to the “Terms of Reference” and was restricted to readily accessible areas that were not obscured by furniture, units etc. Floors were not inspected.

This report must not be regarded as a substitute for a structural survey and is also exempt from the provisions of the Contracts (Right of Third Parties) Act 1999 (paragraph 1(2) refers), in that it is not intended for use by third parties.

To survey this property for rising damp to proposed kitchen walls and one lounge wall.

To recommend correct equipment to be installed to reduce condensation issues.

Specify floor membrane issues to proposed kitchen/diner.

PROPERTY DETAILS:

Type of Property:

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Other	<input type="checkbox"/>
Flat	<input type="checkbox"/>	Basement	<input type="checkbox"/>	HMO	<input type="checkbox"/>
Detached	<input type="checkbox"/>	Semi	<input type="checkbox"/>	Terraced	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Shop	<input type="checkbox"/>

Type of construction:

Brick	<input type="checkbox"/>	Stone	<input type="checkbox"/>	Other	<input type="checkbox"/>
Cavity	<input type="checkbox"/>	Solid	<input type="checkbox"/>	Rubble Infill	<input type="checkbox"/>

Age of Property: YEARS Thickness of walls:

Date & Time of Survey: 23.10.2014 @ 9.30am Weather Conditions: 13°C

General condition of Exterior (eg Roof, Scaffolding, Cladding, Mastic Work, Timber)

General condition of Interior (Paintwork, Ventilation, Temperature/Humidity)

Generally good.

Other work required (before effective treatment can be carried out)

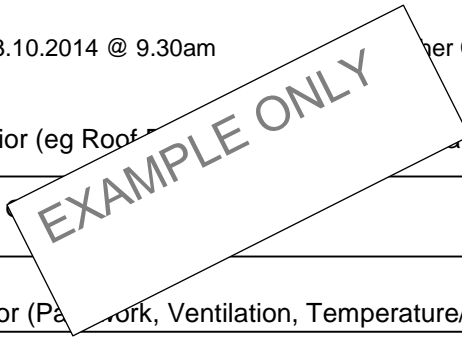
Re-modelling planned.

Access to Property (Note any restrictions which may affect the work)

Roadside.

Restrictions to Survey

See Terms of Reference.



NOTES TO SURVEY: See Plan (page 12)**Survey Observations:**

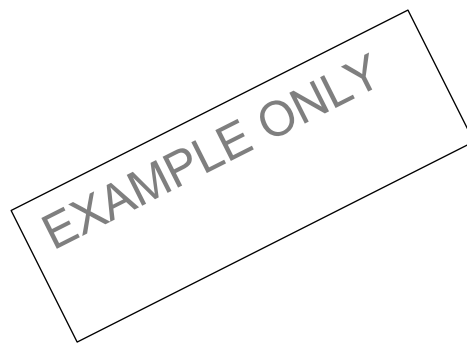
This is a large 2 bedroomed detached cottage in generally good order.

Re-modelling requires the installation of a dampproof membrane/injection to protect the new kitchen units from the effects of penetrating damp from the external higher ground level.

Previous use of gypsum bonding plaster has accelerated salt issues where trapped by vinyl paint application.

Condensation is an issue due to eave plasterboard bot being insulated and lack of ventilation except bathroom throughout.

Floor to proposed kitchen is vinyl tiles on concrete with a significant floor/wall junction issues that can be addressed by tile removal and application of epoxy floor membrane.

**Survey Recommendations:**

1. See attached plan for key to works required.
2. Remove:
 - Dado rail
 - Vinyl tiles
 - Skirting to whole of proposed kitchen and 1 lounge wall
3. Inject 15m of 18" wall.
4. Structurally waterproof 15 sq mtrs of wall onto SBR/cement bond.
5. Apply Polysil TG500 to all hacked off walls.
6. Re-plaster with Sovereign Renderlite & gypsum skim finish.
7. Install PPU to loft.

DAMPROOFING:

Method of moisture measurement: Meter: **Yes/No** Type of Meter – **Quantum Meter** **Protimeter**

Other forms of dampness:

Potential problems (areas which may cause problems at a later date) *All work is subject to client maintaining the structural water-tightness of the building and cleaning and maintaining drains/soakaways and removal of surface water.*

Adjacent structures (which may affect damp proof installation or other work) (Party Wall Act 1996)

Preparatory Work to be carried out by: **J & M** **Client**

Plaster Height Removal: **DPC** **Tanking**

Drilling Method & Depth: **Brick** **Stone** **Mortar Bed Joint**

All drilling is single line injection 1/3rd depth of wall from both sides unless stated otherwise.

Re-plastering See Note 10 (page 12) to be carried out by: **J & M** **Client**

Bond & Skim **Rendermix** **Render** **Koster Restoration**

NB
After re-plastering NON-VINYL plaster applied after a minimum of 4 weeks or until dry.

EXAMPLE ONLY

The walls will take approximately (24) months to completely dry out.

Power sources to be used

Special Materials required

Specialist Products required

During Treatment the property will be: **Occupied** **Unoccupied**

Re-entry permitted after 1 hour(s).

A. Water based damproofing emulsion fluid:

B. Solvent based fluids:

Damp-proofing treatments can involve the use of flammable chemicals based on White Spirit solvents.

Special safety precautions will be enforced and ventilation will be required for

Days to allow solvent evaporation.

Hours, Aqueous based.

FUNGAL DECAY

	Satisfactory	Treatment Required
Wet Rot (Coniophora puteana)	<input type="checkbox"/>	<input type="checkbox"/>
Dry Rot (Serpula Lacrymans)	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>
Not Surveyed <input type="checkbox"/>		

Treatment Recommended

Spray Treatment	<input type="checkbox"/>	<input type="text"/>
Paste Treatment (Solvent) / Boron Gel	<input type="checkbox"/>	
Wall Sterilisation (Aqueous)	<input type="checkbox"/>	
Timbor Rods	<input type="checkbox"/>	

INSECT ATTACK

	Satisfactory	Treatment Required
Common Furniture Beetle	<input type="checkbox"/>	<input type="checkbox"/> (Localised only)
Death Watch Beetle (Kermesidum)	<input type="checkbox"/>	<input type="checkbox"/>
Powder Post Beetle (Lyctid)	<input type="checkbox"/>	<input type="checkbox"/>
Housetlonghorn Beetle (Hylotrupes Bajulus)	<input type="checkbox"/>	<input type="checkbox"/>
Wood Boring Weevil (Pentarthrum Huttoni)	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>
Not Surveyed <input type="checkbox"/>		

Treatment Recommended

Spray Treatment Solvent / Aqueous	<input type="checkbox"/>	<input type="text"/>
Paste Treatment (Solvent) / Boron Gel	<input type="checkbox"/>	

IMPORTANT - SEE NOTE 3 (page 11)

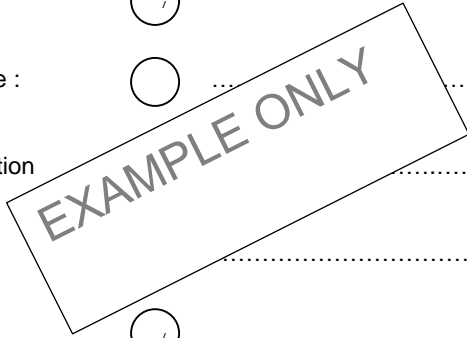
TIMBER TREATMENT FLUIDS ARE TOXIC AND MAY BE INFLAMMABLE. AVOID THE USE OF NAKED FLAMES OF ANY KIND FOR 48 HOURS. INCREASE VENTILATION FOR AS LONG AS POSSIBLE AFTER TREATMENT, UNTIL ALL SOLVENT HAS EVAPORATED. THIS MAY BE PROLONGED DEPENDENT UPON WEATHER CONDITIONS.

ROOF VOIDS MUST BE CLEAN & ACCESSIBLE PRIOR TO TREATMENT.

Loft cleaning to be carried out by: J & M Client

ESTIMATED COSTS FOR PROPOSED TREATMENT

(a)	Hack off plaster & removal of skirtings	<input type="checkbox"/>	<input type="text" value="-"/>
	DPC Injection: Aqueous	<input checked="" type="checkbox"/>	<input type="text" value="-"/>
	Replastering: Sand:Cement	<input type="checkbox"/>	Renderlite <input checked="" type="checkbox"/> Bonding & skim <input type="checkbox"/>	<input type="text" value="-"/>
	Readyrender	<input checked="" type="checkbox"/>	Restoration Plaster <input type="checkbox"/>	<input type="text" value="-"/>
(b)	Deepkill Treatment of joist ends	<input type="checkbox"/>	<input type="text" value="-"/>
(c)	Lateral or Penetrating Damp Treatment:			
	Waterproofing Slurry	<input checked="" type="checkbox"/>	<input type="text" value="-"/>
	Polysil TG500	<input checked="" type="checkbox"/>	<input type="text" value="-"/>
	Anti Sulphate	<input type="checkbox"/>	<input type="text" value="-"/>
	SBR Bond	<input checked="" type="checkbox"/>	<input type="text" value="-"/>
	Delta Membrane :	<input type="checkbox"/>	<input type="text" value="-"/>
	Property Protection	<input type="checkbox"/>	<input type="text" value="-"/>
	Epoxy DPM	<input type="checkbox"/>	<input type="text" value="-"/>
	Self Level	<input checked="" type="checkbox"/>	<input type="text" value="-"/>
	Barrier Fillet	<input checked="" type="checkbox"/>	<input type="text" value="-"/>
(e)	Installation of bell cast	<input type="checkbox"/>	<input type="text" value="-"/>
(f)	Timber Treatment:			
	Fungal Decay	<input type="checkbox"/>	<input type="text" value="NS"/>
	Insect Attack	<input type="checkbox"/>	<input type="text" value="NS"/>
	Dual Purpose	<input type="checkbox"/>	<input type="text" value="NS"/>
(g)	Skirting Boards:			
	Refix <input type="checkbox"/> Renew Size / type <input type="checkbox"/>		<input type="text" value="CR"/>



(h)	Removal / re-fitting of Radiators	<input type="radio"/>	<input type="text" value="-"/>
	Sanitary Ware	<input type="radio"/>	<input type="text" value="-"/>
(i)	Removal & re-fitting of Kitchen Units	<input type="radio"/>	<input type="text" value="-"/>
(j)	Supply & fitting of : Carpets / Vinyls	<input type="radio"/>	<input type="text" value="n/r"/>
(k)	Floor joist repairs	<input type="radio"/>	<input type="text" value="n/r"/>
(l)	Loft clean <input type="radio"/> House clean <input type="radio"/> Flat clean <input type="radio"/> J & M Work Areas <input type="radio"/>			<input type="text" value="-"/>
(m)	Rubbish removal	<input checked="" type="radio"/>	Take to Overbury skip	<input type="text" value="-"/>
(n)	Supply only of PPU (Nuair / Sovereign)	<input checked="" type="radio"/>	<input type="text" value="-"/>
(o)	Installation of humidity control fan:			
	Bathroom	<input type="radio"/>	<input type="text" value="-"/>
	Kitchen	<input type="radio"/>	<input type="text" value="-"/>
	Utility	<input type="radio"/>	<input type="text" value="-"/>
	Passive Unit	<input type="radio"/>	<input type="text" value="-"/>
(p)	Hire of Equipment / consumables / sundries	<input checked="" type="radio"/>	<input type="text" value="-"/>
(q)	Anti-mould treatment	<input type="radio"/>	<input type="text" value="-"/>
(r)	Decoration	<input type="radio"/>	<input type="text" value="-"/>
(s)	Electrics		<i>Provisional sum</i>	<input type="text" value="-"/>
(t)	Plumbing		<i>Provisional sum</i>	<input type="text" value="-"/>
(u)	Sub-floor ventilation			<input type="text" value="-"/>
(v)	Associated Building Works			<input type="text" value="-"/>
(v)	Dry Rot Treatment *	<input type="radio"/>	Masonry Biocide *	<input type="text" value="-"/>

EXAMPLE ONLY

J & M Remedial Services do not represent any single manufacturer and promote only what we consider the best system for each job, therefore any system offered is for the specific problem in hand.

SUMMARY OF ESTIMATED COSTS:

(i)	Structural Waterproofing Works	£ -
(ii)	Timber Treatment	£ -
(iii)	Supply of PPU/Fans	£ -
(iii)	Other Works	£ -
(iv)	Guarantees -	£ -
(v)	VAT @ 20.00%	-

Total Cost - including VAT

Signed: *Mark Williams*

Mark Z Williams CSRT

Date: _____

EXAMPLE ONLY



PLASTERING:

Where renovating plaster has been used to re-plaster walls and a gypsum skim finish used, cracks can appear in the drying out process. This is normal and it is the client's responsibility to fill and decorate.

Where walls are to be re-plastered any carpet gripper rods will be removed and it is the responsibility of the client/householder to arrange replacement.

PLUMBING:

J & M will remove and re-fit radiators and will bleed them where specified and where a charge for this service has been included. We accept no responsibility for the renewal of old and/or faulty radiator valves or any further work on removal of air in problem radiator systems. N.B. *It should be noted that central heating systems are a specialist trade and it is the client's responsibility to address any problems following refitting and refilling.*

CARPETS: It is the client's responsibility to remove / re-fit carpets as necessary unless agreed in contract.

Any guarantees issued are subject to suitable upkeep of the property and in particular the maintenance of those parts of the property covered by any guarantee, the structure of any building being kept dry and drains of all forms working effectively.

1. CONDENSATION

Condensation issues are complex and are often life-style related, which means that both the cause and effect varies between different householders/tenants in any property..

i.e. What may be a problem with one householder on change of ownership can be no problem. Ventilation is always a consideration of any full survey.

2. DAMPROOFING

Avoid the use of naked flames of any kind for a minimum of 48 hours. Increase ventilation for as long as possible after injection until all solvent has evaporated. This may take up to a week or more depending upon the weather.

Impervious wall coverings (vinyl papers, oil-bound paints etc) should not be applied until this period has elapsed and only to 1st floor rooms.

NB After re-plastering NON-VINYL emulsion paint ONLY may be applied after a minimum of 4 weeks or until dry.

3. TIMBER TREATMENT/FUNGAL DECAY

FUNGAL DECAY IS A DIRECT RESULT OF MOISTURE INGRESS INTO THE STRUCTURE. BEFORE ANY TREATMENT IS CONTEMPLATED THE STRUCTURE SHOULD BE MADE WATER TIGHT. FUNGAL TREATMENTS CAN THEN BE CARRIED OUT. FAILURE TO DO THIS CAN RESULT IN FURTHER DECAY.

TIMBER TREATMENT FLUIDS ARE TOXIC AND MAY BE INFLAMMABLE. AVOID THE USE OF NAKED FLAMES OF ANY KIND FOR 48 HOURS. INCREASE VENTILATION FOR AS LONG AS POSSIBLE AFTER TREATMENT, UNTIL ALL SOLVENT HAS EVAPORATED. THIS MAY BE PROLONGED DEPENDENT UPON WEATHER CONDITIONS.

WHERE THE REMOVAL OF DECAYED TIMBER IS INVOLVED THE EXTENT OF DECAY MAY GO BEYOND THAT WHICH IS VISIBLE. IN THE EVENT OF THIS OCCURRING, IT WILL BE BROUGHT TO THE NOTICE OF THE HOUSEHOLDER AND ARRANGEMENTS WILL BE MADE TO ALTER THE SCOPE OF THE TREATMENT WHERE NECESSARY. THIS MAY INCUR EXTRA COST.

4. DECORATION

The extensive use of modern paints such as vinyls or acrylic paint can severely restrict the breathability of walls, and this is a particular problem with older buildings which have lime mortar construction of solid walls (no cavity).

Special attention should always be paid to painting specification when having remedial works undertaken.

5. SALT CONTAMINATION

Damp walls can often be the result of salt crystal growth (contamination) and this should be acknowledged as a completely different problem to that of rising or penetrating damp, as the extent of works to remediate salt contamination will be in addition to that of the 3 damp issues of rising, penetrating and condensation.

6. DRY ROT

Dry Rot is the direct result of water ingress (damp) and is a fungi that uses the cellulose & hemicellulose in timber to grow and spread.

Treatment of Dry Rot required replacement of infected timber + treatment for the damp ingress which is the cause, as well as treatment for the resultant spores of the fungi.

7. DEATH WATCH BEETLE

Often associated with old churches but historic buildings in particular.

After surveying the extent of infestation consideration should be given to retaining a Structural Engineer before remediation work can continue, as it often involves further roof supports or structural steelwork.

NB Death Watch Beetle can severely weaken the timbers supporting roofs and building sections.

8. RAINWATER GOODS

This is part of any survey, as often the original gutters are of insufficient design or capacity to take today's rainfall.

Run-off can cause damp to penetrate and even cool walls, increasing heating costs.

9. DRAINS

Surface drainage and soakaways are also part of a survey to ensure all drainage is sufficient and that existing drains are clear and clean.

10. RE-PLASTERING

Two specifications for re-plastering can be offered. Rendermix, which is a sand:cement mix, or Renderlite which is a specialist plaster. In areas susceptible to condensation Renderlite is recommended as it has far superior thermal properties.

EXAMPLE ONLY



Plan of Areas for Proposed Treatment

Party wall treatment - Complete / Partial

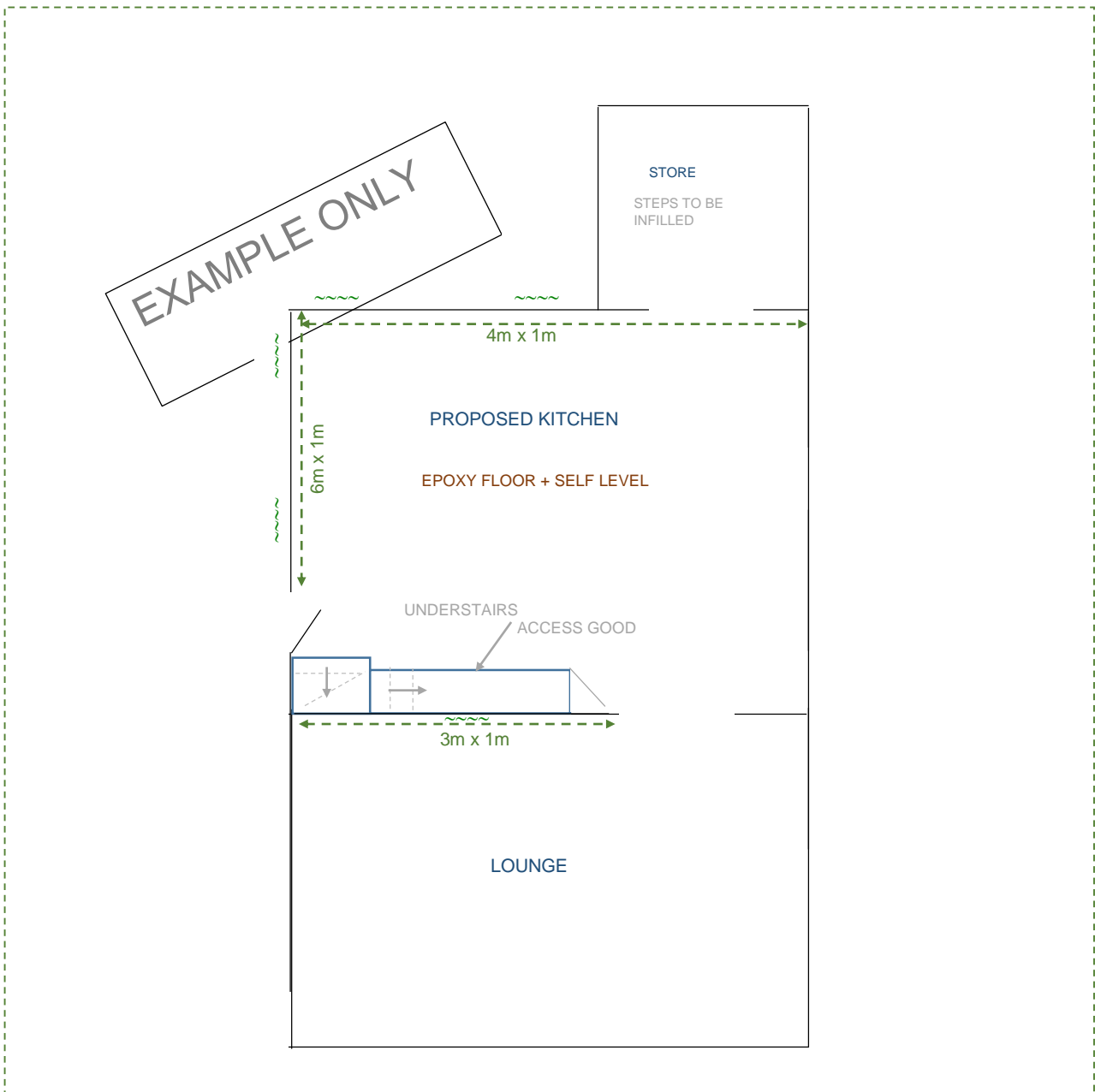
Party walls will only be covered under the terms of the guarantee if the full wall thickness has been injected. Treated areas must be isolated from untreated and partially treated areas by vertical injection.

For Timber Treatment the extent of treated areas must be carefully identified on the plan. If necessary a brief description should be included .

AREAS TREATED KEY :

RISING DAMP - INJECTED & PLASTERED	-X-----X-	WALL OF ADJOINING PROPERTY (PARTY WALL)	W W W OR PW
RISING DAMP - INJECTION ONLY MEMBRANE		TANKING (TYPE)	TTTTTT OR ←-----→
VERTICAL DPC		HIGH EXTERNAL GROUND LEVEL	/////
TIMBER FLOOR	TF	CHANGE OF FLOOR LEVEL	/
CONCRETE FLOOR	CF	AIR VENT	— V — OR V
FUNGAL DECAY (SPECIFY)	△ △ △ △ △	INSECT ATTACK (SPECIFY)	○ ○ ○ ○ ○

ONLY AREAS INDICATED ON THIS PLAN QUALIFY UNDER THE GUARANTEE



THIS ESTIMATE IS SUBJECT TO THE FOLLOWING TERMS & CONDITIONS**This is not a structural survey.**

1. The estimate is valid for 30 days from the date of issue after which we reserve the right of withdrawal or modification.
2. Whilst every effort is made to ensure that the specification in the estimate is correct, we reserve the right to make modifications to this on site when unforeseen circumstances arise. Wherever the client gives instructions involving changes in the work this may constitute additional costs for which an extra fee will be charged.
3. Treatment is at the client's own risk and whilst every effort will be made to minimise disturbance and damage there is always the risk of:
 - A. Causing Structural Failure.
 - B. Tainting of Food.
 - C. Discolouration of decoration.
 - D. Collapse of insecure brickwork.

No liability for accidental loss or damage to the property will be accepted under these circumstances.
4. The advice and recommendations given in our reports are intended for the exclusive use of our own company and personnel. We will not accept liability for any claims arising out of the use by other parties of the information contained therein.
5. All invoices are payable in full on completion of treatments. A guarantee will not be issued until payment has been received. Where stage payment have been agreed in advance these will be paid at the completion of each stage.
6. The client will be responsible for adhering to the Health & Safety information contained in our report and safety signs.
7. Reports are prepared on the available visible evidence. Where further investigation is required this will only be carried out at the client's instruction and in his presence. If permission is not given we shall not be responsible for the state or condition of infestation which is not reasonably visible.
8. Estimates are accepted subject to the above conditions. No alteration to these conditions will be accepted without written confirmation.
9. Please note that due to the entymology of wood boring insects, re-treatments will not be carried out during the residual fly-out period.

A chemical damp proof course is the most convenient way of preventing rising dampness in an existing building. During the course of work however, there is inevitably some disruption caused to the inhabitants of the property. Whilst this is always kept to a minimum we feel that the householder should be aware of what the work actually entails.

1. All furniture, carpets, floor coverings should be removed from the treated areas.
2. Plaster removal to a height of at least 1m is always carried out. This will cause a dust problem and also the use of power tools which create noise.
3. The brick, stone or mortar joint is drilled which will again cause a dust problem.
4. Injection of a chemical will result in a fire risk for 48 hours. Naked flames must not be used during this period. This includes gas pilot lights.
5. The solvent smell will dissipate within a short period but keep adequate ventilation for at least one week after treatment. Do not close off rooms as this will only prevent the solvent from evaporating into the atmosphere. Night storage heaters should be removed or covered with polythene during and immediately after treatment until any odour has disappeared.
6. Re-plastering is carried out after injection and during the period of drying this will result in an increased risk of condensation.
8. Re-decoration with emulsion paint can be carried out after 4 weeks or as indicated on the report. Wallpapering should not be contemplated for a minimum of six months after injection is completed.
9. In some instances a powdery white deposit may appear on the plaster during the drying process. This can be brushed away and will not cause any lasting problem.
10. Party walls will only be guaranteed if injected to the full thickness. This will require the agreement of neighbours.

NB It is a condition of any guarantee issued that the client carries out all proper precautions since completion of the works in the treatment areas to prevent damage and ingress into the treatment area of damp, rot or infestation, and that following the treatment no damage or degradation to the treatment area has been caused by any structure or other alterations or neglect of the premises.

GUARANTEE DETAILS

Independent Guarantees are provided by:

Western Guarantees Trust

Construction Guarantee Services

DPC

20 years

Timber Treatment
Insect/Wet Rot

20 years

Tanking / Membrane

10 years

Dry Rot

10 years

30 year Independent Guarantees are available and covers even if the original contractor is no longer in business.

N.B. Guarantee is subject to signing of contract.

GUARANTEES ARE SUBJECT TO THE CLIENTS ACCEPTANCE FORM BEING SIGNED AND RETURNED AT THE TIME OF ARRANGING WHEN WORK IS TO COMMENCE.

J & M REMEDIAL SERVICES CLIENT'S ACCEPTANCE FORM
EXAMPLE ONLY

Client's Name

Survey No:

Client's Address

Property to which
Survey relates

N B Full payment is required on the day of completion of work.
If works are of a size that necessitates stage payments this will be discussed and confirmed prior to commencement of the work.

N B *The Terms & Conditions of this survey supersede all previous surveys & works completed by J & M Remedial Services on acceptance.*

I / We accept your estimate for the sum of £ in respect of the Recommendations and Schedule of Work contained in the Inspection Report and under the Terms & Conditions contained therein.

Signed

Date

This section to be signed and returned to J & M on acceptance.