ENVIRON
PROPERTY SERVICES

YOUR DAMP REPORT

020 7384 4501

Unit 12, Parsons Green Depot
33-39, Parsons Green Lane
Fulham
London

www.environpropertyservices.co.uk

WHY CHOOSE ENVIRON?

"We Are Property Problem Solvers !"

About Us

Environ Property Services have been operating within the building industry for 15 years and work across many different sectors, all whilst building a reputation for excellence and dependability. Our team of trusted surveyors and skilled trades professionals are second to none, and our exceptionally trained in-house coordinators will manage a job from start to finish, we endeavour to both meet and exceed our customers' expectations. Environ have had the pleasure of working on a range of properties, from terraced residential homes, managed apartments to Grade I listed buildings, we take great pride in all projects undertaken and our company ethos continues to attract landlords, freeholders, managing agents and property investors alike.

Environ is uniquely positioned to manage and restore any property defects you may have!

By utilizing our five well established departments that work cohesively together we can solve your property issues from start to finish. Each of these departments tackle the most common problems that individuals notice in their homes and properties, and many of these issues are often connected to each other. By offering these range of services under one company name, we give our clients peace of mind in knowing that no matter what the problem is, we are well equipped to solve it. These departments include:

Damp

Our damp professionals are experts in identifying the cause of moisture ingress to eradicate damp and mould at the source. We resolve rising damp, lateral damp, penetrative damp, condensation as well as expert mould cleaning services.

Maintenance & Restoration

Our restoration services provide comprehensive solutions for your property needs, including specialist sash window repairs ,expert painting, section 20's to restoration of period and listed properties.

Drainage

Our drainage services cover everything from professional CCTV drainage surveys to drain repairs and unblocking. No matter the issue, we will complete an in-depth diagnosis and provide the best possible solution.

Roofing

Environ's team of roofing experts can identify and resolve any issues affecting your roof, including the repair and replacement of defective roof finishings. We also offer the latest drone technology for detailed and in-depth roof surveys.

Pest Control

Environs expert pest control technicians specialise in rapid pest eradications as well as long term pest prevention for both residential and commercial properties.

What next?

If you are happy with the report within this document, please confirm via email or post. If you have any questions relating to any of the work specified in this report, please feel free to contact the office at 020 7384 4501. If you would like to speak to your surveyor, please request a call back by contacting one of our coordinators who will be happy to assist you.

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

Customer and Property Details

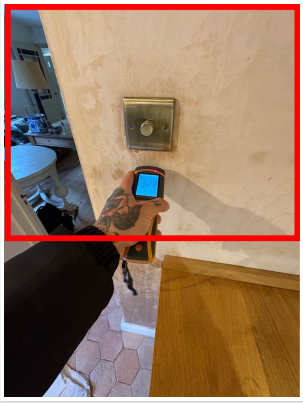
Date/Time	
Podio Job ID	
Customer	
Address	
Image of Property	
Property Period	Georgian (1714-1830
Property Type	End of Terrace, Lower Ground Flat
Type of Survey	Observational Survey
Occupied / Unoccupied	Occupied and Furnished
Weather During Survey	Dry and Cloudy
Instructions	Clients instruction : Damp appearing in a few rooms in the property, please see photos attached.
Orientation	Please note that all orientation and directional references made in this survey are based on the perspective of facing the front of the building, unless explicitly stated otherwise. For the purposes of this documentation, 'RHS' refers to the right-hand side, and 'LHS' refers to the left-hand side when facing the building from the front. This standard is adopted to maintain consistency and clarity in the description of the property's layout and specific features.

Limitations

Limitations	In preparing this report on damp-related issues, it is important to clarify the scope and limitations of our findings and recommendations. The areas investigated and addressed in this report are based on the specific areas and concerns described to us by the client at the time of booking the survey. These form our “instruction” and represent the primary focus of our assessment. Any recommendations provided are therefore limited to these instructed areas. It should be noted that other areas of the property not included in the instruction were not assessed, and thus are not covered by this report. For a comprehensive evaluation of the entire property or other concerns not previously specified, a separate instruction and survey may be necessary.
Hazards and Concern	Yes
Observations	We strongly recommend refraining from using this light switch, as elevated moisture readings were detected in its vicinity. This indicates the presence of moisture near live electrical components, which poses a potential safety hazard.

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

Evidence	

Damp Identified

Electric Moisture Meter	An electrical moisture meter measures moisture content in materials like wood, plaster, and concrete. Essential in construction, woodworking, and water damage restoration, it detects and quantifies moisture levels. The device sends an electrical current between probes touching the material, with moisture affecting conductivity. This alters current flow, allowing the meter to display moisture levels, usually as a percentage or on a scale. This tool is crucial for early detection of dampness or water damage and allows us to detect dampness in the areas identified and reported.
Nitrate Detection Used	No
Chloride Detection Used	No
Types Of Damp Identified	Rising Lateral ✔ Penetrative Woodworm Condensation ✔ Defective Plumbing Failed DPC (Damp Proof Course) Mould Other
Defective Plumbing	Professional Detailed Report Statement: During the course of our survey, it was observed that the dishwasher in the kitchen, located directly above the lower ground kitchen, was leaking. This leakage has resulted in damp patches and elevated moisture readings on the ceiling of the lower ground kitchen. The client is aware of this issue and has arranged for a plumber to attend and address the matter later on the same day as our survey.

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

Penetrative Damp	Penetrating Dampness: Penetrating dampness is a condition where moisture enters a building from external sources, affecting walls, ceilings, and sometimes floors. Unlike rising damp, which ascends from the ground, penetrating damp can occur at any level of a building and is often linked to various exterior defects. Exterior building defects that can lead to penetrating damp include issues with the building's facade, such as deteriorated brickwork or faulty sealants. Additionally, problems with the roof, such as damaged tiles or inadequate waterproofing, are common culprits. Penetrating damp can also be caused by defects in both internal and external plumbing systems. Leaks from these systems, whether visible or hidden, can contribute significantly to the problem. Furthermore, the condition can be exacerbated by defects in both underground and above-ground drainage systems. Inefficient or damaged drainage can allow water to accumulate and seep into the building structure. Effectively addressing penetrating damp involves identifying and repairing the root causes, which may include a range of exterior building elements, plumbing issues, and drainage systems. Failure to address these issues promptly can lead to further damage, including deterioration of interior finishes and potential structural problems.
Length Of Time Damp Has Been Present	Unknown

Probable Cause

Comprehensive Damp Survey Report	At Environ Property Services, we understand that buildings are more than just structures—they represent heritage, value, and character. Our professional and methodical approach to diagnosing and resolving damp issues reflects this understanding. Guided by the standards of the Property Care Association (PCA) and British Standards, our unique three-stage process ensures a thorough investigation, preparation, and treatment to address damp at its root cause. Following the investigation, we provide a detailed report with structured recommendations to fully eliminate the issue. These solutions are not optional but carefully crafted to resolve the root causes, ensuring the building is protected from recurring damp issues. STAGE 1: Comprehensive Investigation Our expert surveyors begin with a detailed on-site investigation, identifying not just the visible symptoms of damp but also the underlying, often hidden causes. External factors like defective brickwork, poor drainage, or cracked render are thoroughly assessed, alongside internal issues such as penetrating & rising damp, condensation, or timber decay. STAGE 2: Preparatory Work and Drying Once initial repairs are completed, we initiate a mandatory six-week drying period in accordance with BS 5250:2021. This step ensures the property is adequately dried and prepared for treatment, preventing moisture retention and securing long-term results. STAGE 3: Implementation of Treatment The final stage involves applying tailored damp treatments, delivered by our experienced in-house team of surveyors and tradespeople. Using our advanced CRM system, we ensure seamless collaboration and precise implementation. All work is monitored and signed off by both the Surveyor and Coordinator, guaranteeing the highest quality. What sets us apart is our holistic, proven methodology and integrated team approach. Full access to all affected areas is essential, and additional visits may be required if access is restricted. Trust Environ Property Services for expert, lasting damp solutions tailored to preserve and protect your building’s character.

PCA - Damp Survey

The Surveyors Findings	We were instructed by the client to carry out a damp survey of the property due to concerns about dampness within the lower ground floor kitchen and the adjacent reception room. The property is split into two distinct levels, with the lower ground floor functioning as a basement and a separate dwelling above. The focus of the investigation was to assess both internal and external factors contributing to dampness in the affected areas, identify the underlying causes, and highlight associated risks. Internal Observations During our survey, elevated moisture levels were recorded in the ceiling of the lower ground floor kitchen, with readings ranging from 40% to 45%. Visual inspection confirmed damp staining in two specific areas of the ceiling. An investigation into the room directly above, which is another kitchen, revealed that a dishwasher located beneath the plinth was leaking. This leak has been the primary source of the moisture affecting the lower ground floor ceiling. The client was made aware of this issue and confirmed that a plumber had been arranged to repair the dishwasher later that day. It is advised that once the repair is completed, a drying period of six weeks is allowed for the ceiling to thoroughly dry. After this period, the ceiling should be reassessed to determine if additional internal works, such as plaster replacement, re-skimming, or redecoration, are required. Particular attention should be given to assessing whether any underlying damage to the ceiling structure has occurred, as this may necessitate repair or replacement of affected sections. Further dampness was identified in the lower ground floor kitchen, specifically along the left-hand side wall at low level, which continues into the adjacent reception room wall. Moisture readings in these areas were significantly elevated, ranging from 40% to 95%, with visible damp staining. This level of moisture suggests long-term penetration from external sources, which needs immediate attention. External Observations A detailed external inspection was carried out, including the use of a drone to assess areas that were otherwise inaccessible. Several significant defects were identified on the property's external wall, which is contributing to the damp issues internally. The neighbouring guttering is severely blocked and falls in the wrong direction, resulting in water cascading down the external wall during rainfall. This prolonged water exposure has caused extensive penetrating damp in the affected areas. The neighbouring property's flat roof was also found to be missing lead flashing, which is allowing water to penetrate behind the external wall. This defect is exacerbating moisture ingress into the lower ground floor walls. Further inspection revealed that a planter on the neighbouring property had previously grown into the wall. While the planter has been cut back, it caused significant damage, creating pathways for moisture ingress. There is also a risk of regrowth if the planter is not monitored and controlled. The external wall itself has missing mortar joints and spalled bricks. Approximately 30m² of pointing has deteriorated and 15 spalled bricks, creating gaps that allow moisture to penetrate the structure. Additionally, the chimney stack was found to have extensive defects, including missing flaunching and large areas of missing or perished pointing. Recommendations To address these issues comprehensively, the following remedial works are required: Guttering and Drainage System The existing guttering on the neighbouring property must be replaced with a properly aligned system to ensure water is directed away from the external wall. The new system should be fitted with appropriate falls to prevent pooling or overflow. A water test must be conducted upon completion to confirm its functionality. External Wall Re-pointing and Repairs Approximately 30m² of defective pointing on the external wall should be removed and replaced with a lime-based mortar. Lime-based mortar is highly breathable and

PCA - Damp Survey

	and replaced with a lime-based mortar. Lime-based mortar is highly breathable and flexible, allowing trapped moisture to escape while preventing further water ingress. All deteriorated and perished bricks, around 15 in total, must also be replaced with bricks of matching type and size to restore the structural integrity of the wall. Application of Masonry Protection Cream Once the external wall repairs are completed, a breathable masonry protection cream, such as Stormdry, should be applied. This product will penetrate the surface and create a water-repellent barrier, reducing future water ingress while maintaining the wall's breathability. This step is crucial to provide long-term protection against penetrating damp. Chimney Stack Repairs The chimney stack requires re-pointing of all defective areas using lime-based mortar to prevent moisture ingress. The missing flaunching must be rebuilt using the same material to ensure durability and water resistance. This will prevent water ingress through the chimney structure, which is currently exacerbating internal damp problems. Flat Roof Repairs Lead flashing must be installed on the neighbouring property's flat roof to address water penetration behind the external wall. This should include the installation of a lead saddle to direct water flow away from vulnerable junctions. All flashing should conform to BS EN 12588 standards to ensure durability and weather resistance. Control of Vegetation The planter on the neighbouring property, which previously caused damage to the wall, must be continually monitored to prevent regrowth. Ideally, the planter should be relocated to prevent any further risk to the building's structure. Access and Scaffolding Scaffolding will be required to safely access the side return and chimney stack. This will need to be erected on the neighbouring property, and the client will need to liaise with the neighbour to gain permission. The scaffolding must be designed to allow secure access to all areas requiring work. Internal Repairs After the external defects are resolved and the property has been allowed sufficient drying time of 6 weeks, internal damp works should be carried out. The findings of this survey demonstrate a combination of internal and external factors contributing to the damp issues in the lower ground floor kitchen and reception room. Left unresolved, these problems will result in worsening structural damage, increased risk of timber decay, and the development of mould, which poses significant health risks to occupants. It is essential that the recommended remedial works are undertaken without delay to safeguard the structural integrity of the building and prevent further deterioration. Delaying action will lead to higher repair costs and devaluation of the property. The client is strongly encouraged to prioritise these works to ensure the building's long-term stability and value. Kind regards, Reisse Jay Damp Surveyor Environ Property Services
Neighbouring Issue	Yes

PCA - Damp Survey

Observations Noted from the Neighbouring Property	The neighboring gutter system is currently in a state of disrepair. It is leaking, heavily blocked, and falling in the wrong direction, which has resulted in water cascading down the side return. This excessive water flow is penetrating the exterior walls and has caused significant internal damp issues. The improper alignment and maintenance of the gutter are primary contributing factors to these moisture-related problems. Additionally, upon inspection of the flat roof, it was observed that lead flashings are entirely missing. Lead flashings are a critical component in ensuring that water does not migrate behind the felt roofing system. Without these flashings, water is able to infiltrate the structure, further exacerbating the risk of internal water damage and compromising the integrity of the roof. Immediate installation of properly fitted lead flashings is strongly recommended to mitigate this issue and protect the roof's long-term functionality. Furthermore, we identified a planter growing against the building structure. The vegetation has caused significant damage to the brickwork, weakening its structural integrity. It is strongly advised that no further vegetation or planters be permitted to grow on or against the building in the future, as this will continue to accelerate deterioration of the brickwork. Repair and restoration of the damaged brickwork are required to prevent further water ingress and ensure the building remains structurally sound.
***Neighbouring Defects**	In the UK, several legal frameworks can assist when defects in a neighbour's property lead to dampness issues in another property. The key legislation includes: The Party Wall etc. Act 1996: This act provides mechanisms to prevent and resolve disputes involving party walls, boundary walls, and nearby excavations, particularly relevant when negligence or alterations to a shared wall cause damp problems. Tort Law (Nuisance): Property owners may bring a private nuisance claim against neighbours whose actions lead to damp intrusion, focusing on interference with the use or enjoyment of their land. The Environmental Protection Act 1990: This enables local authorities to deal with complaints about conditions that could be harmful to health or constitute a nuisance, such as dampness resulting from a neighbour's negligence. Landlord and Tenant Act 1985: Mandates that landlords keep the exterior and structure of a property, including damp-proofing, in good repair, which is applicable if the neighbour is a landlord. Building Act 1984: This act enforces building regulations, which include requirements for damp-proofing and structural repairs that might be necessary due to a neighbour's neglect. Housing Act 2004: Introduces Housing Health and Safety Rating System (HHSRS) assessments, which local authorities can use to address hazards such as dampness and excess cold in residential properties. The Defective Premises Act 1972: This law obliges landlords to repair and maintain properties to prevent harm to tenants or neighbours, which can include issues arising from structural damp.

PCA - Damp Survey

Images of the Neighbouring Defects	 Missing lead flashing	 Blocked gutter and falling in the wrong direction	 Water staining caused by blocked and faulty gutter
	 Climbing planter should be removed		
***CLIENT INSTRUCTION**	Initial Approach Initiate contact with the neighbour directly to discuss the situation. Handling matters informally at first is often most effective. Clearly explain the issues and consider offering to share the survey report and images that illustrate how their property's condition is impacting yours. Detailed Documentation Provide the neighbour with a copy of the survey report or the page that relates to the situation, highlighting the specific issues and potential damage being caused. The Surveyor should documented all findings thoroughly and include images to support their claims. Propose Solutions Suggest possible repairs or maintenance work that could mitigate the damp issues. Offer to meet and discuss how both parties might collaborate to resolve the issue, potentially sharing the costs. If Amicable Resolution Fails If the neighbour is unresponsive or unwilling to cooperate, it may become necessary to send a formal letter via a solicitor that outlines their legal obligations and the consequences of non-compliance. Contact Local Authorities Should the issue persist and pose health risks, inform your local council. They have the authority to intervene under the Environmental Protection Act 1990. Legal Action Consider legal action as a last resort. Engaging a solicitor to initiate proceedings based on nuisance or other relevant laws might be necessary. Continuous Monitoring Keep documenting any further damage or issues during the process as this will be useful if the matter escalates legally. *Disclaimer This information serves as an advisory and does not replace professional legal counsel. It is recommended to consult a qualified legal professional before undertaking any actions listed herein to ensure compliance with applicable laws and regulations.		

PCA - Damp Survey

Stage 1: External Defects

Damp Surveying	
Localised External Defects	Yes
Stop the Water Ingress	We have highlighted the below external defects. It is very important to follow our recommendations as these defects will worsen in bad weather conditions. The Property/Building must remain water tight at all times to prevent further dampness. Such water ingress causes structural damage which can severely decrease a value and market appeal when going to sell, remortgage or rent. The causes of Dampness must be tackled head-on.
Spalled Bricks	Yes
Spalled Bricks:	Spalled bricks with surface deterioration allow water to infiltrate the building's exterior. This water ingress, especially during rain or wet conditions, will result in dampness problems within the walls. Recommendation: Cut out defective bricks/ poor mortar repairs from face of wall, clean and clear away, supply and lay reclaimed bricks to match existing in a lime mortar (1:2:9), bond, bed and point using approved mix / to match existing or reface the bricks to match the sounding bricks.
Spalled Bricks : Numbers Of Bricks	15
Spalled Brick Images	 
Porous Bricks- Storm Dry Appilication	Yes
Porous Bricks:	Bricks with high porosity readily absorb moisture from the surrounding environment. This moisture absorption leads to dampness issues as the bricks retain water, which can spread throughout the building's structure. Recommendation: An application of masonry cream is required. Stormdry Masonry cream is a BBA approved deeply penetrated water repellent cream for brick, stone and concrete. Due to its cream-based formulation it is able to penetrate more deeply into masonry protection cream protects walls for 25 years. Resists rain penetration on external walls. Works on brick, stone, mortar and masonry . Apply using brush, roller or sprayer.

PCA - Damp Survey

StormDry Explainer Video	https://www.youtube.com/watch?v=loLGEyVJH-o
Porous / Cold brickwork : M2	40
Porous Brick Images	 Storm dry to be applied  Storm dry to be applied
Perished Pointing	Yes
Perished Pointing:	Weakened or perished pointing, which holds bricks together, allows water to penetrate through cracks and gaps. This water ingress can lead to dampness within the walls as the moisture travels through the building materials. Recommendation: Brickwork Repointing - Carefully rake out the areas of defective or loose mortar to elevations by hand up to 20mm deep, taking care not to damage the brickwork. Clean and dampen joints sufficiently to control suction and re-point using a the approved pointing mix. For pricing purposes allow for a traditional lime mortar mix of 1:2:9 cement lime sand, finishing joint to match existing and mixed no stronger than the surrounding bricks.
Perished Pointing : M2	30
Perished Pointing Images	 Perished pointing  Perished pointing  Perished pointing and missing fillet
	 Perished pointing and cracks to chimney flaunching  Perished pointing
Cracking to Brickwork Heli-Fix Repairs	No
Cracked/ Missing Render	No
Efflorescence Salts Identified	No
Moss/Vegetative Growth	No
Planters Constructed onto External Wall	Yes

PCA - Damp Survey

Planters Constructed onto External Wall:	Planters attached to external walls can introduce lateral dampness when the soil within them retains moisture. This moisture can seep into the wall, causing dampness and potential structural issues. Recommendation: We recommend that the planter is relocated away from the wall to prevent moisture migration into the property. This will involve removal of all earth and cart away. Terminate and remove the bricks (ready to reuse) from the exterior touching wall. Leaving a 500mm gap between the exterior wall and the new planter wall detail, build up to match the existing height and detail Repoint wall and surrounding walls in the direct area stated. Refill planter with earth.
Planter Construction Images	 We advise planter is removed by neighbouring property (no 149)  We advise that the client removes this climbing planter
Defective Leadwork Capping/Terminations	Yes
Defective Leadwork:	The common purpose of lead on a building is to terminate two adjoining materials or protecting the topside of a structure. Defective leadwork will allow water penetration. It's imperative that leadwork is in good order and applied to all areas of concern. All works must comply with the strict guidelines set out by the Lead Sheet Association.
Defective Lead	Lead saddle to be installed and lead flashings on flat roof
Defective Lead Images	 Lead saddle to be installed  Lead flashing required
Roofing/Box Gutter Repairs	No
Other	Yes

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

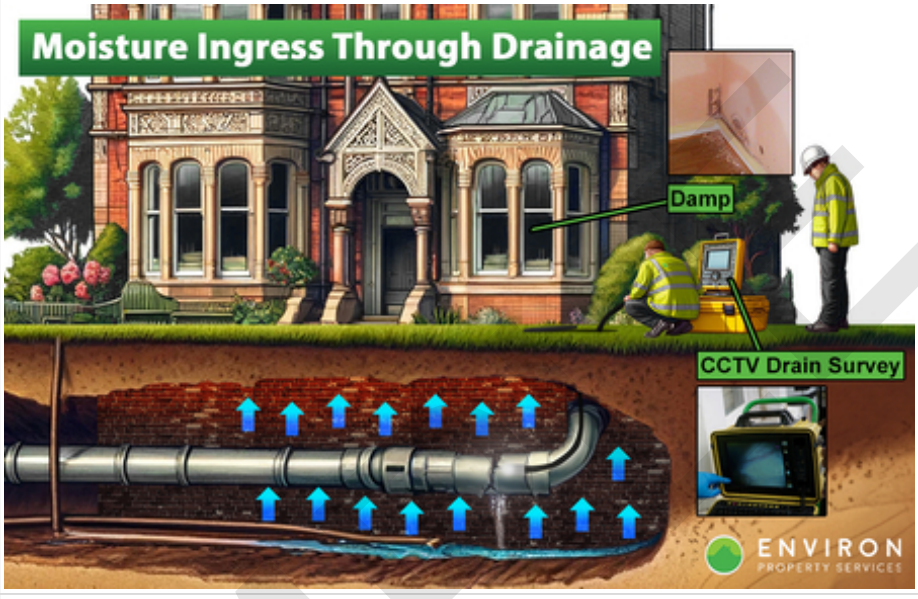
Other Images	 Blocked gutter and incorrect fall	 Water marks from defected gutter	 Gutter to be replaced
External Remedial Work Estimate	£+VAT		
Paint Removal Survey?	No		
Defective Front Steps	No		
Defective Public Footpath Affecting the Building	No		
Full Restoration Survey Required ?	No		
Restoration Survey Already Carried Out?	No		
Systematic Investigation of Moisture Infiltration in Architecture	At Environ Property Services, we are committed to addressing the root causes of such conditions rather than just managing their symptoms. Our findings suggest that your property may be affected by factors that are not easily detectable during a standard survey. These factors can include, but are not limited to: - Compromised building materials or structural elements - Inadequate drainage or guttering systems - Hidden plumbing issues or capillary action within materials - Environmental and landscaping influences that affect water accumulation - Recommendation for Specialist Surveys In order to provide a comprehensive solution, we sometimes recommend additional, specialist surveys conducted by professionals with expertise in specific aspects of building pathology. Our recommendation for further investigation is based solely on our commitment to deliver thorough and lasting solutions, and is suggested only when preliminary indicators suggest underlying issues. Communication and Collaboration As part of our process, we will prepare a detailed report summarising our initial findings, which will be shared via our CRM with any incoming specialist surveyor. This ensures that they are precisely informed about the areas needing detailed investigation, facilitating targeted and effective assessments. Limitation of Liability Please note: Environ Property Services employs rigorous methods and relies on historical data and proven diagnostic techniques, every building is unique, and hidden factors can sometimes alter the expected outcome. Our recommendations for further surveys are made in good faith based on observable conditions and professional judgment. We are not liable for undetected issues that may not be evident at the time of our initial survey or for outcomes based on interventions by supporting EPS divisions and third-party specialists.		

Stage 1: Drainage and Raingoods

Drainage Team Required?	Yes

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

Drain Surveys	
Underground Drainage Survey	Yes
Underground Drainage Survey:	Underground Drainage Survey To effectively address the dampness in your property, a comprehensive drainage survey is essential. This involves a detailed inspection of the underground drainage system using advanced CCTV technology. Initially, we undertake high-pressure jetting to clear any blockages, ensuring an unobstructed pathway for the CCTV equipment. This preparatory step is vital for a thorough and effective survey. Once the drainage system is clear, our expert surveyors deploy CCTV cameras to meticulously examine the underground pipes. This process allows us to identify any structural issues, such as fractures, blockages, or misalignments, that could be contributing to the damp problem. A full written report with supporting images will be provided by one of our inhouse NADC Drainage Engineers By identifying the root cause of the dampness through this advanced survey, we can recommend targeted remedial actions to resolve any issues. This approach ensures a comprehensive solution to the dampness, safeguarding the long-term integrity of your property.
Hours Required	2
Underground Drainage Survey Estimate	£ + VAT
Images for Drainage Surveyor	 Trap jumper required couldn't locate manhole  Trap jumper required couldn't locate manhole
CLIENT INSTRUCTION	Book our in-house Drainage Team as soon as possible to prevent further issues.

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

Stage 1: Roofing Inspection or Limited Access at Height

Roof/Chimney Survey Required?	No

Stage 1: Water and Gas Leakage Detection

Suspect Leaks?	No

Stage 1: Condensation and Mould

Condensation/Mould Identified	No

Stage 1: Defective Type-C-System

Is the Type-C System Faulty?	No

Stage 2: Drying Phase

Drying Requirement	Yes
Types of Drying	6 Week Natural Dry

Stage 3 Preparations

Preparations Required	Yes
Protection Needed	Wooden Floor Protectio, Corexx Covering
Preparations to be Carried out by Environ Property Services	Remove switches only, Remove Skirting Boards only
Switches - How many Switches to be Removed ?	1
Preparation Works to be carried out by Us	See above
Preparation Work Estimate	Estimated at £ + VAT
Preparation to be done by Client	Other
Preparation to be done by Client	Clear working area for internal damps works

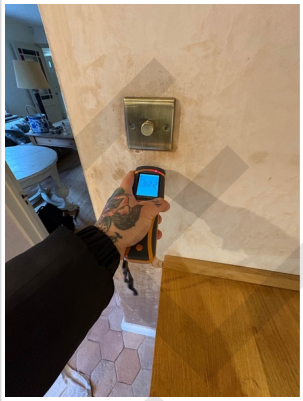
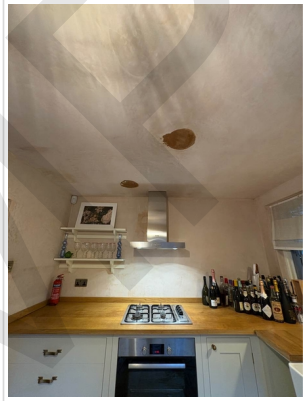
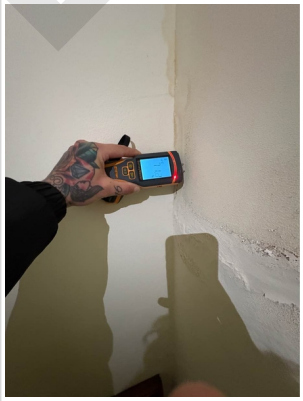
Stage 3 Tradesman Required

Tradesman Required	Carpenter

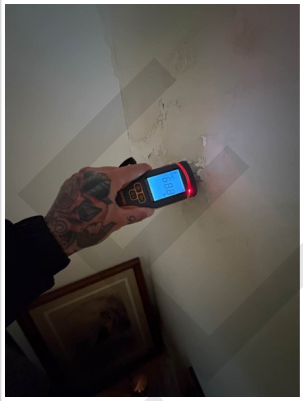
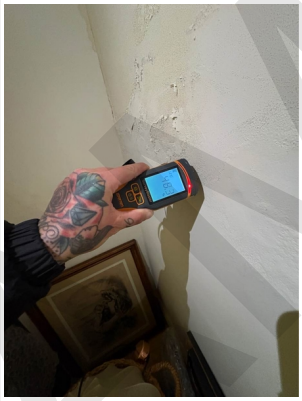
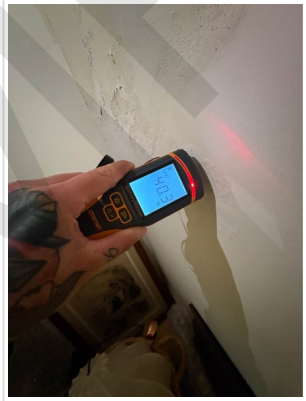
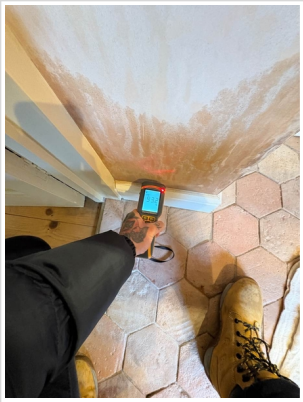
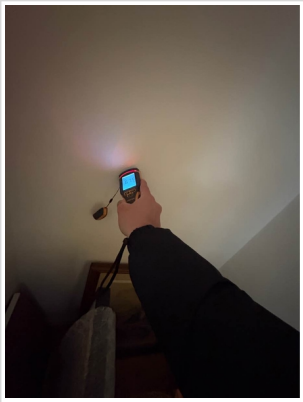
Stage 3: Internal Damp Works

Damp Work Recommendations	Yes
Internal Location of Damp	Kitchen LHS wall and adjacent reception wall
Internal Restriction	Stored Items
Is Video Required?	No

PCA - Damp Survey

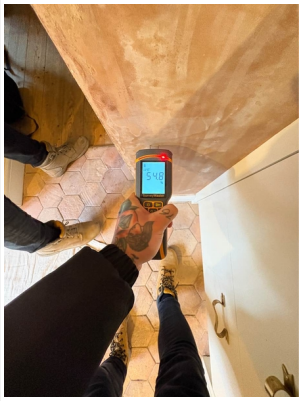
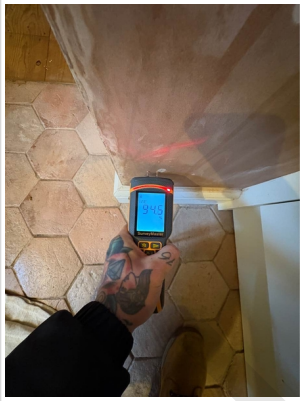
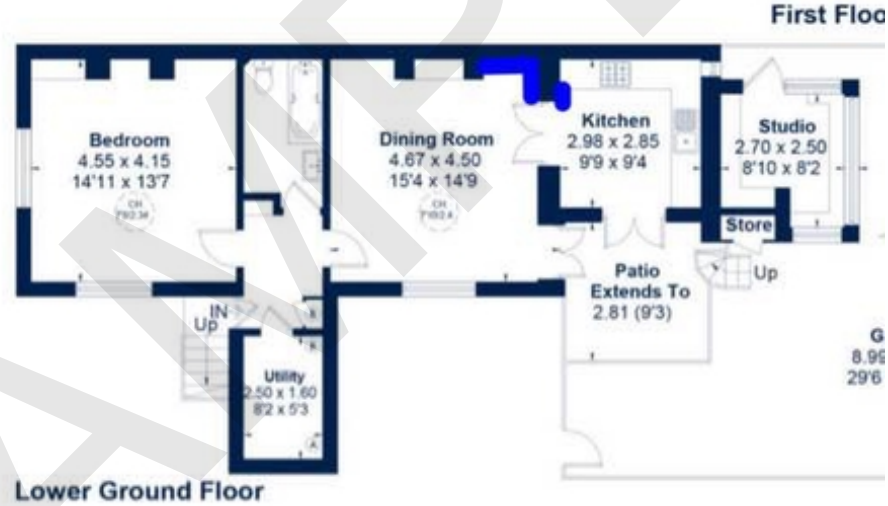
Internal Images	 Elevated moisture reading obtained	 Boiler pressure satisfactory	 Elevated moisture reading obtained
	 Blue = elevated moisture readings obtained Red = damp works required		 Elevated moisture reading obtained
	 Leak detected from the dishwasher beneath the plinth in the kitchen above.		 Leak detected from the dishwasher beneath the plinth in the kitchen above.

PCA - Damp Survey

	 Leak detected from the dishwasher beneath the plinth in the kitchen above.	 Blue = elevated moisture readings obtained Red = damp works required	 Elevated moisture reading obtained
	 Elevated moisture reading obtained	 Elevated moisture reading obtained	
	 Elevated moisture reading obtained	 Elevated moisture reading obtained	 Elevated moisture reading obtained

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

	 Elevated moisture reading obtained	 Elevated moisture reading obtained
1.Floor Plan		
Internal Recommendations	Yes	
DPC Installation	No	
Standard DPC Combination Works	No	
Plaster Walls	No	
Tanking System	No	
Type A Basement Waterproofing Floors and Walls	No	
Damp Proofing STD	Yes	
Damp Proofing STD:	Damp Proof Replastering - It is recommended that the walls are replastered to an even height in accordance with our damp proofing specification. We are to hack-off and remove existing plaster and clear resultant debris from site. Then we are to re-render these areas in accordance with our damp proofing specification and specialist application and set with a Sponge/Plaster finish.	
Damp Proofing STD Estimate	£ + VAT	
Area to cover M2 - Dry zone Fast Set	7	

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

Area to cover M2- 25KG Bag Covers	7
Other	No
Render Depth ?	Unknown
Client Information	During an observational survey, it is not possible to accurately determine the thickness of the render or plaster without employing destructive methods. Consequently, our quotation is based on a standard wall thickness assumption of 25mm. Should the render thickness be found to exceed 25mm during the process of hacking off, any additional materials and labor required will incur extra charges.

Stage 3 Staffing Provision

Welfare Service	The quotation that has been provided to you is based on you; the client, supplying adequate and appropriate toilet and welfare facilities whilst our tradesman are at work, unless otherwise stated. This will be drinking water, a toilet and warm water for hygiene purposes. If possible, there will be a power facility to run our power tools, and a water source for works purposes, ideally this will be an outside tap. It is the client's responsibility to provide water, power and a toilet. If these facilities are not possible it is essential the client makes the environ team aware of this when booking the job, allowing us to incorporate alternative measures i.e., a power generator, porter loo facilities etc. These further arrangements will come at an additional cost.

Project Management

Is Project Management Required?	No

Further Recommendations

Further Recommendations Required	No

Parking

Parking to be organised by Client	Yes
Unable to provide Exact Parking Charges	No parking charge has been incorporated into the above estimated quote of works. Clients are responsible for providing parking, this can be done by either a visitors parking permit or the client can pay for the tradesman's parking on the day. Failure to do so Environ will pay for the parking cost up front, we will then invoice the client for all parking receipts when the project has come to an end.

Waste Collection

Waste Collection / Removal Charge	Estimated at £+VAT

Guarantees and Insurance Backed Guarantees

Is there a 10 Year Guarantee on this Works?	No
Is a 10 Year Insurance Backed Guarantee Required?	No

Total Estimate

Total Estimate	£ +VAT
Total Estimate (Inc. VAT)	£ Inc. VAT

ENVIRON
PROPERTY SERVICES

PCA - Damp Survey

Total Upper Estimate (this includes Further Recommendations Cost)	£ +VAT
Total Upper Estimate (Inc. VAT)	£ Inc. VAT
Potential Supplementary charges for Extended Work Duration	In the event that the project duration is extended due to additional work or if the works are interrupted by the client, causing a delay in completion, an automatic calculation will be performed to account for the extra expenses associated with scaffold hire, pavement license, alarm hire, toilet hire, and project management. The costs for these facilities are outlined below, providing you with a figure based on one additional week of requirements. This information is being provided to you as part of our professional reporting process to ensure transparency and clarity regarding project costs.

Visiting Surveyor and Expiration Date

Survey Conducted By:	Reisse
Signature	
Decoration Work	All decoration works will be quoted on the completion of the Damp Treatment allowing a 8 Week drying time for painting and a 6 month drying time for wall and lining paper.
Quote Expiry Date	
Expiry Date Liability	Liability - our report is provided for your use only and may only be relied upon for 30 days from the survey date. Unless expressly stated otherwise in this report, nothing in this report confers or is intended to confer any rights on any third party pursuant to the Contracts (Rights of Third Parties) Act 1999
Terms & Conditions	https://drive.google.com/file/d/1SGKq0UsaWeiE9OqQtPI2WuRPP9EIDfk7/view?usp=drive_link