

# DAMPCURE

established since 1973... leading remedial contractors  
to the building industry and local authorities

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our ref. [REDACTED]

your ref.

4<sup>th</sup> August 2023

Mrs Jordan

Unit 5B Premier Business Park  
Westfields Trading Estate  
Faraday Road, Hereford HR4 9NZ  
Tel: Hereford (01432) 264225  
Tel: Worcester (01905) 339441  
[www.dampcure.net](http://www.dampcure.net)  
email: [info@dampcure.net](mailto:info@dampcure.net)

By email – [REDACTED]

Dear Mrs Jordan

## **RE 34 ST MARTINS STREET HEREFORD**

Thank you for your enquiry. Further to your instructions our Surveyor, Gary Edwards, met yourself at the property on the 3<sup>rd</sup> August 2023 in order to inspect the wall indicated in red on the attached survey sheet for the presence of dampness. If there are any omissions or if we have misinterpreted your survey instructions, please let us know at once.

## **SCOPE OF SURVEYS**

If our schedule of limitations are not attached please contact us.

## **OBSERVATIONS DAMPNESS**

The property is end of terraced and constructed of solid brickwork built without the benefit of a damp proof course.

We inspected only the wall indicated in red on the attached survey sheet where to the exterior we noted drill holes indicating that in previous times a chemically injected damp proof course has been installed.

Tests conducted with an electrical moisture meter coupled with a visual inspection suggested the presence of dampness to the base of the wall, up to the height of approximately 1m. This dampness appears to be rising due to the lack of an effective damp proof course but also, possibly, aggravated by salts within the wall attracting moisture from the atmosphere.

We also noted, externally, that where the wall is rendered, this render is loose in places. This could cause a dampness problem internally. Furthermore, we noted that the floor of the cellar is wet with a puddle of water in one area. This again will not be helping and as an aside will have a detrimental effect on the timber floor above the cellar.



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### **RECOMMENDATIONS DAMPNESS**

We would, therefore, recommend the following course of action. However firstly you need to contact the Listed Building people to seek written approval for the following works:

1. A Plumber will need to be engaged to remove the radiator upon the wall indicated in red.
2. We will now attend and remove the skirting boards from the base of the wall indicated in red and the plaster up to the height of 1.2m.
3. A Dryzone Cream damp proof course will be installed to the base of the wall indicated in red from the interior of the property only. This work to be carried out to the Property Care Association's Code of Practice and to BS 6576:2005 Code of Practice for the installation of a chemical damp proof course.
4. The walls will now be lined with Dryflex.
5. The walls now to be replastered with Thistle Hard Wall onto the Dryflex membrane and where there is exposed brickwork with Limelite renovating plaster, in accordance with our replastering specification.
6. Skirting boards to be refitted.

Details of re-decoration following the insertion of the chemical damp proof course are detailed on our replastering specification.

### **PREPARATION**

Prior to treatment being carried out at the property it will be necessary for yourselves to arrange for all carpets to be lifted and subsequently re-fitted in accordance with the recommendations on the reverse of our quotation sheet. It is also necessary for furniture and any other breakable items to be removed from the area where work is to be carried out. If for any reason floor coverings or other items remain insitu and become damaged, no responsibility will be accepted by Dampcure.

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It will be seen from our specification that we have included for preparation works that may involve the removal of existing wall plaster. As a result of these works it is not unusual for dust to find its way to the remotest parts of the property. We will take precautions to minimise this nuisance wherever practical within the immediate area of our work, but we would respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. (If requested our Operatives can provide you with polythene sheeting and floor protection). We regret that we can take no responsibility for any cleaning works that may be necessary as a result of the dust.

### **GUARANTEE**

The enclosed quotation includes our ten year guarantee on the dpc and we also carry a product liability insurance.

The dpc to the chimney stacks cannot be guaranteed since their bulk precludes complete treatment.

Our Guarantee will be issued when the final account has been settled. In addition to our Guarantee, we are members of the Property Care Association and TrustMark and a condition of this membership is to offer the following insurance:

1. **Long Term Insurance.** The TrustMark requires that insurance is offered to support our guarantee in the event that we are no longer here to honour it. The requirement of TrustMark is that the long-term insurance should cover a period of 6 years. We are delighted to inform you that the insurance we offer will cover damp treatment for a period of 10 years. The cost of this insurance is £■■■.

All insurances are underwritten by Guarantee Protection Insurance Limited, an insurance company authorised and regulated in the UK by the Financial Services Authority. They are also a member of the Financial Services Compensation Scheme, which means even if GPI was no longer there you would get over 90% of your money back.

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We trust that everything meets with your approval and if you do have any queries, please do not hesitate to contact us.

Yours sincerely

**GARY EDWARDS**  
**BA (Hons) CRDS CTIS**

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## QUOTATION

To carry out the works as detailed in the attached report, numbers 2 to 4

£ 

Please note with electrical sockets if there is a problem with their removal and/or refitment an Electrician will need to be engaged at additional cost.

### **Listed Buildings**

If your property is a listed building, you will need to contact your local Conservation Officer to gain their permissions.

**Please note we will require a 25% deposit prior to works commencing.**

The above figure is subject to VAT at the current rate which is presently 20%.

Address

34, St Martins St., Hereford

Construction  
Type

End Terrace, Solid brickwork

Scale

1/8" = 1'

Date

3-8-23

Ref.

