



## Angus Orr Property Preservation Ltd

*Dry/Wet Rot, Woodworm, Rising Damp, Flood Damage*

Ref: 2024-118

Date: 14<sup>th</sup> December 2024

Mr M. Stephen

The Haven

66 Main Street

Blackridge

EH48 3RJ

### **PROPERTY: THE HAVEN, 66 MAIN STREET, BLACKRIDGE**

Dear Mr Stephen,

Thank you for your enquiry through property connections on 9<sup>th</sup> December 2024, requesting that we carry out an inspection to walls throughout the property for evidence of damp. As requested, an inspection was carried out by our surveyor Mr A. Orr on 12<sup>th</sup> December 2024.

We hope that we have interpreted our instructions correctly but if it would appear that we have not please contact us immediately for any clarification.

Our findings and recommended works are detailed as follows.

The terms left, right, front and rear are used as though one is standing outside the property facing the front elevation.

#### LOCATION

##### (A) GROUND FLOOR LEVEL

Our inspection to walls in contact with ground level which was carried out with the aid of a protimeter revealed readings to lower wall plaster indicating the presence of rising damp.

We would therefore recommend the following works and treatments be carried out.

1. Drill into the base of all affected walls at approx. 100mm centres and inject dryzone damp proofing cream.

Ferniebank, Redding Road, Brightons, Falkirk FK2 0HG Tel: 01324 411461 Mob: 07818 696368

Email: [angus@angus-orr.co.uk](mailto:angus@angus-orr.co.uk)

[www.angus-orr.co.uk](http://www.angus-orr.co.uk)

VAT No:940 031 863 Company No. SC286536



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2. Vertical barriers of one metre in height to be inserted at junctions of walls not receiving treatment.
3. During the course of our works, it shall be necessary to strip, and re-plaster walls currently plastered on hard up to a height of one metre above floor level.

This re-plastering work is designed solely to overcome effects of hygroscopic salt contamination within existing wall plaster.

### NOTE

Our estimate allows for removal and re-fitting of electrical sockets, radiators and skirting boards.

Leave areas clear of debris ready for all subsequent re-decoration by others working at a separate cost.

### (B) FIRST FLOOR LEVEL – BEDROOMS

Our inspection to these rooms was restricted due to fixed floor coverings and furniture, however where seen, we revealed no visible evidence of damp.

### (C) MAIN ROOF APEX

Our inspection was restricted due to head height and following a head and shoulders inspection, we revealed evidence of slight mould growth to roof timbers. Fitting of more adequate roof vents by roofing contractors, working at a separate cost would alleviate this problem.

### (D) MAIN REAR ROOF VOID

Inspection to this area was restricted due to insulation materials and stored items. Where seen we noted water staining and mould growth due to previous rainwater entry. We recommend the following works.

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1. Roll back insulation materials
2. Clean down roof timbers
3. Apply an application of fungicidal fluid to exposed timbers
4. Re-fit retained insulation

### NOTE

Please note that no inspection could be carried out to sub floor timbers due to laminate flooring.

We would recommend that following removal of all furniture, inspection hatches be installed to allow further inspection of previously hidden floor timbers. Should further works become necessary a supplementary report and estimate shall be submitted for acceptance.

### CLIENTS RESPONSIBILITIES

Please note that clients are responsible for supply of 240wolt electricity supply, we also require supply of fresh water for duration of our contract.

Our estimate for works detailed within this report is attached, on receipt of your signed acceptance; arrangements will be made to start works.

Our certificate of guarantee will be issued as soon as works have been completed and settlement of account.

Should you require further assistance please contact our surveyor on 0781 869 6368 or 01324 411461 or online at our website [www.angusorr.co.uk](http://www.angusorr.co.uk)

Yours Sincerely,

Angus Orr C.S.R.T

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### **PROPERTY: THE HAVEN, 66 MAIN STREET, BLACKRIDGE**

#### **ESTIMATE**

1. To inject damp proof course and re-plaster

£4,452.00

2. To carry out treatments to main roof void

£580.00

+VAT £1,006.00

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Total: £6,038.00

Yours Sincerely,

Angus Orr C.S.R.T



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#### **ACCEPTANCE OF ESTIMATE**

1. To inject damp proof course and re-plaster

£4,452.00

2. To carry out treatments to main roof void

£580.00

+VAT £1,006.00

.....

Total: £6,038.00

.....

Dear Sir,

Your estimate has been accepted in accordance with the enclosed conditions.

Signed.....

Dated.....

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