

OUR TERMS & CONDITIONS – DAMP TREATMENT

Damp

To enable us to issue an unrestricted guarantee, re-plastering works must be carried out by ourselves. Re-plastering will be carried out using a rendering coat of 3:1 ratio mix of washed sharp sand and ordinary Portland cement incorporating a waterproof additive gauged with clean water to manufacturers specification. Setting will be carried out with Siraphite or similar.

The damp course is installed to prevent further dampness rising up the walls and will not protect any sub floor timbers, which may be in contact with damp masonry below damp course level.

It is the clients responsibility to remove all floor coverings and furnishings to the areas to be treated. All fitted units should be removed prior to commencement of works. No allowance in this quotation is made for re-decoration, removal or refixing of radiators, fitted units, glazed tiles, skirtings, electrical fittings or sanitary ware. However, these can be allowed for as extras if required.

If the work described in this report involves a Party Wall, we must draw your attention to the fact that the Party Wall etc Act 1996 applies. This requires the owner of the property to notify his/hers neighbour (s) of proposed works, and obtain the neighbours consent to the works, A neighbour cannot unreasonably withhold consent, but should you require further advise or information, please initially contact our office or a suitably qualified party wall surveyor.

Redecoration

With regard to redecoration after re-plastering, it is generally accepted that brickwork will dry out at the rate of 25mm per month of wall thickness, for example a 225mm wall will be “dry” in nine months after the insertion of the damp proof course. Plaster must be allowed to dry naturally. Forced heating should not be used and the use of dehumidifiers is not advised. Redecoration in the form of water based matt emulsion paint can be applied after six weeks providing the plaster surface is dry to the touch. On no account may vinyl wallpaper or any other impermeable cover, i.e. artex, may be applied. After twelve months it is permissible to apply wallpaper or ceramic tiles. During the drying out period, it is recommended that an adequate airflow is maintained to the newly plastered areas and that no permanent construction, which could impeded such airflow’s is undertaken. Further specialist advice in this regard is available upon request.

Dust Nuisance

If it has been included within our specification to hack off plaster, it is not unusual for dust to find its way to the remotest parts of the property. We will take the precaution of using dust sheets wherever practical within the immediate area of our work, but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. We regret we can take no responsibility for cleaning or for any damage caused by dust.

Further terms & conditions

We will not be held responsible for failure to report on the condition on any timber or wall surfaces which are covered for example by kitchen units, glazed tiles, bathroom fittings or the condition of masonry covered by dry lining or lathe and plaster or for any surface which were inaccessible at the time of our inspection, this includes floor coverings, carpets and furniture. This report should not be regarded as proof that the full extent of rising damp or timber decay has been established.

Any skirting found to be decayed during the course of treatments, other than those that may already have been quoted for, will be brought to your attention and if desired a separate quotation submitted to renew with sound skirting.

Where it is included in our quotation to remove and re-fit ancillary, plumbing and electrical items, no allowance has been made for any defects, which may exist with the appliances and connections. Such defects as may become apparent at the point of removal or refitting will be brought to your attention and a separate quotation if appropriate will be submitted.

A research fee of £50.00 + VAT is charged on claims against Warrantees. This fee is refunded if the claim is justified. The report, warranty and invoice, together with all relevant correspondence must be produced for our inspection at the time of any further visit to the property by a representative of the contractor.

This quotation is based on a supply of clean water and electricity being available and we reserve the right to add hire charges if necessary.

Please note, that this report is for your sole and confidential use. The copyright is retained by Poulton Remedial Services. No liability will be accepted in relation to third parties. Any persons relying on this report do so entirely at their own risk.

This remedial inspection of the property has been carried out solely to determine the treatment that in our opinion is necessary. It is not a structural survey and should not be construed as such.