

JWM/L/99004/AS

28 August 2026

FAO Megan Padfield
Martin & Co.
99-109 Castle Street
Hinckley
LE10 1DA

Wk: 01455 636349

Dear Madam

Re: 11 Highfield Street, Earl Shilton LE9 7HS

Following my inspection of the above property in connection with Rising Damp, I would report as follows:-

RISING DAMP

There is evidence of a chemically injected damp proof course to parts of this property, despite that, readings were obtained using an electrical moisture metre. Where readings were obtained a profile was taken and this was used together with a visual inspection. These readings can be the result of high concentrations of salts in the plaster, bridging of the damp proof course by internal wall plaster or a failure of the damp proof course. It is not possible to establish which without taking plaster samples and carrying out laboratory testing, which is both expensive and destructive to the decorations.

If you require a guarantee to the walls where readings were obtained then the following works would be necessary:-

- 1 Insert a new chemical damp proof course to the walls detailed below using an environmentally friendly cream based system injected into the mortar joints.

Front room front external wall
Front room party wall with stairs
Hall party wall with adjoining property, right side
All walls of the rear room
Kitchen party wall with adjoining property, up to the fitted units
Kitchen side external wall
Including suitable verticals

Cost £1,381.00 plus VAT

- 2 The hacking away of defective plaster on walls previously detailed that are already plastered, to a height of 1 metre, including the removal from site.

Cost £1,110.00 plus VAT



*over 50 years of excellence
from a family business*



Registered in England No: 00940156
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- 3 To line all the disturbed areas with a Dampco salt membrane to a height of 1 metre.
Cost £3,365.00 plus VAT
- 4 The carrying out of replastering as necessary using thistle hardwall plaster followed by thistle multi finish.
Cost £3,705.00 plus VAT
- 5 The removal and refitting of necessary skirting boards to enable the dpc to be inserted, bearing in mind that if it is found necessary to renew any to pattern they will be charged extra 7" at £7.00p per foot.
Cost £1,248.00 plus VAT

The Damp Proof Course to carry our long term guarantee (copy enclosed), also enclosed you will find a copy of our Damp Proof information sheet, which should be read in association with the above.

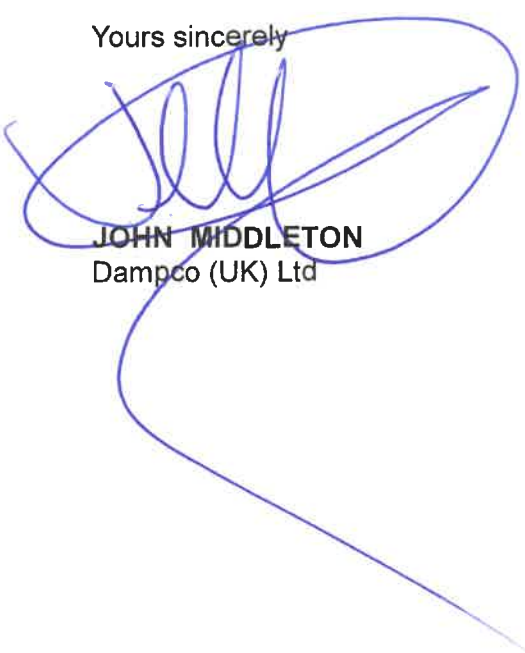
NOTES

- 1 This inspection for Rising Damp has been carried out in accordance with the British Standards Code of Practice 6576. The work recommended will also be carried out in accordance with the BS CP 6576. It should be noted that if the replastering is excluded from our contract then it cannot fall within the scope of the British Standards Institutions Scheme for Damp Proof Course installation.
- 2 I am assuming that the areas concerned will be clear of furniture and floor coverings prior to our commencement.
- 3 An electricity supply will be required for the duration of the work.
- 4 I would suggest that you overhaul all downpipes and guttering and regularly maintain these as part of an ongoing maintenance programme and any re-pointing which is necessary is carried out to the brickwork.
- 5 **It will be your responsibility to remove any radiators on walls to be treated prior to the above works being undertaken and the refitting upon completion and no allowance has been made for this within this report.**
- 6 It must be clearly understood that whilst opinions are given of damp proof courses installed by others that any reliance on the effectiveness of same must be placed with the company issuing the guarantee.
- 7 To obviate the need to remove the meters to the meter cupboard to the front room and the sink and units to the kitchen side external wall, these sections of walls will be damp proofed from the reverse side, bearing in mind that if these items are removed or repositioned replastering will be necessary as previously specified and no allowance has been made for this work.

- 8 If the remaining units on the kitchen party wall are ever removed or repositioned an inspection should be made to this area at that time as one was not obtained today and any works found are not covered within this report.
- 9 No mould or condensation was noted to the property at the time of this inspection.
- 10 Whilst carrying out an inspection to the rear I did notice that the render is blistering quite a lot so it may need to be repaired or repainted and it is recommended that you contact a specialist to investigate and make the area watertight.

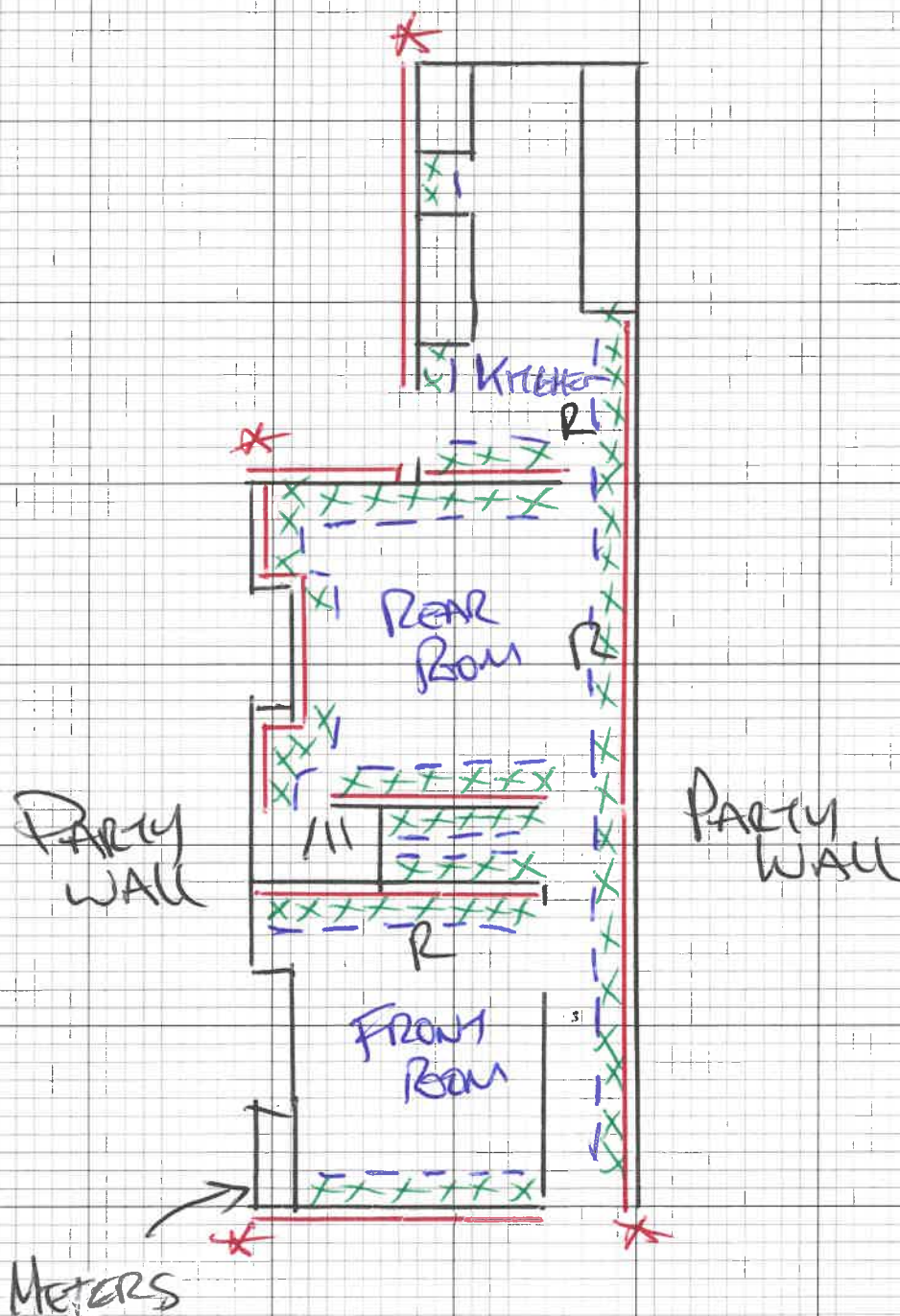
If you would care to contact my office quoting the reference number on this letter then the work could be done at a mutually convenient time.

Yours sincerely



JOHN MIDDLETON
Dampco (UK) Ltd

xxx = SALT MEMBRANE
R = RADIATOR



ALL INTERNAL WALLS ARE 112mm THE REMAINING ARE 225mm UNLESS STATED

MOISTURE CONTENT %
HORIZONTAL DPC _____

VERTICAL DPC
REPLASTER TO 1 METRE ___

* VERTICAL TANKING
CHANGE IN FLOOR LEVEL ~~~

NOT TO
SCALE

dampco

ADDRESS

11 HIGHFIELD STREET
EARL SHILTON

Ref No. JWM

GUARANTEE



NAME

ESTIMATE No

ADDRESS

INVOICE No

DATE

THIS GUARANTEE ONLY RELATES TO WORK CARRIED OUT, AND IT IS ESSENTIAL THAT IT IS READ IN CONJUNCTION WITH THE ESTIMATE AND INVOICE REFERRED TO ABOVE.

Signature

Signed on behalf of Dampco (UK) limited

If within a period of 10 years from the above date the areas laid down in the above estimate and invoice

are affected by we, **Dampco** will make good any damage caused exclusive of decoration or works carried out by others subject to the following conditions.

1. The certificate of guarantee, survey report and invoice form an essential part of the Guarantee and must be produced when making a claim.
2. For the duration of the guarantee the property must be kept in a good state of repair including rainwater goods and disposal systems, soil and waste disposal, hot and cold water systems.
3. All work specified in the report as being the responsibility of others must be carried out prior to any guarantee work being undertaken.
4. Walls or timbers which suffer a reoccurrence of rising damp or fungal attack as a result of structural alterations, failure to keep the property in a good state of repair and failure to carry out recommendations given in the report.
5. In the event of a claim the owner of the property must allow access during normal working hours. If the claim is valid then it is the owner's responsibility to remove furniture, floor coverings, radiators, fitted units etc and any consequential loss is specifically excluded.
6. Woodworm infestation, fungal attack or rising damp which is not reported as soon as it becomes apparent.
7. Furniture and plywood which are treated for woodworm are not guaranteed.
8. Any limited treatments noted in our report as being excluded from our guarantee.
9. In the case of rising damp there is a protracted drying out period and no remedial works would be undertaken for the first twelve months.
10. In the event of a dispute arising out of a claim it shall be referred to an independent expert appointed by an agreement between the client and the company.
11. If a re-inspection is necessary, a small fee will be charged. **Dampco** undertake that if the claim is valid under the terms of the guarantee then the fee would be refunded in full.
12. This guarantee is transferable to subsequent owners of the above property upon notification and payment of the relevant fee.
13. This guarantee is in addition to your statutory rights if work is not carried out with reasonable care and skill.

THIS IS A VALUABLE DOCUMENT. PLEASE RETAIN IT WITH OTHER RELEVANT PAPERS IN A PLACE OF SAFE KEEPING

Dampco (UK) Limited

DAMP COURSE INFORMATION

(PLEASE READ CAREFULLY)

Drying Out and Hygroscopic Salts

After the insertion of a chemical damp proof course and the rectification of any other moisture ingress (i.e. downspouts, gutters, drains etc.) by your local builder, the walls will contain a considerable amount of water that must be allowed to dry out naturally. The time taken to dry out will be dependent on the amount of moisture in the walls, the porosity of the wall surface and the ventilation over the surface of the walls.

When rising damp has been present in a wall for a considerable amount of time chlorides, nitrates and other salts can be taken from the ground and deposited in and on the wall surface during the normal drying out process. These salts can be hygroscopic attracting moisture from the air resulting in continual dampness even though the chemical damp proof course is working correctly.

To minimize the problems associated with salt contamination it is essential that the walls are replastered either by your own or Dampco's plasterers.

The general replastering recommendation is as below although specific variations may be made to overcome additional problems.

Replastering

Remove all defective wall plaster but in any event to a minimum height of 1 Metre and replaster with a backing coat of either Tarmac Limelite or Thistle Dricoat renovation plaster followed by finish to British Standard 5492.

ESTIMATES DO NOT INCLUDE THE REMOVAL OR REPLACEMENT OF WALL PLASTER UNLESS SPECIFICALLY DETAILED IN THE QUOTATION.

All quotations given in respect of plastering are based on the assumption that is not in excess of 25mm thick, cement rendered or the walls were previously painted and require hacking or bonding to provide a suitable key if this is not the case further costs may be incurred.

Recommendations made in regard to replastering are made in good faith and are confined to areas where we consider plastering to be essential, it is possible that additional replastering may be required at a later date but it is not possible to establish until all residual moisture and no charge is included for additional work.

It should also be noted that on very rare occasions renovation plaster is not sufficient to prevent the migration of salts to the surface during the natural drying out process. If this subsequently occurs it would be necessary to remove the salt contaminated plaster, apply a coat of 3:1 sharp sand: sulphate resisting cement and then replaster and this would be a chargeable item.

Re-decóration

It must be appreciated that walls may take a considerable time to dry, although assuming reasonable heating and ventilation, walls should be able to be decorated after 12 months but it is recommended that vinyl papers, paints or any impervious type wall coverings should not be used.

It is suggested that walls could be decorated approximately six weeks after plastering using water based emulsions or lightweight papers, but as there is a slight possibility of staining initial decoration should be carried out in a fairly inexpensive manner and not be considered permanent.

Skirting Boards

Our estimate for the dpc does not include for the removal or refixing of any skirtings necessary for the satisfactory insertion of the chemical damp proof course and a separate figure is given for this work. It is not always possible to ascertain if existing skirtings are rotten or are fixed in such a manner that damage is unavoidable and any new supplied will be to pattern, treated, mitred and fixed, the additional cost to be shown separately in the quotation.

Chimney Breasts

Chemical damp proof courses are inserted in chimney breasts where high moisture contents are indicated. It is however possible that the dampness may be caused by exceptional high concentrations of salts as a result of burning fossil fuels or rubble infill behind the fire clay. If problems are found to persist we may make further recommendations that will be chargeable and chimney breasts are specifically excluded from our long-term guarantee.

Unplastered Walls

Where brick and stonework are to be left unplastered these may still remain damp even though the damp proof course is performing satisfactorily. This is caused by the presence of salts that attract moisture from the atmosphere and cannot be removed. The only solution may be to isolate these areas with specialist materials designed to resist salt penetration.

Floor Coverings, Obstructions etc.

No allowance is made for the lifting of floor coverings or the movement of furniture unless previously arranged and the client is specifically requested to lift all carpets, provide a 1.5m working access and adequately protect furniture and carpets. It is also the client's responsibility to ensure radiators; fixed appliances and electrical accessories are removed prior to our commencement unless previously arranged. If we need to arrange their removal further charges may be incurred.

Where electrical cables are set into plaster it is assumed they run vertically above and below the accessories and are protected with channeling. If they are in other positions or not protected it is possible they may be damaged during the removal of plaster and whilst we will exercise reasonable care no responsibility will be accepted for damage.

Brickwork

Very occasionally it is found that old and brittle bricks tend to move or crack during treatment. In such cases it may be necessary to repair the brickwork and a supplementary estimate will be provided.

Party Walls between Adjacent Properties

Where work to party walls is involved, the client must advise the owner of the adjoining property and if necessary obtain permission in writing.

Plants and Shrubs

To give our operatives access to external walls, the client is requested to carefully bend away climbing plants and shrubs and whilst every care will be exercised no responsibility can be accepted for any damage.

PVC Floor Tiles and Asphalt Floors

Whilst every care will be taken to protect pvc, thermoplastic floor tiles and asphalt floors, the fluid may possibly dissolve these and no responsibility can be accepted for this.

Exterior Ground Levels and Differing Levels Between Rooms

Where practical the exterior or adjacent levels should be a minimum of 75mm below the corresponding internal floor level. If this is not possible our damp proof course will have to be inserted at this higher level and it is above this level our long-term guarantee will cover.

I would therefore suggest that you protect these areas below our damp proof course with some form of tanking system to help reduce lateral penetration taking place.

Other Sources of Dampness

The chemical damp proof course is designed only to prevent rising damp and the client should have the following checked:

- (a) Ensure that the roof is in good condition and all gutters, rain water pipes are capable of handling heavy periods of rain.
- (b) Where water penetration is present we may recommend treatment to porous bricks or stonework with silicon water repellent.
- (c) Where condensation is present our surveyor will be only too pleased to make recommendations to improve the situation but this type of work carries no guarantee.

The foregoing details should only be read in conjunction with our enclosed report and quotation.