



This report has been supplied to

Connel Financial Services

for

24 Parkside Gardens Eastville Birmingham B23 4JH

on

17/04/2010

[Please note: no unauthorised changes may be made to any part of this document]

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Registered Company No. 6515143

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Thank you for choosing Ambient Property Solutions Ltd to carry out your survey, please take the time to read the information supplied below as it will help in gaining a better understanding of the report's contents.

About The Survey

All our surveys are carried out by a C.S.R.T. qualified surveyor in accordance with BS6576, our surveyors do not earn commission, and work within a strict code of conduct. Each survey is carried out in the same methodical manner that all our employees adopt when inspecting properties to ensure continuity of service, whether it be a one bedroom apartment or a 6 bedroom detached house, the standard remains the same.

Methodology

Unless otherwise stated, a non-destructive survey will be carried out to limit damage to plaster, brickwork and decorations, a moisture profile will be compiled using surface and sub surface moisture measurements as well as internal relative humidity readings at the time of survey to reach our final conclusion. Should there be any underlying doubt about the cause of any dampness we will recommend further testing which may include salt analysis and possibly exposing the area in question.

The Report

Our reports are intended for homeowners or anyone with limited knowledge of building preservation, therefore industry terminology is avoided where possible and a more user friendly format has been adopted, should you wish a more comprehensive explanation of our findings, your surveyor will be happy to assist.

Findings/Recommendations

All properties, especially older ones, will contain a certain amount of moisture within the building, and on most cases this is perfectly acceptable. Should we highlight any areas of concern, then there is generally no immediate cause for alarm, as in many cases the problem could have been present for several years without the occupiers being aware of it before it was identified.

If however, there are any proposed works to the area in question, such as re-decoration or any alterations, then it would obviously be prudent to address the issue at the same time to minimise disruption and avoid further deterioration.

Instructing Client(s)



Name: Connel Financial Services

Address: 23 Milsom Street
Harborne
Birmingham
B21 2EY

Date: 17/04/2010

Reference: Amb/review

Date of Survey: 17/04/2010

Weather Condition: Overcast

Thickness of Walls: 225mm

Type of Survey: Standard non destructive

Surveyor: Bryan Campbell C.S.R.T.

Re: 24 Parkside Gardens Eastville Birmingham B23 4JH

Property Description

The property is a 3 bed semi detached house consisting of solid wall brick construction built around the 1920's.

Clients Instructions

In accordance with your E mailed instructions to inspect the above property for possible signs of dampness to all internal walls, paying particular attention to the front reception room.

Point of Reference

All our observations are taken as you are standing outside the property facing the front elevation (from the main road).

Nomenclature

The company has no affiliation, financial or otherwise connected to the client or property.

Limitations/Restrictions

The survey was limited to the areas indicated by the clients instructions.

A visual inspection of the exterior of the property was undertaken to identify any obvious defects which could be a contributory factor to any areas requiring specific attention as detailed in the client's instructions, such as faulty rainwater goods, broken/missing roof tiles, cracked brickwork or rendering or high exterior ground levels.

External Observations

The exterior of the building appeared to be in reasonable condition, however it was noted that there appeared to be insufficient sub floor ventilation to the areas indicated in the enclosed sketch plan, lack of ventilation in these areas are a significant cause of decay to the floor joists and due to this area remaining concealed this decay can go unnoticed and potentially lead to the onset of dry rot, therefore we would suggest increasing the ventilation in these areas.

Moisture profiles are the most effective non destructive method of establishing the cause of dampness in buildings, electrical resistance of the materials are measured using a conductivity meter, along with sub surface measurements, the results are recorded on a chart and the patterns analysed, and along with any other significant findings a diagnosis is reached, when the results are inconclusive we will recommend further tests, the most common being salt analysis.

Internal Observations

Moisture readings were taken at the base of all accessible load bearing wall surfaces, from these readings a moisture profile was created and analysed. All of what we would regard as 'abnormal' readings were investigated and from the evidence available to us at the time of our inspection there was evidence to suggest that rising dampness has been present in the walls indicated in the enclosed sketch plan.

Generally it is not so much rising dampness being the problem but rather the effects of rising dampness, for example if a wall has just become wet, then it is possible to simply allow the wall to dry naturally, however if the water contains ground salts (as rising dampness does), then these are deposited within the plasterwork which will draw moisture from within the environment, and it is on this principle that we have reached our conclusion and based our recommendations on.

Condensation Report

Moisture is present in the air in our homes at all times, the actual amount of moisture that can be present in the air is directly related to the ambient temperature and is measured as Relative Humidity, the warmer the air, the more moisture it can hold. When the air cannot hold any more moisture it is said to be saturated (100% RH) and the temperature at which this point will be reached and condensation will occur is known as its Dew Point.

Condensation is largely caused by the introduction of excessive moisture from within the building, usually brought about by the lifestyle of the occupants i.e. cooking, bathing, drying clothes on radiators etc. The moisture patterns associated with condensation are distinct from other forms of dampness and will have been taken into account when compiling a moisture profile of the building.

Relative Humidity Readings

Relative humidity readings were taken using a digital hygrometer in the rooms listed below to determine if high levels of moisture were present in the air which could lead to the onset of condensation.

Room	Air Temperature	Relative Humidity	Dew Point
Front reception room	23°C	45%	17°C
Rear reception room	23°C	45%	17°C
Kitchen area	19°C	65%	14°C

Conclusion

At the time of our inspection there was visible evidence of condensation which have been indicated in the enclosed sketch plan.

There are several methods available to combat the effects of condensation and we have chosen what we believe to be the most effective method and detailed it in the 'recommendations' section of the report where we have addressed the issue in further detail.

Sketch Plan

Instructing Client(s)

damp proof
course chemical
injection

vertical barrier

*

replacement
plaster

height to which
plaster is to be
removed (m):

waterproof
render (tanking)

XXXXXXXXXXXXXX

replacement
timber joists

X

V1 additional
air vent
225 x 75mm

V2 additional
air vent
225 x 150mm

V3 replacement
air vent
225 x 75mm

V4 replacement
air vent
225 x 150mm

dry rot
treatment

solid floor
replacement

Name: Connel Financial Services

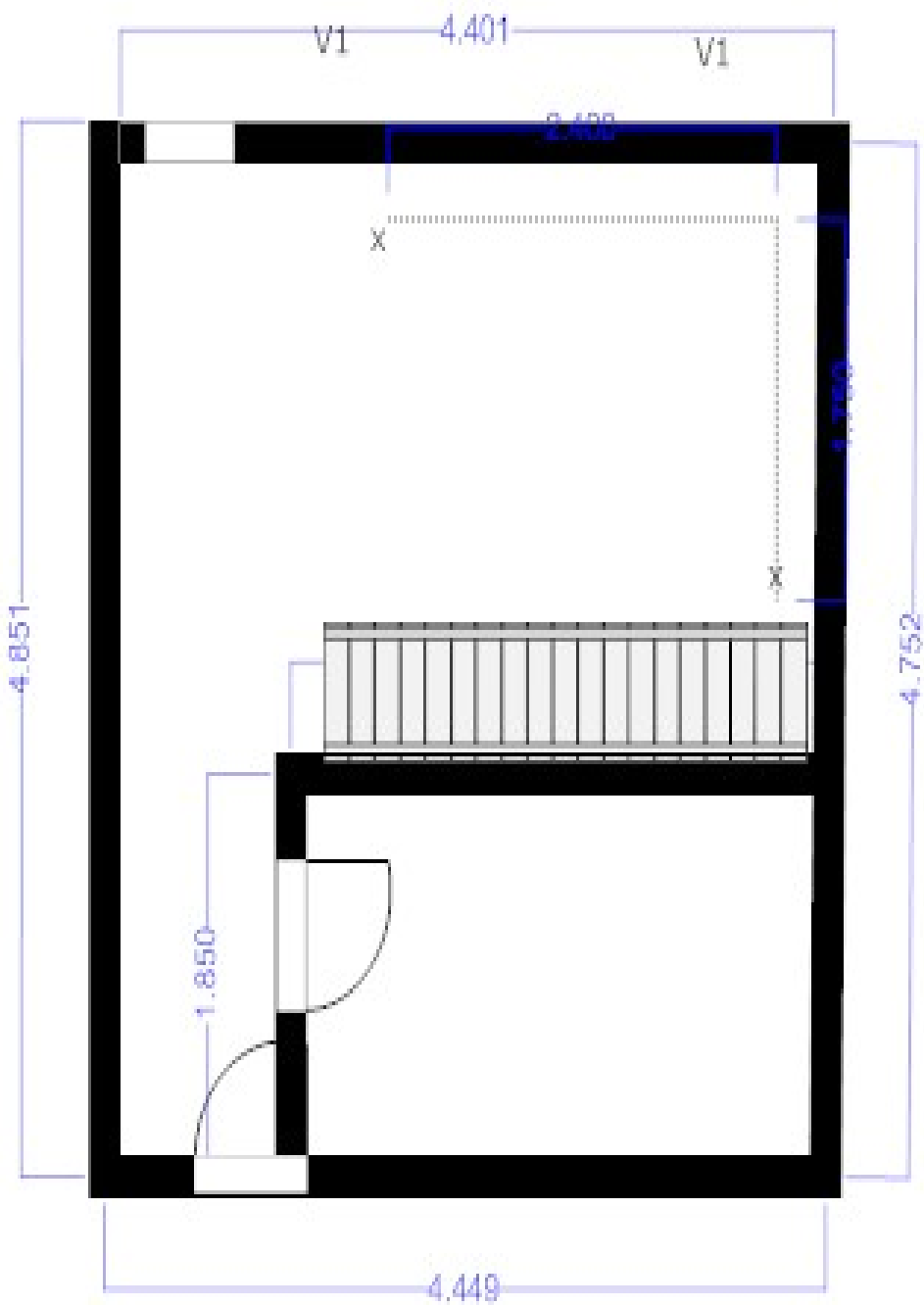
Address: 23 Milsom Street

Harborne

Birmingham

B21 2EY

Date: 17/04/2010



A detailed examination was carried out to determine the presence of any wood boring insects and/or wood rotting fungi, the results of this survey are as follows:

Observations

Roof Void

Within the roof void insulation material was present between the ceiling joists which prevented a detailed inspection of these timbers. At random points the insulation was turned back and evidence of active infestation by the Common Furniture Beetle was noted to the ceiling joists.

First floor level

At the time of our visit it was not possible to inspect the flooring timbers in this area due to the risk of damaging the floor coverings which overlaid them, we would suggest a further visit when full access is available in this area.

Ground floor level

Furniture and floor coverings restricted our inspection, however boards were raised in limited areas and timbers were viewed with the aid of a torch and mirror.

Front reception room

As mentioned access was severely restricted in this area however wood moisture readings were taken from the skirting boards which indicated an abnormally high moisture content in the front bay area, it would be prudent to inspect the sub floor timbers to assess their condition as I would suspect they will be suffering from sub floor condensation due to the lack of air vents to the front of the property.

Rear reception room

Full access was gained in this area and a detailed inspection of the sub floor timbers did not show any areas of concern, there was some evidence of infestation by the Common Furniture Beetle, however there was no proof to suggest that this was active, wood moisture readings taken in the area also suggested that an outbreak could not be sustained, in these circumstances it is our policy not to suggest any treatment.

Kitchen area

Solid floors, no inspection made.

Summary & Recommendations

Summary

Overall the property appears to be in reasonable condition and there is no evidence to suggest that there is any areas which would be of major concern, we would suggest installing additional air vents to the areas indicated in the enclosed sketch plan to increase the ventilation to the sub floor timbers and have submitted a quotation for your information, however as access was limited in several areas we strongly suggest a further visit when full access is available.

Recommendations

Item Ref.	Description
001	Install additional air vents By increasing the ventilation, this will allow for a far more efficient way in which the air is circulated in this area which will decrease the amount of moisture which can be transferred to the sub floor timbers.
002	Install retrofit DPC The survey highlighted that the existing damp proof course had failed in the areas highlighted in the enclosed sketch plan, therefore we would propose installing a new DPC in this area to prevent future outbreaks of reising dampness.

Your Quote



Your Details

Name: Connel Financial Services

Address: 23 Milsom Street
Harborne
Birmingham
B21 2EY

Quote Date: 17/04/2010

Client Ref: Amb/review

Quote Ref: Amb/review

Our Details

Surveyor: Bryan Campbell C.S.R.T.

Company: Ambient Property Solutions Ltd

Address: Unit 152
27 Colmore Row
Birmingham
B3 2EW

Telephone: 0845 434 7772

Fax: 0121 460 1027

Email: info@ambientpropertysolutions.co.uk

Message from the Surveyor

Condensation is usually caused by a combination of circumstances, and so a single factor remedy is unlikely to resolve the problem completely, the methods described will all assist in reducing the conditions where sub floor condensation can occur, however I would suggest a further discussion in which we can discuss the options or alternatives in further detail.

Item Ref.	Description	Price
001	Install additional air vents	£90.00
002	Install retrofit DPC	£230.00

IMPORTANT NOTES

All prices are subject to our terms and conditions enclosed in this report.

Total Price £320.00

Safety Precautions To Be Aware Of Before, During And After Our Proposed Works

All damp proofing and timber treatment materials present some form of hazard but we will always strive to use the least hazardous materials available for the benefit of our clients and staff. Our operatives have been trained in the use of the materials that they work with and will take the necessary precautions. The hazard posed by our activities is insignificant provided the following safety precautions are followed by all who enter a property or area where treatment has taken place.

The DO NOT's

1. DO NOT enter an area whilst treatment is taking place.
2. DO NOT smoke, use naked lights, electric fires or other similar heating appliances in the treated areas for a minimum of 8 hours after treatment. During this period ventilate the areas thoroughly.
3. DO NOT enter, eat, drink or sleep in treated rooms for at least 8 hours following treatment.
4. DO NOT allow children or pets to walk across treated floors until the timbers are dry or the floors are covered.
5. DO NOT lay floor coverings on to newly treated floors for a minimum of one week. Vinyl and foam back carpet should not be directly laid on to floors for at least four weeks following treatment if any solvent based material was used.

The DO's

1. DO warn your plumber, central heating contractor, electrician etc, of these precautions especially if a blow lamp is to be used in the vicinity of treatment.
2. DO keep fish and caged birds out of treated areas until all vapours have dispersed.
3. DO remove foodstuffs from areas of proposed treatment and do not re-introduce until 48 hours after treatment of such areas.
4. DO remove any clothing accidentally contaminated and wash affected skin and hair thoroughly.
5. DO inform us of any cavity wall insulation which you may have had installed in walls to be treated for rising damp.
6. DO inform us before treatment if you know of anybody who has a respiratory problem in your property or an attached adjoining property.

Should you have any further queries, please do not hesitate to contact our offices.

Terms & Conditions

1. This estimate is based upon the current cost of labour and materials and is subject to variation should these items be increased.
2. This estimate is based upon the assumption that our operatives will be able to complete the work contracted for during a continuous uninterrupted period. Should the client interrupt work, delay completion, or require separate stages to undertake the work, then any additional cost or loss to us would be chargeable to the client.
3. This estimate is open for acceptance for a period of three months from its issue after which time we reserve the right to adjust or withdraw.
4. We reserve to ourselves the exclusive right to make during the progress of the work, any variation in design, materials or proposals in the application of our systems, which in our opinion will improve the working of the system.
5. The client or their agent prior to the arrival of our operatives on site must clear rooms in which work shall take place of all furniture, floor coverings and effects. Any furniture floor coverings and effects remaining will be entirely at the clients risk and we cannot accept any responsibility for any accidental or unavoidable damage caused to any items remaining in the area of work.
6. In the event of party walls requiring work the client is legally bound to notify the neighbouring owners/occupiers of the intended work to the party wall and to comply with all current relevant legislation. We shall deem this to have taken place unless advised to the contrary in writing.
7. Any additional recommendations contained in our report are offered as guide and are in no way binding as a structural survey. If there is any doubt with regard to any of the reports content then consult with your own professional structural surveyor or seek further clarification prior to any contractual commitment.
8. In the event of the Building Control Officer becoming involved any deviation or additional work which he may require could result in a variation of the estimate.
9. Should any unforeseen problems or circumstances arise during the course of our work we reserve the right to cease to proceed until such time as appropriate further arrangements are made and agreed.
10. Whilst all reasonable care will be taken there is a slight risk of discolouration to ceilings etc. following timber treatments and no responsibility can be accepted should this occur.
11. Where wall construction is not visible our estimate is based upon the assumption that the wall is conventional solid brickwork. Other methods of construction could result in the adjustment or withdrawal of our estimate.
12. We will not be responsible for failure to report upon the state or condition of any timber or wall surface which is covered up or inaccessible to us at the time of our inspection. In premises which are occupied or where floor coverings are present at the time of our inspection our report should not be regarded as conclusive proof that the full extent of any decay, infestation or rising damp has been established. Where a survey has been limited in any way, any estimate provided should not be relied upon for the negotiation of a sale or purchase price of a property.
13. In the absence of any special arrangement for payment between the company and the client, invoices will be rendered upon completion of the work and are payable either immediately to our operatives or within seven days.
14. When applicable no guarantee will be issued until such time as our account has been paid in full and all cheques cleared. Any additional banking charges incurred by us due to dishonoured cheques will be chargeable to the client, together with an administration cost.
15. Any account that is not paid in full in accordance with our terms will attract interest at 4% above the current base rate on the outstanding balance.
16. A cancellation charge of 5% of the contract value will be made if a job has been booked to commence and is delayed, postponed or cancelled by the client within 48 hours of the commencement date.