



**Ian Gibson**  
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OUR REF: IG/ML/2003/02

4<sup>th</sup> May 2020

Mr Aaron Holmes  
26 Frostoms Road  
Workington  
Cumbria  
CA14 3UR

Dear Mr Holmes

**RE: DAMPNESS & TIMBER INSPECTION – 9 OAKBANK, WHITEHAVEN, CUMBRIA**

Thank you for your telephone instructions to carry out a survey and report for:-

Dampness and Timber Treatments at the above property on 6<sup>th</sup> March 2020

Our survey report and quotation for the works recommended is enclosed, which was carried out on Thursday 12<sup>th</sup> March 2020.

The survey has been carried out in accordance with the guidelines of the Property Care Association. Please note the limitations that were encountered during our inspection.

If we have not interpreted your instructions correctly or you require further information, please do not hesitate to contact our Surveyor, who will be more than happy to discuss our findings with you.

Yours Faithfully

IAN GIBSON C.S.R.T  
C.S.S.W

enc



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## SURVEY REPORT

ENQUIRY REF: 2003/02 DATE: 04/05/2020

CLIENT: Mr Aaron Holmes

ADDRESS: 26 Frostrams Road  
Workington  
Cumbria  
CA14 3UR

PROPERTY (if different address):

9 OAKBANK  
WHITEHAVEN  
CUMBRIA  
CA28 6HY

DATE OF SURVEY: 12/03/2020 SURVEYOR: Ian Gibson

PROPERTY DESCRIPTION: LOWER GROUND FLOOR FLAT AND BASEMENT

CONSTRUCTION: SOLID WALL CONSTRUCTION

Directions are as if facing elevation front unless otherwise stated

Thank you for inviting our Company to Survey, Report and Quote for Dampness and Timber Treatments at the above property.

Our observations and recommendations are as follows:

At the time of our inspection the weather was overcast.

The property was unfurnished and unoccupied.

This report is for the benefit of the addressee, we can accept no responsibility for our survey, or this report to any other parties. On no account must it be duplicated or copied in whole or part without the expressed written permission of Ian Gibson Associates (Cumbria) Ltd.

**EXTENT OF SURVEY:** WALL FOR DAMPNESS  
TIMBERS FOR INFESTATION AND DECAY

### DAMPNESS SURVEY REPORT

Our dampness inspection was carried out with the aid of an Electrical Moisture Meter to the exposed decorated plaster surfaces that were accessible to our Surveyor.

**GROUND FLOOR LEVEL: -**

- 1) FRONT ROOM
- 2) REAR ROOM
- 3) BACK ADDITION ROOM LEFT
- 4) HALL

**OBSERVATIONS:**

Penetrating dampness was apparent to Area 3 due to the wall thickness.

Low levels of dampness were recorded elsewhere due to dampness penetrating through the wall structure. This was not excessive. External defective pointing was noted.

We feel that if these areas are upgraded the level of moisture will be reduced.

**RECOMMENDATIONS:**

- Cut back and renew external render
- Point up around the external windows
- General upgrading of the rain water goods
- External pointing and repainting works

*All these works – BY OTHERS*

**BASEMENT WALLS:**

- 5) FRONT ROOM
- 6) REAR ROOM
- 7) HALL
- 8) UNDER-STAIRS AREA

**OBSERVATIONS:**

Penetrating dampness was noted to the front wall and abutting internal walls of Areas 5 and 7 (see attached sketch).

Penetrating dampness was also noted to Areas 6 and 8 due to the high external ground levels and the defects previously listed.

**RECOMMENDATIONS:**

The installation of a cavity mesh damp proofing membrane or a waterproofing system as detailed on the attached sketch will protect against penetrating dampness and allow the walls to dry out over a 2 year period.

Our quotation is attached for both systems.

A full Specification of Works can be provided once the system has been agreed. The floor slab should be replaced – *BY OTHERS*

**TIMBER SURVEY REPORT****GENERALLY:**

External joinery timbers, which are subject to normal weathering, are not included within our inspection unless specifically requested or detailed.

**GROUND FLOOR LEVEL:**

- 1) ROOM REAR LEFT  
UNDERSIDE OF THE 1<sup>ST</sup> FLOOR AREA (OWNED BY OTHERS)

**OBSERVATIONS:**

Decay by the Wet Rot Fungus ( *Coniophora puteana* ) was noted to the joist ends built into the external walls. (These were currently being supported by an acrow prop).

**RECOMMENDATIONS:**

- 1) Support, cut back and bolt on new joist ends to this area. A further inspection will be required to the floorboards and skirting boards
  - 2) Hack off render to the walls full height, full width
  - 3) Wet Rot treatments to the walls and replacement timbers
  - 4) Any additional works discovered at 1<sup>st</sup> floor level will be subject to an additional quotation
- 2) FRONT ROOM
  - 3) REAR ROOM
  - 4) HALL

**OBSERVATIONS:**

The underside of Area 2 had been exposed by the removal of the ceiling area.

Decay by the Wet Rot Fungus ( *Coniophora puteana* ) was noted to the underside of the floor joists due to the flooding from a leak. This had entered this flat at a higher level, bringing about an attack by the Wet Rot fungus affecting the joists and boards.

The ceiling to Area 3 was still in place and will be required to be removed before any observations and recommendations can be made.

**RECOMMENDATIONS:**

- 1) Wet rot treatments and renewals to the areas indicated on the attached sketch.

*Other areas will be subject to an additional report.*

**GENERALLY:**

It will be seen from our specification that we have included for hacking off existing plaster. In hacking off plaster it is not unusual for dust to find its way to the remotest parts of the property. We will take the precaution to minimise this nuisance wherever practical within the immediate area of work, but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. If requested our Technicians will be pleased to provide you with polythene sheeting with our compliments. We regret that we can take no responsibility for cleaning or for any damage caused by dust.

Where our survey was restricted our examination and findings are necessarily curtailed. We will be pleased to carry out another inspection when notified by you that full access is available. A supplementary report could then be submitted together with a covering specification and quotation if applicable.

Our inspection is based upon a close but intimate examination of the areas specified. Inevitably there will be timbers, which could not be inspected fully or at all without opening up. We have, so far as possible inspected accessible exposed

surfaces available to us. Our recommendations are therefore subject to the qualification that necessary works may be required once the fabric of the building or a particular element is exposed. This applies particularly to Dry Rot. Should you require a full exploratory examination, we would be pleased to quote for it. However, should you proceed on the present basis, we shall advise you of any other infestation or fungal infection we discover during execution of our works and advise / quote accordingly.

Electrical Items: - Unless otherwise detailed, we have not allowed for any electrical works within our contract. Any exposed cables not "Capped" when plaster is removed should be protected prior to the reinstatement of the plaster.

Please note this also applies to any BT Telephone cables, internet cables etc.

We are unable to take responsibility for any cables or wiring that are not visible.

*Please let us know if you require the services of an approved Electrician.*

Plumbing Items (Radiators / Pipework etc.): - Unless otherwise stated we have not included for any plumbing, heating or gas works in our quotation. *We can arrange for this to be carried out at an additional cost.*

Upon completion of the contract our Guarantee will be issued, offering you peace of mind, by protecting your property for the future.

For your added security and for the benefit of subsequent owners of the property, we have included in this Quotation, the benefits of the Guarantee Protection Insurance Limited Insurance.

For a single premium per Guarantee (one for wood treatments ie: woodworm and fungal decay and one for rising dampness treatments, or wall tie replacement), your guarantee will be honoured by the Guarantee Protection Insurance Limited for a period of 10 years, following completion of the work in the unlikely event of our Company ceasing to trade in that period.

Our Quotation is issued subject to it being accepted in writing within a period of 28 days, with the work proceeding within three months of acceptance.

Please complete the enclosed ACCEPTANCE OF QUOTATION (PINK copy) and return to this office, along with a 35% DEPOSIT, whereupon mutually convenient work dates can be arranged.

The Surveyor who has been dealing with this property is Mr Ian Gibson, who can be contacted on Telephone No: 07740 719409 outwith office hours.

