

Ref No: DB/0821/10018

Date: 17th August 2021

Report To: Westgate Estate Agents
49 Byres Road
Glasgow
G11 5RG

Property Address: 239 Kingsacre Road
Glasgow
G73 2EN

Dear Mr McGlone,

Following instructions, an inspection to the above property address regarding dampness to lower walls was carried out on the 10th August 2021 and our observations are set out overleaf.

All designated areas are detailed as facing the front elevation of the property from the outside.

Our inspection was carried out as per your specific instructions. If there appears to be any omissions or if you believe that we may have misinterpreted your survey instructions, please inform us immediately.

Should you feel anything in the following report is unclear or you require any additional information, please do not hesitate to contact our office or Surveyor direct on **07960 169185** or email at **atds1@btconnect.com**.

To confirm acceptance of the enclosed estimate, please complete details on the acceptance form located to the rear of this report and return to our office. Acceptance can also be confirmed in the first instance by telephone. We will attempt to have Specialist repairs carried out to the preferred dates of the client. In addition, we respectfully request the client to carefully read our enclosed checklist and sign accordingly. This should be returned with any signed acceptance of quotations.

No allowance has been made in our enclosed estimate for any other works or treatments other than those detailed under Recommendations in this report or for disturbance/reinstatement to decoration i.e. tiles, wallpaper, paintwork, carpets, cornices etc.

Please note, should our estimate for the detailed repairs be accepted, we will require the removal of all furnishings, floor coverings and where applicable heating/plumbing goods to the areas subject to repairs, treatment and disturbance prior to our arrival on site.

Excessively high moisture meter readings indicative of rising dampness were obtained to the walls detailed on the enclosed drawing by the broken red line. We recommend the insertion of a new chemical damp proof course to these walls with the subsequent re-plastering/Newlath application one metre high where detailed.

RECOMMENDATIONS

Our tradesmen to carry out the undernoted:

1.
Remove skirtings as required and set aside for refitting. Skirtings are left in situ where possible.
2.
Strip detailed wallplaster up to heights indicated on the enclosed drawing.
3.
Drill and inject a chemical damp proof course to denoted walls with vertical isolations where detailed.
4.
Apply Newlath to indicated exposed wall surfaces and secure.
5.
Cover Newlath with gyproc and plaster skim finish to match.
6.
Refit existing skirtings.
7.
Clear all resultant debris and discard.

We require the removal of the wet wall to the bathroom prior to our arrival on site.

Please note, we were unable to gain access to flooring timbers at the time of our inspection.

We would stress at this stage that the inspected areas of the property had fitted floor coverings and furniture at the time of our survey and this severely restricted our inspection.

Our report is based upon the evidence clearly visible at the time of our survey and without disruption to decoration, plasterwork, furnishings and fitted floor coverings.

Whilst we have been as thorough as possible during our inspection, we cannot guarantee that inaccessible, hidden or concealed timbers obscured by furnishings are free of decay or defect.

External timberwork exposed to normal weathering was not included in our inspection.

CLIENTS RESPONSIBILITIES/REPAIRS

- A. A minimum 13 amp electricity supply, together with normal lighting facility is to be made available.

- B. Whilst we will enclose the affected areas with polythene where possible, we respectfully suggest the client also protects furnishings etc. elsewhere to the property.
We cannot accept responsibility for any damage as a result of escaped dust.

SAFE CONTRACTOR APPROVED

Alliance Timber & Damp Specialists Ltd have obtained Safe Contractor Accreditation (TK6858) assuring our clients all works carried out by our Company meet all current Health & Safety standards and are fully insured with regards public liability. All works will carry full risk assessment.

30 YEAR GUARANTEE

Our Company Guarantee Certificate will be issued upon the invoice being settled with cleared funds and will remain valid for a period of 30(Thirty) years.

ADDITIONAL GUARANTEE PROTECTION

As Alliance Timber & Damp Specialists Ltd. is Approved Specialists, we can offer a further **protected guarantee**. A separate cost of £395 + VAT would be payable with the invoice. Please inform our office should you wish to undertake this added guarantee protection.

Yours sincerely

D Brown

David Brown

Surveyor

ALLIANCE.

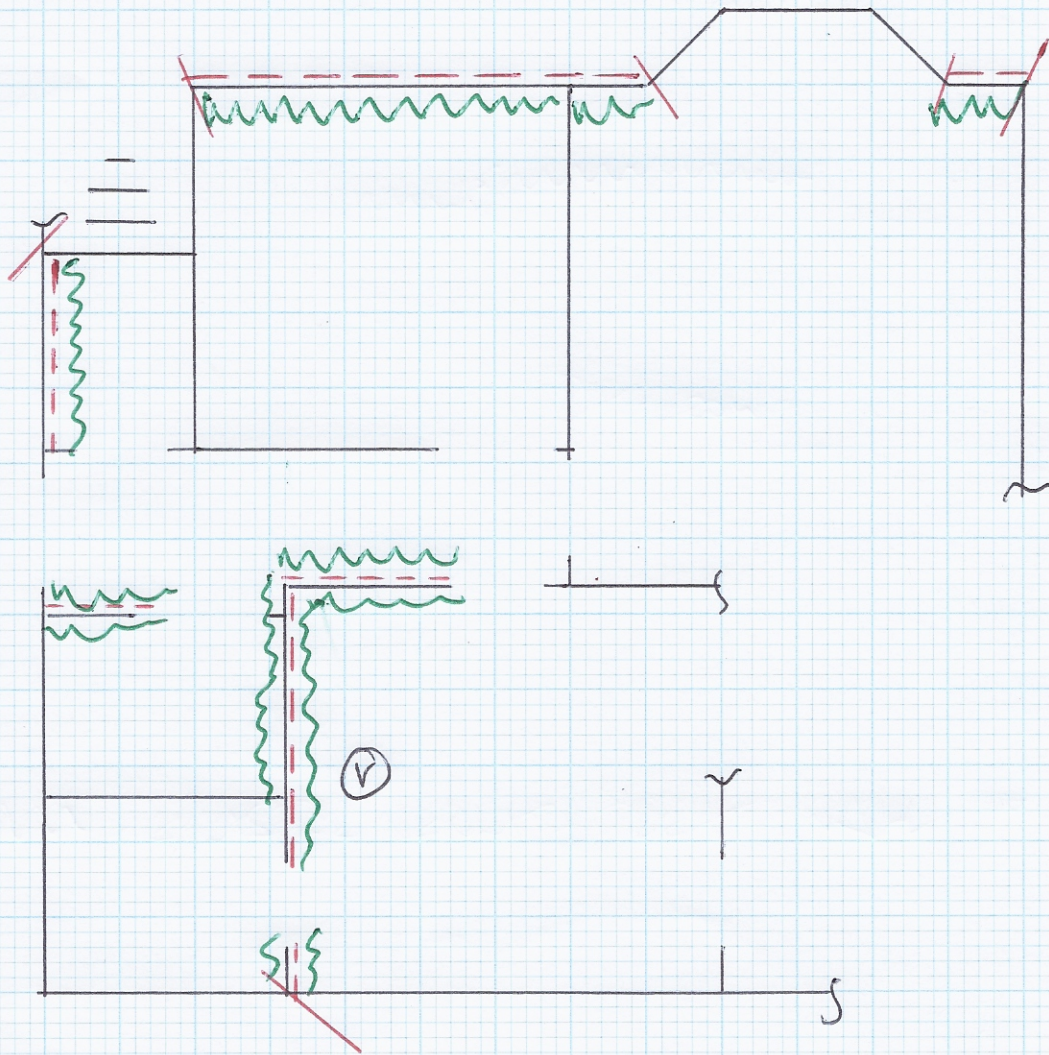
239 KINGSLEY ROAD, RUTHERGLEN.

----- DAMP PROOF COURSE

——— VERTICAL DPC.

~~~~~ RE PLASTER/NEW LATH IM HIGH.

(V) FIT NEW VENT



**ACCEPTANCE OF QUOTATION**

**Reference Number and Date:-** DB/0821/10018 17<sup>th</sup> August 2021

**Customer's Name and Address:-** .....  
.....  
.....  
.....

**Inspected Property Address:-** 239 Kingsacre Road  
Glasgow  
G73 2EN

**Quotation For Recommended Treatments:-** £4,600 + VAT

I accept your offer for carrying out the work detailed in the attached report at the price quoted and I instruct you to proceed. I have read and agree with the conditions below.

In the course of carrying out the detailed repairs, should further repairs be found be necessary, I understand that this should be subject to a further quotation and contract, to be prepared for my consideration.

I understand that full payment is due within seven (7) days of invoice date.

I accept responsibilities for ensuring that all electrical circuits and installations within the treatment area are safe and in good order prior to the commencement of this contract.

I understand that any structural defects referred to in this report as being a contributory cause of the outbreak of insect and/or fungal attack or which may become apparent during the course of the repairs will be remedied. I will maintain the building in a sound and weatherproof condition during the period covered by the Guarantee.

**Print Name**.....

**Signature**.....

**Date**.....**Telephone Number**.....

**Email Address**.....