

# P & P Property Preservation

Trading name Vanguard Building & Construction Ltd

14 Ducketts Mead, Canewdon, Essex SS4 3QS

T: 01702 294044 E: ppproperty@aol.com

## **SURVEY NO:35898**

**CLIENT** Sharon Mcgee  
**PROPERTY** 45 Elm Grove, Thorpe Bay Essex  
**SURVEYED BY** Peter Lunn  
**DATE** 17<sup>th</sup> March 2021

Our surveyor has now completed his inspection for Common Furniture beetle to the above property and the following has been noted –  
**RECOMMENDATIONS**

To replace existing airvents – See Quotation B

At the clients request we enclose a separate quotation for Remedial treatment to the remaining areas.

### **EXTENT OF REMEDIAL TREATMENT – QUOTATION A**

- a Hall – unable to inspect  
Full chemical treatment to floorboards and joists
- b Front reception room – unable to inspect  
Full chemical treatment to floorboards and joists
- c Rear reception room – unable to inspect  
Full chemical treatment to floorboards and joists
- d Kitchen – solid floor
- e Understairs cupboard all painted – old boreholes  
Full chemical treatment to floorboards and joists
- f Stairs – unable to inspect  
Full chemical treatment to floorboards and joists

- g      Landing  
Full chemical treatment to floorboards and joists*
- h      Bathroom/wc ground floor - tiled*
- l      Bedroom 1,2 & 3 – unable to inspect  
Full chemical treatment to floorboards and joists*
- j      Loft at front – old bore holes  
Full chemical treatment to all accessible areas*

**ANCILLARY WORKS TO BE CARRIED OUT BY THE CLIENT**

- 1.      Provide a supply of electricity and water*
- 2.      Remove all furniture and floor coverings  
**Please note** - Hard board and ply board lining must  
also be removed to allow full treatment.*
- 3.      Loft - Remove insulation materials prior to  
treatment commencing, if we have not been  
instructed to do this work.*

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Sharon Mcgee

17<sup>th</sup> March 2021

[sharonmcgee@sky.com](mailto:sharonmcgee@sky.com)

35898

## QUOTATION

**Re: 45 Elm Grove, Thorpe Bay SS1 3EY**

QUOTATION A -	REMEDIAL TREATMENT	580.00
QUOTATION B -	REPLACE EXISTING AIRVENTS	155.00

**Please note.** In the event that **parking permits** are required whilst works are being carried out, this will incur additional costs

(All prices are subject to VAT)

## 20 YEAR GUARANTEE COVER TIMBERTREATMENT

Terms 40% deposit with order. balance to be paid within 7 days of receipt of our invoice. Make the cheque payable to P & P Property Preservation and send to the above address

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## ACCEPTANCE OF QUOTATION

**Re:**

QUOTATION A -	REMEDIAL TREATMENT	580.00
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Your estimate is accepted in accordance With the conditions overleaf.

Signed: \_\_\_\_\_

Printed \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

## CONDITIONS OF CONTRACT - TIMBER

- A. Estimates and reports submitted and provision of goods and services are subject to the following conditions: -  
Estimates and reports are open for acceptance for 21 days from the date of the Estimate and Report after which we reserve the right to withdraw or modify the same.
- B. **GUARANTEE.** Subject to the provisions of these Conditions we will procure that **P & P PROPERTY PRESERVATION** will issue a guarantee ("the guarantee") in its standard form for the number of years referred to on our Estimate and Report from the date of completion of the treatment in the above property. The Guarantee will state that in the event of recurring or continuation of infestation by wood boring insects or attack by wood rotting fungi in any of the timbers treated against such insects of fungi respectively by us, **P & P PROPERTY PRESERVATION** will upon production of the guarantee. Estimate and Report inspect these infected areas at a mutually convenient time after receipt of the re-inspection fee., and if necessary, retreat them without further charge, and refund inspection fee. **Please note** that a re-inspection fee applies after 1 year of Guarantee being issued
- C. The Guarantee will not apply to:
1. Any treatments which are quoted in the Estimate as not guaranteed;
  2. Any gates and fences;
  3. Any items of furniture, or easily moveable article constructed of timber;
  4. Any plywood or painted timber; and
  5. Any parts of the guaranteed area which are repaired, altered or added to after completion of the guaranteed treatment unless **P & P Property Preservation** is informed in writing before the repairs, alterations or additions are commenced and any supplementary which may be deemed necessary by **P & P Property Preservation** as a result of such repairs, alterations, or additions is carried out by us with the approval of **P & P Property Preservation** and paid for on the basis of charges ruling at the time of such supplementary treatment.
- D. Any claim under the Guarantee to re-treatment will be conditional upon:-
1. the satisfactory execution immediately after treatment of any structural or other alteration and work recommended by us;
  2. the care and proper maintenance at all times of all water systems and other services in the property; and
  3. all reasonable precautions being taken to protect the property from dampness at all times, both internally and externally.
- E. Should the property covered by the Guarantee be sold, **P & P Property Preservation** are prepared to transfer the Guarantee to the purchaser, who will then be entitled to the remaining period of the Guarantee. Transfer fee will be chargeable
- F. No claims or complaints can be entertained unless received by us in writing within 14 days of completion of works, unless made under and pursuant to the terms of the Guarantee.
- G. We will not be responsible for damage to decoration, plaster, cable T.V phone etc., although all reasonable precautions will taken not to cause damage.
- H. Floor coverings should not be re-laid for approximately 10 days after completion of works. We will not be responsible for any floor covering which are re-laid after treatments.
- I. All furniture and floor coverings must be removed by the customer before treatments are carried out and if our operatives move any floor coverings or furniture this will be chargeable. We will not responsible for any damage to floor furniture or floor coverings.
- J. Where we are called upon to work in a roof space which is structurally unsound or in a weakened condition, we will not be responsible for any damage to the ceiling structure.
- K. Neither we nor our servants and agents shall incur or be under any liability whatsoever in respect of this Estimate and Report or any part thereof.
- L. Nothing in these conditions affects or will affect our liability for death and personal injury caused through our negligence or that of any person for whom we are responsible, or affect or will affect the statutory rights of a consumer pursuant to a consumer transaction (all as defined in the Consumer Transactions (restrictions on statements) Order 1976 as amended).
- M. Floorboards: Where we are to take up and relay new floorboards although reasonable care will be taken, some brittle or weakened floorboards may be broken. Any new boards and/or joists required will be supplied and fixed at our current cost for time and materials.
- N. Ceilings: The construction or condition of ceilings may occasionally lead to some staining by the preservative on the lower surface. Any possible redecoration does not form part of our services and is not covered by this Estimate.
- O. The Estimate and Report is based on the assumption that our operatives will be enabled to complete the work contracted for during a continuous period, without break. Should the customer interrupt the work or delay completion, any loss to us due to additional cost of operatives' time, travelling expenses, etc., will be chargeable to the client.
- P. Remedial advice and recommendations as of treatment contained in Estimates and Reports by us are intended for the exclusive use of the customer and we will not accept liability for any claims whatsoever nature arising out of the use by other parties of such advice or recommendations
- Q. The biology of insects and fungi is such that infestation of attacks may be present in early stages of development which present no visible or other perceptible evidence. More over it is always possible that evidence may have been concealed during the survey by paintwork, floor coverings, bulky furniture, etc., or have been in accessible timbers. We cannot accept responsibility for failure to report on such attack of which there is not visible evidence at the time of inspection.
- R. This Estimate and Reports based on our findings at the time of inspection and should further treatment be found necessary, this will be chargeable at our then current rates for time and materials.
- S. Foam back carpets and vinyl floor coverings must not be laid on treated areas.
- T. **Payment Terms:** Invoices will be rendered on completion of the work and are payable within 7 days from the date of the invoice, unless otherwise arranged with us prior to commencement of works. If payment is not received within 7 days, interest will be charged at the rate of 5% for the time being, after as well as before any judgement. We will procure the issue of the Guarantee by **P & P Property Preservation** when (1) the works are completed; (2) we have received payment in full.
- U. The customer will be personally responsible for payment of the amount due to us. Our Estimate and Report shall be deemed to be accepted whether signed by the customer or some other person acting on his behalf, or where the customer or his agents conducts himself in such manner as to indicate acceptance.

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**SURVEY NO: 35898**

**CLIENT** Sharon McGee  
**PROPERTY** 45 Elm Grove, Thorpe Bay Essex  
**SURVEYED BY** Peter Lunn  
**DATE** 17<sup>th</sup> March 2021

*As requested and in accordance with your instructions an inspection has been carried out to the specified areas of the above property for the purpose of investigating dampness for which we are able to report as follows –*

*Must maintain gap to patio at the rear.*

*Ground levels along the flank wall drive are high.*

*Recommend forming trench and filling with pea shingle – See Quotation E*

*A high moisture content was noted in the areas tested and shown for treatment in our enclosed sketch drawing. Visual observations and moisture profiles obtained suggest that sources of dampness are as follows-*

## **OBSERVATIONS EXTERNAL**

<i>Roof</i>	<i>Requires checking over</i>
<i>Ground levels</i>	<i>Slightly high in places, should be 6" below dpc.</i>
<i>Rainwater fittings</i>	<i>Require checking over</i>

### **OBSERVATIONS INTERNAL**

*Rising damp was noted to areas marked on the attached plan in red.*

### **RECOMMENDATIONS EXTERNAL**

*Ground levels - Must be reduced to 6" below the DPC*

### **RECOMMENDATIONS INTERNAL**

***Interior plaster/render work:*** *Hack off plaster/render back to brickwork and replace to 3' high where shown in Blue on the attached sketch plan.*

*Treat areas marked in red on plan for rising damp.*

*Ideally re-plastering should be delayed for as long as possible to allow soluble salts to move from the brickwork into the old plaster.*

***CARLITE BROWNING (BONDING & HARDWALL) PLASTER MUST NOT BE USED***

#### ***Decoration***

*Please note that after walls have been hacked off and render/plastered they dry from the inside out (approximately 1" per month) and will not be fully dry for 6-9 months. In the event that the walls are painted prior to this time we will not be held responsible for any blistering of paint caused by the render/plaster still being wet.*

**SPECIFICATION FOR THE INSTALLATION OF DAMP COURSE & REPLASTERING**

Areas            *As shown on the attached sketch plan.*

1.     *Hack off plaster/render to a maximum of 3' high*
2.     *Drill for and pressure inject Silicone Injection fluid at 4" centres as near as possible to the internal floor or 6" above the external ground level.*
3.     *Re-plastering wall to the proper specification incorporating waterproofing damp additive. Maximum 1/2" thickness allowed, above this will be chargeable.*
4.     *Drill holes to be filled to the exterior only, with plug or cement at the Company's discretion.*
5.     *During installation of the Damp Course, skirting will be removed and maybe damaged during removal. It is the clients responsibility to arrange re - instatement of skirting and any fittings removed unless otherwise stated.*

**ANCILLARY WORKS TO BE CARRIED OUT BY THE CLIENT**

- 1       *Provide a supply of water and electricity.*
- 2       *Remove and re-fix all fixtures, fittings, floor covering, hardboard and ply board lining from the areas to be treated unless otherwise stated*
- 3       *Attend to all recommendations.*
- 4       *All waste will be bagged and left on site. It is the clients responsibility to arrange for disposal unless otherwise arranged or quoted for.*



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## QUOTATION

**RE: 45 Elm Grove, Thorpe Bay Essex**

QUOTATION A - CHEMICAL INJECTION DAMP COURSE	145.00
QUOTATION B - HACKING OFF AND REPLASTERING	265.00
QUOTATION C - REMOVE WASTE FROM SITE	30.00
QUOTATION D - REMOVE/REFIT SKIRTING	90.00
QUOTATION E - REDUCE GROUND LEVELS WHERE STATED	425.00

*In the event that skirting has to be replaced with new, this will incur an additional charge.*

*Please note, When works have been completed every effort will be made to clean up however especially in occupied properties, this is normally limited to a builders clean. When hacking off back to brickwork etc a lot of dust is created which can take days to settle.*

**Please note.** *In the event that parking permits are required whilst works are being carried out, this will incur additional costs.*

*(All prices are subject to VAT)*

### 20 YEAR GUARANTEE COVER DPC TREATMENT

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Signed: \_\_\_\_\_

Printed \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

## CONDITIONS OF CONTRACT -DAMP

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- B. **GUARANTEE.** Subject to the provisions of these Conditions we will procure that **P & P PROPERTY PRESERVATION** will issue a guarantee ("the guarantee") in its standard form for the number for the number of years referred to on our Estimate and Report from the date of completion of the treatment in the above property. The Guarantee will state that in the event of recurring damp or continuation of damp in any of the premises treated against such damp by us **P & P Property Preservation** upon production of the guarantee. Estimate and Report inspect these damp areas at a mutually convenient time after receipt of the re-inspection fee., and if necessary, retreat them without further charge, and refund inspection fee. **Please note** that a re-inspection fee applies after 1 year of Guarantee being issued
- C. The Guarantee will **NOT** apply to:
1. Any treatments which are quoted in the Estimate as not guaranteed;
  2. Any remedial works of any sort or description occasioned by faulty plaster  
Any parts of the guaranteed area which are repaired, altered or added to after completion of the guaranteed treatment unless **P & P PROPERTY PRESERVATION** is informed in writing before the repairs, alterations or additions are commenced and any supplementary treatment which may be deemed necessary by **P & P PROPERTY PRESERVATION** as a result of such repairs, alterations or additions are carried out by us with the approval of **P & P PROPERTY PRESERVATION** and paid for on the basis of charges ruling at the time of such supplementary treatment.
- D Any claim under the Guarantee to re-treatment will be conditional upon:-
- 1 the satisfactory execution immediately after treatment of any structural or other alteration and work recommended by us **P & P PROPERTY PRESERVATION** to eliminate excess damp or rainwater incursions to the property treated.
  - 2 the care and proper maintenance at all times of all water systems and other services in the property; and
  - 3 all reasonable precautions being taken to protect the property from dampness at all times, both internally and externally.
  - 4 Compliance by the customer with our hacking off and re-plastering specification.
- E Should the property covered by the Guarantee be sold, **P & P Property Preservation** are prepared to transfer the Guarantee to the purchaser, who will then be entitled to the remaining period of the Guarantee. Transfer fee will be chargeable
- F No claims or complaints can be entertained unless received by us in writing within 14 days of completion of works, unless made under and pursuant to the terms of the Guarantee.
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- I Neither we nor our servants and agents shall incur or be under any liability whatsoever in respect of this Estimate and Report or any part thereof.
- J Nothing in these conditions affects or will affect our liability for death and personal injury caused through our negligence or that of any person for whom we are responsible, or affect or will affect the statutory rights of a consumer pursuant to a consumer transaction (all as defined in the Consumer Transactions (restrictions on statements) Order 1976 as amended).
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# **P & P Property Preservation**

## **Data sheet**

### **SOURCES OF MOISTURE**

#### **RISING DAMP**

- 1 Even where a damp course exists patches of rising damp may appear, due to local failure or bridging of the damp course. Common forms of bridging are soil over damp proof course or concrete paths/pavements constructed against the wall above the dpc level.
- 2 If rising damp is not blocked by a damp course it can continue to rise until it reaches a height at which the capillary force is balanced by the gravitational force tending to pull it down. This capillary rise may extend 1-10 feet.  
In practice evaporation of water from the inner and outer surfaces of the walls tends to reduce the height at which the water will reach to about 18 inches above skirting level.  
The solution is the installation of a damp course to effectively block the capillaries and to stop the damp from rising.

#### **HYGROSCOPIC SALTS**

Persistent rising dampness carries from the soil chlorides, nitrates and other salts which are deposited on the face of the plaster as the water evaporates. Such salts are hygroscopic with the effect that the face of the wall becomes damp during periods of atmospheric humidity, even after the rising damp has been arrested.

#### **REPLASTERING**

In persistent cases it will be necessary to remove the contaminated plaster at the time of damp course installation and replace.

Carlite Browning must not be used at any time.

Replastering by its very nature is not a clean job therefore some disturbance must be expected.

Carpets and floor coverings must be removed and floors covered properly.

When removing plaster this does create dust which can find its way into other parts of the property.

It is therefore essential that all furniture, curtains and other goods are adequately covered by the client before works commence. This work is not allowed for by us and it is not the Company's responsibility to ensure that this work is done.

#### **DRYING OUT TIME**

Damp builds up in brickwork for many years before becoming apparent and it therefore follows that the drying out time will not be immediate. As a general guide 230mm (9") brickwork will take 1" per month to dry out and it can sometimes take 6 weeks for the Silicone to cure before drying out can commence. A 230mm (9") wall can therefore take 12 months to dry out. The drying out is dependent on the Client ensuring all external means of water penetration is remedied i.e. leaking gutters, rainfall and humidity can also prolong the drying out process.

#### **REDECORATION**

Impervious coating such as vinyl paint or wallpaper should not be used. Redecoration should be delayed as long as possible but in the short term a water based emulsion paint can be used.

Please note that if water based emulsion paint is used too soon it can cause blistering of paint and plaster.

As a guide where new plaster is concerned papering the walls should be delayed for 12 months. Water based emulsion paint allows the walls to breathe during the drying out process.

# **P & P Property Preservation**

## **Data sheet -**

### **WOODWORM**

#### **THE PROBLEM OF WOODWORM**

The term woodworm is commonly used to describe wood boring beetles. Effective treatment requires expert diagnosis of the problem. Below are some of the more common insects.

#### **COMMON FURNITURE BEETLE**

About 75% of all woodworm damage – attacks hard and soft woods. Flight hole approx 1.5mm in diameter.

#### **DEATH WATCH BEETLE**

Particularly damaging in old buildings where hard wood has incurred previous infection. Flight hole approx 3mm in diameter.

#### **HOUSE LONGHORN BEETLE**

Causes rapid and severe damage in softwoods mainly in London and Home Counties. Oval flight holes up to 10mm x 6mm.

#### **WOOD BORING WEEVIL**

Usually associated with wood decayed by fungus leaving flight holes of ragged appearance approx 1mm in diameter.

#### **THE PROBLEM OF WOOD ROT**

The cellulose in timber provides food for a number of wood rotting fungi. As they feed the structure of the wood deteriorates until it becomes brittle and useless. It is important to treat the problem as soon as possible according to the type of fungus involved.

#### **DRY ROT**

True dry rot fungus is the most rapidly spreading and serious form of attack on timber. It requires a moisture content in wood 20-25% and in conditions of poor ventilation can spread its fine greyish threads many feet in just a few months. Attacks are often concealed behind brickwork and plaster becoming well established before visible evidence appears. Attacked wood becomes discoloured and brittle and as it dries out eventually crumbles into dry brittle blocks.

#### **WET ROT**

There are several species of wet rot fungus but all require a moisture content in wood of between 40-60%. Removal of the dampness will stop all further fungal growth and since it does not usually spread over bricks or plaster it is much easier to control than Dry Rot. However since a 20-25% moisture levels, wood is vulnerable to Dry Rot fungi. Fungicidal treatment is an essential safeguard.