



Unit 4 Concorde House  
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Isle of Man IM8 2ER  
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7<sup>th</sup> March 2016

Reference: SA - Enquiry No: 26E/6311

Port St Mary Commissioners  
Commissioners Office  
Town Hall  
Port St Mary  
Isle of Man  
IM9 5DA

Dear Mr Brown,

**Re: MANXONIA HOUSE BAYVIEW ROAD PORT ST MARY ISLE OF MAN IM9 5AE**

Following our survey of the above-mentioned property on the 2<sup>nd</sup> March 2016, please find enclosed our detailed Survey Report.

The Survey Report has been divided into convenient sections so that you can easily find details of the survey, and other necessary information.

I will contact you shortly in case there are any points you wish to discuss. In the meantime, you can contact me on 816969 by fax on 815985 or e mail [abbey@manx.net](mailto:abbey@manx.net).

As soon as your signed acceptance has been received, arrangements will be made to carry out the work.

Yours sincerely,

Sam Atkin  
Surveyor



Directors: G Pinclard - E Pinclard

Incorporated in the Isle of Man Number: 092104C -- V.A.T. Registration Number: 001 7420 34  
Registered Office: Unit 4, Concorde House Westbourne Road Ramsey Isle of Man IM8 2ER



APPROVED  
CONTRACTOR

## THE SURVEY

This part of the report includes observations and our recommendations for treatment within the particular areas of the property surveyed and also details the presence and current extent of any Woodworm, Wood rotting fungi, Rising and or Penetrating Dampness.



**THE SURVEY**

In accordance with your instructions, we carried out a survey of the below mentioned parts of the above property on 2<sup>nd</sup> March 2016. Our findings and recommendations are set out below and should be read together with the enclosed General Working Practices, General Notes for clients and Health and Safety precautions.

**ORIENTATION**

The terms left, right, front and rear are used as if facing the front elevation of the building.

**SCOPE OF SURVEY**

We must point out that our survey was solely to identify evidence of apparent woodworm, fungal decay, rising and penetrating damp in the areas that we were requested to inspect.

**EXTERNAL INSPECTION**

The external inspection was restricted to the items referred to below.

**Damp Proof Course**

There is no visible evidence of a damp proof course in the walls of the property.

**External ground levels**

The external ground level is similar to the internal floor level.

**Under floor ventilation**

Cast iron 9" x 3" air vents are installed to ventilate the under floor area of the timber suspended centre rooms on the front elevation.

These vents are corroded and broken which will allow rodents into the under floor area.

**Recommendations**

We will install further 9" x 3" air vents as follows:

Remove both existing cast iron vents and replace in terracotta louvered vents.

Brick up as necessary.

**External Walls**

The external walls are of solid masonry construction finished in fair faced stone work.

**Building Comments/Defects** Doors and Windows are of timber construction, many of which are affected by Wet Rot fungus, we recommend that you arrange for these to be replaced/repared by a window specialist.

Rainwater disposal goods are a mixture of UPVC and cast iron construction, consideration should be given to replacing the cast iron sections in UPVC.

Vegetation growth is evident to the coping/facia of the left elevation and we recommend you have this removed and any resultant defects repaired by a plastering contractor.

Inspection of the roof slopes revealed a number of chipped/broken slates; we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Inspection of the rear left chimney stack revealed a large amount of vegetation growth we recommend you have this removed and any resultant defects repaired by a plastering/roofing contractor.

Inspection of the external mortar joints revealed a number of defects, we recommend that you arrange for a stone mason to inspect and re-point the mortar joints as necessary.

The rainwater drop spout on the left wall above the roof of the shop has a large amount of debris and vegetation behind it; again we recommend you have this removed and any resultant defects repaired by a plastering contractor.

A number of cracks in the external render around the windows were evident; we recommend that you arrange for a plastering contractor to inspect/repair as necessary.

**INTERNAL INSPECTION** The internal inspection was restricted to the items referred to below.

**Ground floor**

**Entrance vestibule**

**Floor**

The floor is of a solid construction, laid with a fully fitted carpet therefore; it is not included in our survey.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visual evidence to indicate a problem of rising damp in the front, rear, left and right walls but instrument readings suggest that rising damp does exist.

**Recommendations**

**Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

**Flat**

**Stairs to first floor**

**Joinery timbers**

Inspection of the undersides of the treads and risers was not possible owing to the boarded soffitt. A top surface inspection where the stair carpet could be lifted at the edges revealed no apparent evidence of attack by wood boring insects or wood-rotting fungi.

**Recommendations**

**Joinery timbers**

No treatment.

**First floor****Front room****Floor**

Of timber construction laid with a fully fitted carpet over fair faced floor boards, a sub floor inspection where a board could be lifted in the front left corner of the room revealed an old, inactive infestation of wood boring insects, no current infestation was detected. There is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

A large amount of sand was evident between the floor joists where inspected.

Damp staining, higher than normal moisture meter readings and plaster deterioration are evident to the front, right and left walls, this is likely due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Moisture could also be entering the wall through defective mortar joints externally and we recommend that you arrange for a stone mason to inspect/re-point the mortar joints as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Middle room****Floor**

Of timber construction laid with a fully fitted carpet over fair faced floor boards, a sub floor inspection where a board could be lifted in the front right corner of the room revealed an old, inactive infestation of wood boring insects, no current infestation was detected. There is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

Damp staining and higher than normal moisture meter readings are evident to the centre section of the rear wall, extending onto the ceiling above, this is due to a defect to the chimney stack/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Damp staining and higher than normal moisture meter readings are evident to the centre section of the front wall, this is due to a defect to the rainwater disposal goods (see building defects/comments).

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Rear room  
(Kitchen)****Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet and fitted units. There is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

Higher than normal moisture meter readings and damp staining were evident to the centre section of the front wall, this is due to a defect to the chimney stack/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Higher than normal moisture meter readings and damp staining were evident to the left and rear section of the right wall, this is due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Stairs to second floor****Joinery timbers**

Inspection of the undersides of the treads and risers was not possible owing to the boarded soffitt. A top surface inspection where the stair carpet could be lifted at the edges revealed no apparent evidence of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Joinery timbers**

No treatment.

**Second floor****Bathroom****Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

**Joinery timbers**

Inspection of the accessible roof timbers revealed an old, inactive infestation of wood boring insects, no current infestation was detected.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

Damp staining and higher than normal moisture meter readings were evident to ceiling adjacent to the left wall, this is due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Rear eaves void**

Insulated at ceiling joist level with an insulation quilt.

Inspection of the accessible roof timbers revealed an active infestation of wood boring insects.

There are no apparent signs of attack by wood-rotting fungi.

**Recommendations**

We will carry out the following treatment.

Remove the insulation and set aside for reuse.

Brush down all timbers and remove the debris.

We will carry out spray treatments against wood boring insects.

Re-fix insulation.



**Left eaves void**

Moisture meter readings taken to the left wall were higher than normal this is due to a defect to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Ceiling joist level is boarded with fair faced floorboards.

Rafter level is under drawn with foil back plaster board.

A limited inspection of the rafters revealed no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations**

No treatment.

**Front eaves void**

Moisture meter readings taken to the front wall were higher than normal this is due to a defect to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Ceiling joist level is boarded with fair faced floorboards.

Rafter level is under drawn with foil back plaster board.

Inspection of the lintel above the window revealed an old, inactive infestation of wood boring insects, no current infestation was detected.

**Recommendations**

No treatment.

## Offices

### Ground floor

#### **Entrance vestibule**

##### **Floor**

The floor is of a solid construction, laid with ceramic tiles therefore; it is not included in our survey.

##### **Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

##### **Walls**

There is no visual evidence to indicate a problem of rising damp in the front, rear, right and left walls but instrument readings suggest that rising damp does exist.

#### Recommendations

##### **Floor/Joinery timbers**

No treatment.

##### **Walls**

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

#### **Note:**

Higher than normal moisture meter readings and damp staining were evident to the walls of the room, this is due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary. When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Front room right****Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visual evidence to indicate a problem of rising damp in the front wall but instrument readings suggest that rising damp does exist.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

**Note:**

Damp staining, plaster deterioration and higher than normal moisture meter readings were evident adjacent to the door to the entrance vestibule, this also extends onto the ceiling and right wall, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Damp staining and higher than normal moisture meter readings were evident to the rear wall extending onto the left and right walls and ceiling, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Moisture could also be entering the wall through defective mortar joints externally and we recommend that you arrange for a stone mason to inspect/re-point the mortar joints as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Corridor****Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visible evidence to indicate a problem of rising damp in the walls; this was confirmed by instrumental readings.

**Recommendations****Floor/Joinery timbers/Walls**

No treatment.

**Note:**

Higher than normal moisture meter readings and damp staining were evident to the right section of the rear wall, this is again due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Middle room****Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visual evidence to indicate a problem of rising damp in the front wall but instrument readings suggest that rising damp does exist.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

**Note:**

Damp staining and higher than normal moisture meter readings were evident to the reveals of the window on the front wall this is due to moisture entering the wall through defective mortar joints externally and we recommend that you arrange for a stone mason to inspect/re-point the mortar joints as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Left room****Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visual evidence to indicate a problem of rising damp in the front wall but instrument readings suggest that rising damp does exist.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out

**Note:**

Damp staining and higher than normal moisture meter readings are evident to the centre section of the front wall and the right section of the front wall extending onto the right wall, this is again due to moisture entering the wall through defective mortar joints externally and we recommend that you arrange for a stone mason to inspect/re-point the mortar joints as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Hall****Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visual evidence to indicate a problem of rising damp in the rear section of the left wall but instrument readings suggest that rising damp does exist.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

**Note:**

Higher than normal moisture meter readings and damp staining were evident to the front wall adjacent to the door, this is due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Rear room****Floor**

The floor is of a solid construction, laid with a fully fitted carpet therefore; it is not included in our survey.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

Inspection of the, front, left and rear walls was restricted by the fitted kitchen units and appliances, inspection where possible revealed no visual evidence to indicate a problem of rising damp in the right, left and rear walls but instrument readings suggest that rising damp does exist.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

**Note:**

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Under stairs cupboard****Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

**Joinery timbers**

Inspection of the accessible timbers revealed an old, inactive infestation of wood boring insects, no current infestation was detected.

**Walls**

There is no visible evidence to indicate a problem of rising damp in the walls; this was confirmed by instrumental readings.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Stairs to first floor****Joinery timbers**

Inspection of the undersides of the treads and risers revealed an old, inactive infestation of wood boring insects, no current infestation was detected.

**Recommendations****Joinery timbers**

No treatment.



**First floor****Landing****Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

A large amount of staining, paint deterioration and higher than normal moisture readings were evident to the rear section of the left wall, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Hallway****Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

A small amount of staining is evident to the left section of the sloping ceiling extending onto the rear wall, moisture meter readings to this area were within the normal range.

**Right room****Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

Higher than normal moisture meter readings, damp staining and pin mould are evident to the left section of the rear wall, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration

**Middle room****Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

Higher than normal moisture meter readings and damp staining are evident to the front wall extending onto the ceiling, this is due to a defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration

**Left room****Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Note:**

Moisture metre readings to the walls were within the normal range.

**Roof**

Insulated at ceiling joist level with an insulation quilt.

Rafter level is under drawn with plaster board.

Inspection of the accessible roof timbers revealed no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Recommendations**

No treatment.

**Retail area****Front room****Floor**

The floor is of a solid construction, laid with a fully fitted carpet therefore; it is not included in our survey.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visual evidence to indicate a problem of rising damp in the solid walls but instrument readings suggest that rising damp does exist.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

**Note:**

Damp staining, higher than normal moisture meter readings and plaster deterioration are evident to the front section of the right wall, the ceiling adjacent to the left wall and the rear section of the left wall extending onto the front and rear walls, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Rear room left  
(Bathroom)**

**Floor**

The floor is of a solid construction, laid with ceramic tiles therefore; it is not included in our survey.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

No inspection of the external walls was possible owing to the tiles but it is highly likely that they are affected by rising damp due to the surrounding walls.

**Recommendations**

**Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

**Note:**

Treatment will be carried out by double drilling externally.

**Rear room right  
(Bathroom)**

**Floor**

The floor is of a solid construction, laid with ceramic tiles therefore; it is not included in our survey.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visible evidence to indicate a problem of rising damp in the walls; this was confirmed by instrumental readings.

**Recommendations**

**Floor/Joinery timbers/Walls**

No treatment.

**Note:**

All walls are tiled to full height, moisture meter readings between the tiles were within the normal range.

**Hall****Floor**

The floor is of a solid construction, laid with a fully fitted carpet therefore; it is not included in our survey.

**Joinery timbers**

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

**Walls**

There is no visual evidence to indicate a problem of rising damp in the rear wall but instrument readings suggest that rising damp does exist.

**Recommendations****Floor/Joinery timbers**

No treatment.

**Walls**

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

**Note:**

Higher than normal moisture meter readings and damp staining were evident to the rear wall, this is due to defects to the external render as detailed in the building defects section.

**NOTES**

As detailed in the report, inspections of various floors were not possible or restricted owing to floorings and furniture. There are no obvious signs of problems to floors inspected. In the event that floorings are lifted in the future we would be pleased to carry out sub floor inspections. In the event that any works are necessary, a supplementary report and quotation will be submitted.

**Treatments**

For our specialist work the 30 year Guarantee will be provided when the work has been completed and the account paid in full.

**Hidden Timbers**

In a building of this type there may be many concealed and inaccessible built-in timbers. We are unable to comment on the condition of any such timbers and we have not allowed for any form of treatment to them in our quotation.

**Ancillary Items**

No allowance has been made in our quotation for the removal and replacement of floor coverings, furnishings and furniture.

Where skirting boards are removed for damp proof course work, allowance is made for re-fixing them unless otherwise stated in the report. Should the skirting boards be damaged during removal or affected by rot on the hidden edges, an extra charge will be added to the final account for new skirting boards used.

**Extent of Survey**

The areas reported on are those inspected in accordance with your instructions. If there are any omissions or you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specific area has not been treated and guaranteed previously.

Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

You should be aware that we have reported upon problems evident to us at the time of our visit.

**Please read carefully the contents of this report and all of its enclosures. This survey must not be regarded as a substitute for a structural survey.**

**Products Used**

The Department of the Environment advises that clients should be aware of the products to be used for remedial treatment in buildings.

We have set out below the products that we intend to use for the treatments referred to in this report.

Sovereign Aquaject Low Odour Injection Fluid.

Sovereign 'Sovaq' Aqueous Insecticide.

None of the products used are listed in Schedule 1, 4 & 5 of The Control of Substances Hazardous to Health regulations. (C.O.S.H.H.) Which relates to products with Maximum Exposure Limits or products requiring Monitoring Exposure and Medical Surveillance.





# property renovation limited

Unit 4 Concorde House Westbourne Road Ramsey IOM IM8 2ER Tel: 816969 Fax: 815985

Reference: SA

Enquiry No: 26E/6311

Date: 7<sup>th</sup> March 2016

**Client**

Port St Mary Commissioners  
Commissioners Office  
Town Hall  
Port St Mary  
Isle of Man  
IM9 5DA

**Property to be treated**

Manxonia House  
Bayview Road  
Port St Mary  
Isle of Man  
IM9 5AE

## GUARANTEED TREATMENT - QUOTATION AND ACCEPTANCE FORM

### QUOTATION

### Cost of Treatment

(i) Rising damp	£ 7650.00	[ ]
(ii) Woodboring Insects	£ 525.00	[ ]
(iii) Air vents	£ 290.00	[ ]

Sub Total: £ 8192.00

Cost for all Treatments: £ 8192.00 [ ]

Excludes VAT @ 5%\*

Please tick the boxes next to the items that you wish to accept.

**\* NOTE: REDUCED V.A.T. RATE FOR THIS TYPE OF WORK**

### ACCEPTANCE

I accept the items ticked in accordance with the conditions of the contract enclosed.

I wish to pay by: (\*delete as appropriate)

\* (i) Cash/Cheque

I declare that I am: (\*delete as appropriate)

\* (i) The owner of the above Property  
\* (ii) Duly authorised to contract as Agent  
on behalf of the owner

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

If Agent, signed for and on behalf of \_\_\_\_\_ (Owner(s) of property)

**Preferred Treatment date:** .....

# CONDITIONS OF CONTRACT

## 1. ACCEPTANCE OF QUOTATION

Acceptance of the Quotation will be subject to:

- (a) The customer's acceptance in writing within twenty-eight days from its date (three months in the case of damp proofing work only).
- (b) The receipt of reasonable Notice to commence work not later than three months after receipt of such acceptance from the customer subject to labour and materials being available at the commencement date requested by the customer.
- (c) If required the provision by the customer of satisfactory trade and financial references.
- (d) If required, the payments to Abbey Property Renovation (APR) of a deposit in part payment of any sums ultimately due to them.

## 2. VARIATION

APR reserve the right to substitute alternative materials and equipment and to use alternative methods of works and construction to those specified in the quotation or any other document issued by them in all cases such alternatives to be of a substantially similar quality and performance.

## 3. FLUCTUATIONS

Unless otherwise stated the contract price is based on the cost of labour, materials and all necessary services at the date of quotation and increases or decreases in any such costs shall be a net addition to or deduction from the contract price.

## 4. EXTRAS

Unless otherwise stated the contract price is for the work to be executed without interruption during the normal working hours of APR from time to time. If extra time on the contract or overtime is worked for any reason (other than by the default of APR) the cost of such extra time or overtime plus a reasonable proportion of overhead and profit shall be paid by the customer as an addition to the contract price. If materials additional to those required by the quotation are supplied because of additions or alternations to the contract works requested by the customer he will pay the cost of them plus a reasonable proportion of overheads and profit as an addition to the contract price.

## 5. FIXTURES AND FITTINGS

All fixtures and fittings in working areas shall be removed by the customer before commencement of work and afterwards replaced by the customer in each case at the customer's expense. APR shall not be responsible for any damage done to any fixtures or fittings (other than damage proved to be due to negligence on the part of APR, their servants or agents) and the customer shall indemnify APR against any claim for such damage. The expression "Fixtures and Fittings" shall include without prejudice to its generality, pipes, cables, plaster, decoration, furniture and furnishings.

## 6. WORKING FACILITIES

The customer will at his own expense provide APR with:

- (a) Unimpeded access for vehicles and workmen during all working hours to all areas to which access is necessary for carrying out the contract works.
- (b) Adequate and conveniently situated supplies of electricity and water.
- (c) Conveniently situated areas for loading, unloading, storage and the carrying out of ancillary works.
- (d) All facilities required for APR's employees under the current Health and Safety at Work legislation and regulations.
- (e) Where relevant the written consent of any owner and/or occupier of adjoining property to the quoted treatment of party walls and to such access as may be necessary to such adjoining property for the purpose of carrying out works to party walls or the provision of scaffolding. APR will not be liable for subsequent defects attributable to dampness originating from adjoining properties.

## 7. STRUCTURAL DEFECTS

Unless otherwise stated the quotation is upon the basis that the structures and foundations are in good condition and if it is discovered that they are not in good condition then APR may by not less than seven days notice in writing to the customer determine the contract and thereupon the customer shall pay to APR the reasonable cost of all work carried out until such determination. Upon any determination the customer will be responsible for all reinstatement work at his own expense. APR will not be responsible for deterioration caused by subsequent structural defects.

## 8. DAMAGE

Whilst extreme and reasonable care will be taken by APR they will not be liable for any damage caused to polished floors or for the chemical staining of decorations caused by their materials and equipment.

## 9. VALUE ADDED TAX

Unless otherwise stated prices and rates shown in all documents issued by APR are exclusive of Value Added Tax which will, where applicable, be added to such prices and rates at the rates prevailing from time to time and be paid by the customer.

## 10. TERMS OF PAYMENT

All sums due to APR are net unless otherwise stated. Where the contract period exceeds one month interim accounts may be rendered by APR at their discretion. All accounts are to be paid within seven days of their date and if the customer shall not do so APR may by not less than seven days written notice to the customer suspend or determine the contract and remove any equipment or materials but without prejudice to any other right or remedy. APR reserves the right to charge interest on all overdue accounts at 2.5% over the base rate from time to time of NatWest Bank PLC per annum.

## 11. DELAYS

Where any period or date for completion has been agreed, APR shall be entitled to a reasonable extension of that time or period where delay is due to adverse weather conditions or other causes beyond APR's reasonable control.

## 12. GUARANTEE

Upon the payment of their account in full within seven days APR will issue their guarantee relating to rising damp, woodboring insects, fungal decay or wall tanking as appropriate.

## 13. RE-INSPECTION

Should the customer, for any reason, request APR to re-inspect the work after completion of the work, a fee for such re-inspection may be charged by APR. Such fee will be refundable to the customer in the event of APR being proved to have been at fault in the carrying out of the work.

## 14. ARBITRATION FACILITY

In the event of any dispute arising out of or in connection with our survey or our work then such dispute shall be referred to independent arbitration in accordance with the laws of the Isle of Man. The conclusion of such arbitration shall be a condition precedent to any court proceedings by the customer. This arbitration agreement shall not apply to our right to payment of our bona fide invoices and the customer shall pay them without set off pending the result of the arbitration.

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ABBAY PROPERTY RENOVATION LIMITED

IMPORTANT CLIENT INFORMATION 04BBEY 1998

## THE WORKING PRACTICES

To give you an understanding of the nature of the work we will carry out, the following pages detail the Working Practices generally used for the type of work required to your property.

## **THE WORKING PRACTICES - RISING DAMP**

The following information describes the various operations involved in dealing with rising damp in masonry walls.

It will usually be necessary, in addition to the general work practices described below, to remove and replace wall plaster and other wall finishes on walls which have been subjected to rising damp to at least 1 metre above floor level.

The thirty-year guarantee will be issued when the work has been completed and the account paid in full.

The general working practices described below may vary in individual circumstances.

1. Isolate the electrical circuits in the area to be treated by the removal of the fuses from the main fuse box.
2. Protect items immediately adjacent to the wall surfaces at low levels, where necessary.
3. Remove wall plaster or other wall finishes at low levels, where necessary.
4. Drill holes into the walls to be treated at the spacing and depth as recommended by The Building Research Establishment.
5. Inject the calculated quantity of damp course fluid into each hole, under pressure.
6. Make good the drill holes on completion.
7. Clear away any subsequent debris from the work area and remove from the site.

### **ADDITIONAL GENERAL WORKING PRACTICES FOR DAMP PROOF COURSE TREATMENT**

1. Protect floors and carpets that form the access route to the area to be treated.
2. Fix new skirting boards, as necessary. The hidden edges of skirting boards to be treated with aluminium primer prior to fixing/re-fixing.

## **THE WORKING PRACTICES - WOODBORING INSECTS**

The following information describes the various operations involved in dealing with woodboring insect infestation in timber.

The thirty-year guarantee will be issued when the work has been completed and the account paid in full.

The general working practices described below may vary in individual circumstances.

1. Isolate the electrical circuits in the area to be treated by the removal of the fuses from the main fuse box.
2. Protect floors and staircases that form the access route to the areas to be treated, where necessary.
3. Lift and remove or protect floor coverings within the treatment area, if necessary, to allow access to timbers to be treated.
4. Remove or protect items, furniture, and stored goods, within the area to be treated.
5. Protect water tanks, where necessary.
6. Remove from or protect any thermal insulation materials in the area to be treated.
7. Remove floorboards or other materials, where necessary, within the treatment area to allow access to timbers requiring treatment.
8. Cover exposed junction boxes and the ends of electrical conduits within the area to be treated.
9. Brush down and prepare the exposed timber surfaces to facilitate the penetration of the insecticidal fluid into the timber.
10. Apply the insecticidal fluid to the exposed timber surfaces requiring treatment.
11. Replace/re-fix any floorboards removed, where necessary, and treat with insecticidal fluid.
12. Replace/repair/re-fix any other materials removed, where necessary.
13. Clear away any subsequent debris from the work area and remove from the site.

### **ADDITIONAL GENERAL WORKING PRACTICES FOR TREATMENTS AGAINST WOODBORING INSECTS**

1. Remove and replace specified timbers, as necessary.
2. Drill holes in specified timbers and inject insecticidal fluid into the holes. (This additional treatment is usually associated with attack by Death Watch Beetle)

In this section you will find some general notes that you should be aware of and guidelines on Health and Safety both during and after our specialist treatments.

Observing the Health and Safety rules is an important part of the property renovation industry and applies both to clients and to **ABBey** employees.

## GENERAL NOTES

These notes contain important information for clients and should be read in conjunction with the Survey Report.

Any variations on the General Notes will be shown within the main body of the Survey Report.

1. Relaying carpets: where our technicians have treated the top surface of a floor or staircase, they will protect treated areas where necessary, so that carpets can be loosely re-laid without delay.  
NOTE: In the case of foam or synthetic backed carpets, it is not recommended that these be re-laid on a treated floor until it is dry as stretching may occur. For the same reason, vinyl floor coverings should not be re-laid until the floor has dried.
2. Roof insulation: where insulation material has been removed from a roof, it can be re-laid, in most cases, as soon as the timbers have dried.
3. Other contractors: where we have recommended work that is to be carried out by others, arrangements for such work are the client's responsibility. No allowance for this work will be included in our quotation unless specifically stated within the Survey Report.
4. Water and electricity supplies: the client should ensure that there is an adequate supply of water and electricity available prior to the arrival of our technicians on site. If electricity is not available, it will be necessary for us to supply a portable generator and this will be subject to an extra charge on completion of the contract.
5. Third party liability: this Survey Report is for the sole and confidential use of the client to whom addressed and no liability will be accepted in relation to any third parties. Any other such persons relying on the Survey Report do so at their own risk.

## health & safety

Our treatments are designed to cause the minimum inconvenience and our technicians have many years experience in the safe use of the various types of formulations that we use.

You should read the safety precautions that will be prominently displayed adjacent to treatment areas before treatment commences.

You should observe the precautions shown during treatment and for the minimum time shown after the treatments have been completed.

1. Access to treated areas: you should not enter an area where work is in progress.
2. Allergies: people who suffer from asthma or other similar respiratory problems should be absent from the property while work is in progress.
3. Pets: cats, dogs, birds, and other household pets should be kept out of the property during treatment.
4. Fish: should be removed from the treatment areas.
5. Plants: should be removed from the treatment areas.
6. Food and drink: should be removed from the treatment areas.
7. Clothes: should be removed from the treatment areas.
8. Naked flames: all naked flames (fires, pilot lights, boilers etc) in close proximity to the treatment area should be extinguished before treatment commences.
9. Ventilation: if adequate ventilation is not possible, for example in a cellar or roof void, the safety precautions outlined above should be enforced for double the amount of time than shown in the table below.

### PRECAUTIONS AFTER TREATMENT

The type of treatment required will determine the amount of time which safety precautions will be necessary after completion of the specialist work. The following table gives the general exclusion times that will apply and of which you must be aware.

	Water based fluids and emulsions
1. Access	2 hours
2. Allergies	4 hours
3. Pets	4 hours
4. Fish	4 hours
5. Plants	4 hours
6. Food and drink	2 hours
7. Clothes	2 hours
8. Naked flames	2 hours
9. Ventilation	4 hours