

PC
Property Care

VAT Registration No. 867 2294 90

Specialist Damp-Proofing and Timber Preservation Contractors & Surveyors.

Main Address: 10 Tooley Street, Northfleet, DA11 9PW

London Office: 84 Earlswood Street, Greenwich, London, SE10 9ES

Tel/Fax: 0800 634 9662 Mobile: 07930 407 131

Visit our website at: www.pcpropertycare.co.uk

Ms MJ Duchene
1144 ottawa Avenue
St. Paul
MN 55118-2008 USA

Date: 22/03/2011

Ref: Specialist Damp and Roofing report to the address of 65 Stocholm House.

Dear Ms Duchene

Thank you for your instructions in respect to the survey at the property as listed above.

I have the pleasure in enclosing for your attention a full copy of our quotation and other related documentation.

Should you wish to proceed with the works I would request that you return to me a copy of the acceptance form which is required as part of the conditions of insurance.

Please note that our specialist staffs are always highly in demand so we would need you to contact us at your earliest convenience should you decide to proceed with the works as we only employ a small number of professional staff to ensure a top quality service is given.

If you need any help or advice on any other building related services that we may undertake feel free to contact us any time and we will be only too happy to help.

Yours Sincerely,

Mr P. Camies (Specialist Surveyor).



Specialist Insurance Approved Damp-Proofing and Timber Preservation Contractors & Surveyors.

£1000000 Public liability Insurance Cover.

**Approved by the UK Trades Confederation in association with the DTI
Membership Number: 108364.**



**Triton Chemical Approved Contractor.
TUG Full Insurance Backed 30-Year Guarantee.**

Visit our website at:
www.pcpropertycare.co.uk

Phone: 0800 634 9662

Fax: 01474 325 433

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**Kent Address: 10 Tooley Street, Northfleet, Gravesend, Kent, DA11 9PW
London Address: 84 Earlswood Street, Greenwich, London, SE10 9ES
Email us: enquiries@pcpropertycare.co.uk**

Report Details:

Date: 22/03/2011
Surveyed by: Mr P. Camies
Type of Property:
Other Details:

Observations and Recommendations:

Upon on inspection to the property it was instantly noted that there was seen to be a very high ingress of moisture around the perimeter of the Roof/Wall junction as well as around electric sockets as these sockets were clearly a release point for running rain water that was getting through the roof.

I can confirm this was caused by the defective roof after our inspection and was not just as a result of the condensation.

Unfortunately because the ceiling was so damp this actually attracted condensation to these areas and which in turn made the problem a lot worse.

Because of these extremely high moisture levels in the property I am in no doubt that this actually also had some effect on the rust to oven, fridge and bath etc.

I would also recommend that we get an electrician in to the property to check out the safety of the electrics to ensure they are all safe due to the amount of water that was seen around the sockets and to check if the electrics meet current strict regulations.

I have included a full list of items that require attention but have also included for the cupboard in the bedroom to be insulated to attempt to prevent the moulds spores forming as these external walls are thought to be uninsulated.

With regards to roofing works required I would recommend that all cracks are filled with a bitumen based sealant or similar and an acrypol solution applied over the entire roof with 2 full coats.

I have made an allowance for all work required to the property which I have broken down for your convenience.

Fell free to contact me should you wish any more help or advice and I will be only too happy to help you.

Signed: _____ Mr P.Camies (Specialist Surveyor).

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Ref: Estimate For Specialist Works to

Date: 22/03/2011

- 1.01 Supply and erect all access, safety equipment and protective coverings as required in accordance with health and safety regulations and following UK Trades Confederation guidelines.
- 1.02 Take up old tiles apply adhesive and supply and fit new vinyl floor tiles to bathroom £480
- 1.03 Supply and fit new bath, panel and frame work including removing other surround bathroom fittings and white goods in order to get to the taps etc. £500
- 1.04 Supply and fit new oven to match the existing oven allow £400 including fitting
- 1.05 Carry out full electrical inspection and report back any required works to bring up to current strict regulations £120
- 1.06 Carry out corgi gas check to all appliances and provide certificate from appointed contractor £95
- 1.07 Carry out retiling after bath is installed and any additional framework etc. £200
- 1.08 Carry out complete redecoration to the property including Magnolia to all walls and white to all ceilings using a vinyl mat emulsion in and including all doors skirting's and architraves etc. £1200
- 1.09 Insulate cupboard in the bedroom using foam backed plaster board and carry out 2 skim coat of finish plaster with all shelves and other accessories re-fixed etc. £400
- 1.10 Paint external areas to the balcony with a specialist masonry paint of Dulux storm shield. £80
- 1.11 Break out glass to upper window above kitchen and get new section with a hole cut for new extractor fan £65
- 1.12 Fit new temporary window frame and glass to be made up onsite with all joints butted together and screwed. £350
- 1.13 Supply and fit new fridge/freezer single height as supplied by John Lewis allow £170
- 1.14 Supply and fit new buff paving slabs to the balcony with shingle around edges to prevent any future damp problems. £550

Total Cost = £4530,00 plus vat@ £792.75

Contractor Agreement and acceptance form

This agreement is produced on the date of the ___/___/___

Between:

- (1) _____ (the "Owner").
- (2) PC Property Care of 84 Earlswood Street, Greenwich, SE10 9ES (the "Contractor").

Whereas:

- (A) The owner resides or operates a Business at _____ (The Site) and agrees to all works being carried out as set forth in the attached estimate in accordance with conditions of contract sheet.
- (B) The contractor agrees to perform the services as per specification on the enclosed estimate with no allowances made for any additional works which occasionally arise during the course of the works to which the client shall be made aware of at the first instance.
- 1. Description of works:** In return for the payment agreed hereunder the contractor will perform the services as per the enclosed estimate at the site as listed above.
 - 2. Payment:** The Owner will pay the Contractor the sum of _____ (all inclusive) (£ _____ for the work performed under this agreement, under the following schedule and stage payments where requested: 20% Deposit where requested (£ _____). With stage payments required where requested on a separate sheet but which may not apply and **Full Balance to be paid upon the day of completion.**
 - 3. Relationship of the Parties:** This agreement creates an independent contractor-owner relationship. The owner is interested only in the results to be achieved. The contractor is solely responsible for the conduct and control of the work. The contractor is not an agent or employee of the owner for any purpose.
 - 4. Liability:** The contractor assumes all risk connected with the work other than that of any 3rd party persons that are to be instructed direct by the owner. It is also the contractor's responsibility to ensure correct operation of all tools and equipment etc.
 - 5. Duration:** Either party may cancel the agreement may cancel the agreement with 7 days written notice from the date of the commencement of the works.

Acceptance Form:

<u>Owner:</u>	<u>Contractor:</u>
Name: Address: Contact Numbers: I have read and agree with all the terms and conditions of the contract. Signed: _____ Date: ___/___/___	Name: P.Camies Address: 84 Earlswood Street, Greenwich, SE10 9ES I agree to abide by the terms and conditions of the contract and carry out the works as per specification and subject to our terms and conditions where applicable. Signed: _____ Date: 22/03/2011

Please sign and return the acceptance form to the office in accordance with the UK Trades Confederation recommendations for your own security.

Treatment Conditions

The following conditions we are obliged to inform you in accordance with The Control of Pesticides Regulations 1986 and the Control of Substance Hazardous to Health Regulations 1994 (COSHH).

- All treatments can be irritating to both eyes and skin and must be washed off immediately upon contact. It is the clients responsibility to follow the regulations and conditions as set out below and in accordance with HSE No. 6537 and no liability can be accepted by us at PC Property Care for a failure to observe the guide lines set out.
- All food and drink must be taken away from the treatment area prior to spraying or treating.

- All persons must vacate the premises prior to treatments being carried out for a minimum 6 hours after treatments have been carried out which you will be advised upon request according to the treatments specified.
- All children and pets must be removed from the property entirely and must be supervised at all times as not to come in to contact with any chemicals required for the treatments.
- All work and eating surfaces must be cleared prior to treatments.
- Any one with any chest, breathing or other health problems should consult their doctor if they are worried in any way or suffer any effects.
- All fish must be removed from the property prior to treatments.
- All bats are protected under the wildlife and countryside act 1981 and it is the client's responsibility to make sure they are not present prior to treatment.
- All furniture bulky items and carpets must be removed prior to treatments to which you shall be advised upon request and for which we cannot be held liable in any way for dust or damage that may occur as a result of clients failure to clean out the room..
- We accept no responsibility for any 3rd party persons undertaking any other services that we are not directly involved in who would be working direct for you.
- All deposits where requested must be paid upon acceptance of the works being carried where requested and failure to comply with this would waive all liability by us for any problems connected with any works being carried out .
- All water and electric sources must be available to us prior to works being carried out and an aborted call out charge may apply for failure to insure this before the day of treatments.
- All re-plastering where required would be priced up to 1.00 inch only but as it is a very rare occurrence for this being exceeded.
- No allowance is made for the reinstatement of the floorboards or skirting boards after treatments are carried out but which must be stuck and not mechanically fixed into place once the plastering coverings have dried.
- We accept no responsibility for any damage that is unforeseen prior to the works being carried out which may become apparent while carrying out treatment for which we will advise you of at the first instance of this being uncovered such as a defective boiler top up valve or faulty central heating pump that is discovered while topping up the central heating system after re-placing radiators etc. but which should be the sole responsibility of your own insurance company but this clause may not be applicable to your works so please ask.

If you come in to contact with any of our treatments you must immediately wash your eyes or skin and seek a doctor's advice especially if you feel unwell in any way.

This is a standard condition sheet and most of the conditions may not apply to you but feel free to check with us should you have any queries.

Thank you for your instructions