



PORTER
CONSTRUCTION

Damp Report

Plant Farm Holcombe

Report completed by Ashley Dobbs of Porter Contruction Limited, qualified and certified Pam Ties contractor any work carried out will be guaranteed for 10 years (Accredited by Pam Ties Ltd).

Property Information

Report instructed for Plant Farm, Cross Lane, Holcombe, Bury. BL8 4PY. The property is situated across two levels and briefly comprises of 2 reception rooms, kitchen and utility, boot room, 4 bedrooms and 3 bathrooms.

Reason for Report Requested

Damp report requested by the owner of Plant Farm following the instruction off cellar water Ingress.

Findings of Report

On visual inspection:

There's an active water Ingress through original stone walls and ceiling.

Treatment recommendations

I recommend the following type of damp course to be applied to prevent any further issues

The original stone table will be removed along with the stone legs once floor is clear from debris a drainage channel will be cut into the floor around the outer perimeter of the cellar a outlet will be diverted into a sump pump chamber.

The sump pump chamber will also be cut and dug into the ground approximately 600mm this will be on the left hand side when entering basement. the sump pump will have a exit pipe which will need to be cut through the stone wall and into a drain this again will be taken through original stone on left hand gable.

Once chambers been fitted the floor will have a P20 high capacity drainage membrane fitted the entire floor and up each wall approx 300 mm all joints and open edges to be sealed into the wall membrane.

Once all walls and ceiling have be cleared from any debris.

P2 Damp proofing membrane to be fixed to all walls every 250mm centres using plastic membrane plugs fitted into an 8mm hole. All joints and edges to be sealed using butyl waterproofing tape. This mesh faced damp proof tanking membrane has

2mm studs formed on one face of the product and a polypropylene mesh welded to the other side. To control flow of water. Once all walls ceiling and floor has been tanked a floating floor will be built up approximately 300mm of the ground this will allow air flow also Inspect hatch to be able to service or repair pump If needed. Stud work to be erected around perimeter walls again this will be approx 100mm of the walls to allow for airflow. Ceiling to be fitted using treated batten to allow for the arch to still be seen the walls and ceiling then will be boarded using moisture boards. A electric extraction unit to be fitted Into the cellar allowing air movement.