

Date: 16th January 2026  
Reference: REF-2533-26

**David Turner**  
**turnerdave44@hotmail.co.uk**

Dear Mr Turner,

**RE: 55 Brighton Road, Horsham, RH13 6EZ**

### 1. Introduction

In accordance with your instructions, our surveyor attended the above-referenced property on 16 January 2026. The primary objective of this visit was to undertake a detailed inspection of the areas indicated to us as being affected by suspected dampness.

The inspection focused on both internal and external elements of the building, with particular attention paid to areas where visible symptoms of dampness and moisture-related deterioration had been reported.

### 2. Listed Building Considerations

The property is a Grade II Listed building, and as such, all proposed remedial works are subject to Listed Building Consent. It is the responsibility of the property owner to obtain formal approval from the local authority prior to the commencement of any works.

### Important Notes

- The proposed remedial specification utilises a membrane-based damp-proofing system. This system is compatible with current heritage building guidance and is capable of being supported by a manufacturer-backed guarantee.
- Should the local Conservation Officer require the reinstatement of finishes using traditional lime plaster, or insist upon alternative heritage methods, we must advise that no guarantee can be provided.
- While lime plaster is breathable and historically appropriate, it offers limited resistance to hygroscopic salts. In areas affected by salt contamination, this may result in the reappearance of visible damp symptoms, even where the original source of moisture ingress has been addressed.

### 3. Property Description

The subject property is a Grade II Listed, detached house constructed circa 1850, with solid brick external walls. The external elevations are finished with render.

As a listed building, the property is afforded statutory protection. This places restrictions on alterations and remedial works, particularly regarding the materials and techniques used. All works must therefore comply with guidance issued by the local conservation authority.

### 4. External Observations

During the external inspection, the following defect was noted:

- A rainwater downpipe located to the right-hand side of the Living Room, above the lower-level roof, is leaking.
- The guttering beneath is not butted against the wall, allowing rainwater to discharge down the lead flashing and adjacent wall.
- This defect is considered a contributory factor to the internal dampness identified and should be addressed by others, under separate contract.



## 5. Internal Observations

### Inspection Methodology

The internal inspection was carried out using non-invasive electronic moisture meters, supplemented by visual assessment of wall finishes and architectural features.

### Damp-Related Findings

- Elevated moisture readings were recorded to the walls of the Living Room and the two bedrooms above.
- Evidence of salt contamination was identified within the existing and former chimney breast and adjacent walls at both ground and first floor levels, as highlighted in blue on the enclosed site plan.
- This condition is consistent with long-term moisture ingress combined with historic chimney use, which has resulted in the accumulation and migration of hygroscopic salts within the masonry.

These salts, commonly associated with the combustion of fossil fuels and prolonged exposure to moisture, have the ability to continue attracting moisture from the surrounding environment even after the original source of dampness has been resolved.

### W.C.

As discussed, we will remove the boxing in the W.C. to identify if there is a leak from any of the waste pipes please note we are not equipped to carry out any repairs.

### Condensation Risk

As discussed on site:

- Condensation is a contributing factor in these areas, particularly where walls are externally facing or located at room corners, resulting in colder surface temperatures.
- There are currently no effective extractor fans installed in either the Kitchen or Bathroom.
- As a result, moisture-laden air generated by everyday activities is retained within the property and condenses on colder surfaces.
- Any existing salts within the plaster readily absorb this atmospheric moisture, exacerbating visible damp symptoms. We recommend that your electrician install Humidistat controlled extractor fans in the kitchen and bathroom.

## 6. Proposed Internal Remedial Works

### Damp-Proofing Specification

We recommend the following scope of works to remediate the internal dampness issues identified and shown in blue on the attached site plan.

It should be noted that, due to the build-up of materials associated with the proposed system, the finished wall depth will exceed that of the existing plaster. This may make isolated or partial wall treatments impractical.

### Preparatory Works

- Carefully remove and later reinstate fitted cupboards and shelving within the Living Room.
- Remove and refit any radiators and skirting boards affected by the works.



### Strip-Out Works

- Strip back all wall finishes, including plaster and plasterboard, to expose bare masonry to full wall height in the affected areas.

### Membrane Installation

- Apply a base render coat where necessary to level the masonry and provide a suitable substrate.
- Install a high-density polyethylene (HDPE) cavity membrane system, mechanically fixed to the masonry using waterseal plugs set at approximately 300mm centres.

### Framework

- Fix pre-treated softwood battens securely onto the membrane plugs to form a dry lining framework.

### Dry Lining and Finishing

- Fix 12.5mm moisture-resistant plasterboard over the battens.
- Tape and joint all board edges.
- Apply a two-coat plaster skim finish, trowelled smooth and ready for decoration.

### 7. Estimated Cost

Total Estimated Cost: **£7,585.00 + VAT**

This estimate is based on the scope of works outlined above and is subject to Listed Building Consent and any additional requirements imposed by the local conservation authority.

This report and its recommendations form an important record and should be retained alongside the Guarantee Certificate for future reference or resale purposes.

Thank you for the opportunity to provide this quotation. If you have any questions or require clarification on any aspect of the report or the proposed works, please contact your surveyor on **01273 257877**.

We look forward to being of service.

Yours sincerely,  
*Sussex Damp Experts*

**Mark Lovett**  
**Senior Surveyor, CSRT, CSSW**



# QUOTE

**Date:** 16th January 2026**Quote Number:** SQ-16133**Reference:** REF-2533-26**Client:** David Turner**Email:** turnerdave44@hotmail.co.uk**ADDRESS: 55 Brighton Road, Horsham, RH13 6EZ**

| Description                                       | Net      | VAT      | Total    |
|---------------------------------------------------|----------|----------|----------|
| Estimated cost of works listed in attached report | 7,585.00 | 1,517.00 | 9,102.00 |

|              |                  |
|--------------|------------------|
| Net          | £7,585.00        |
| VAT          | £1,517.00        |
| <b>Total</b> | <b>£9,102.00</b> |

**Terms & Conditions:**

By accepting this quote, either verbally or in writing, you agree to the terms outlined herein.  
Work will not commence until written acceptance is received.

Quotation is valid for 90 days from the issue date unless otherwise stated.

If the client cancels the project after acceptance, a cancellation fee may apply based on the work already completed and any costs incurred.

Any changes to the agreed scope of work may incur additional charges. Such changes must be confirmed in writing before proceeding.

We shall not be liable for any loss or damage arising from delays, interruptions, or failure to deliver services due to circumstances beyond our control.

**Terms & Conditions:**

All damp proofing works carried out by *Sussex Damp Experts* are covered by a 25-year written guarantee, subject to full payment and compliance with maintenance responsibilities.

Works undertaken to treat lateral penetrating damp are covered by a 10-year guarantee, unless otherwise stated in writing.

Please note that no guarantee is provided for works to chimney breasts due to the inherent nature and variable condition of such structures.

#### Plumbing and Radiators

Where Sussex Damp Experts are required to remove radiators as part of the damp treatment process, we accept no liability for pre-existing or latent defects in adjoining pipework or joints that may result in leaks.

This quotation does not include any allowance for alteration or repair of radiator valves or pipework. Should such works be required, they will be charged directly by our approved plumbing contractor on a separate basis.

#### Plastering

Replastering works quoted are based on an application thickness of up to ¾ inch (approximately 20mm). Should the depth of render exceed this due to irregular or damaged substrates, an additional quotation will be submitted prior to proceeding.

Where replastering is to be undertaken by a third party, the specification set out in our Replastering Schedule (Advice Notes) must be followed precisely. Failure to adhere to the correct specification will invalidate any guarantee provided by Sussex Damp Experts.

#### Site Preparation and Client Responsibility

Prior to the commencement of any works, all areas to be treated must be cleared of personal belongings, furniture, and valuables. Sussex Damp Experts will not be held responsible for any damage to items left in place during the course of works.

#### General Observations and Additional Works

The quotation provided details the works required based on current visible conditions. Other associated defects (e.g., condensation, structural movement, roofing issues, or external water ingress) may require further investigation and are not included unless specifically stated.

We are happy to provide additional quotations for any other works identified in our report or requested by the client.

#### Rainwater Goods

It is a condition of our guarantee that all external rainwater goods (e.g., gutters, downpipes, hoppers) are and remain in a sound, watertight condition. Failure to maintain these elements may compromise the effectiveness of the damp-proof course and invalidate the guarantee.

#### Party Wall Act 1996

Where any proposed works may affect a shared or adjoining (party) wall, the Party Wall etc. Act 1996 applies. It is the client's responsibility to notify and obtain written consent from the adjoining owner(s) prior to the commencement of works. Sussex Damp Experts cannot be held liable for any issues arising from failure to comply with this legal requirement.

#### Quotation Validity and Acceptance

This quotation is provided with a detailed breakdown of recommended works. Clients are invited to review and advise which specific items they wish Sussex Damp Experts to carry out.

To accept this quotation and instruct us to proceed, please respond in writing (email is sufficient) confirming acceptance.

Unless otherwise agreed in writing, this quotation remains valid for 90 days from the date of issue.

