



*Pestforce North West London*

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Date: 11<sup>th</sup> July 2016

Ref:105008

## PEST CONTROL SURVEY REPORT

Conducted on: 8<sup>th</sup> July 2016  
Location: 19 Rona Road London NW3 2HY  
Requested by: Vadim (Pro Construction Limited, 22-23 Arcadia Avenue, London NW3)

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Thank you for your enquiry with regards to a rodent survey at the above property.

The property in question is a three storey victorian terraced house of brick built construction with an accessible basement storage area. The house is currently vacant and in need of full modernisation.

The scope of the survey included an examination of external garden areas and internal rooms, with particular attention to areas likely to indicate rodent activity such as pipework entry points.

### Front Garden

The area was overgrown with foliage however no signs of rodent nesting, burrowing or droppings were evident at the time of my visit.

### Basement

The subfloor area was only partially accessible due to a dividing brick wall. In the area directly below the main hallway there was no evidence of rodent activity at the time of visiting. I observed that the front ventilation grating immediately underneath the front threshold step was missing. This omission could result in rodents gaining access to the subfloor area.

### Ground Floor

All floor coverings had been stripped at the time of my inspection, revealing timber floor boards in living rooms and kitchen. The kitchen plinths were removed to inspect water services entry point. No rodent nesting, droppings or signs of gnawing were evident at the time of my visit.

### Rear Garden

The rear yard was overgrown with grass and shrubbery at the time of my visit which can provide conducive conditions for rodent activity. However no rodent burrowing or nesting was evident at the time of inspection.

### External WC

The property has a brick built external toilet in the garden as part of its structure. The WC pan is dry indicating the lack of a water trap. Rodents can both enter and leave the drainage system at this point, with a potential to access the building foundations, however no activity was evident in the toilet at the time of my visit.

### First Floor

Inspected three habitable rooms and bathroom where no rodent activity was evident.

### Second Floor

The Front room was devoid of rodent activity, however the rear bedroom has a missing section of ceiling and pigeons were found roosting in the void. The floors and stairwell were covered in pigeon guano.

### Recommendation

- Ensure garden foliage is cut back from its currently overgrown state. Cut back any trees and foliage to prevent them overhanging onto the property and cut back wall climbing plants.
- Engage a suitable contractor to clear pigeon infestation, clean guano and disinfect soiled areas.
- Cap of drain run serving disused external WC in order to prevent rodent ingress/egress from sewer system.
- If not already undertaken, conduct a CCTV camera survey of the complete drainage system in order to identify any faults that may give rise to rodent egress from the drains to the building subfloor area. Following completion execute any necessary remedial works.
- Client engages a reputable contractor undertake proofing of rodent access points identified during visit.

If you have any queries concerning this matter please do not hesitate to contact me.

Yours Sincerely

Derrick Pitter

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