

refresh

PROPERTY SERVICES & CONSULTANTS



Survey Report for Structural Timber

- **Survey Address** 2a Pilgrims Lane
London
NW3
- **Client** Primrose Interiors
- **Date** 17 July 2017
- **Surveyor** Andy Barber CSSW ACIOB



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Dear Sean,

We would like to take this opportunity to thank you for instructing us to conduct a survey of the above property.

Further to our recent inspection, contained within this report is a schedule of our findings with description of causes and recommended rectification works. Please note that this report does not constitute a full building survey and should not be treated as such.

We may during the course of our survey report on problems outside the remit of our instruction that we recommend you investigate further. These items will be listed within our notes individually or in general description and will not be included in our quotation unless we can rectify these items within the scope of our specialism.

Please also note that our enclosed findings are a snapshot of conditions at the time of our survey. It is entirely possible that changes in geological and environmental conditions can alter the presence of dampness. We cannot offer any guarantees that we have identified all dampness within the property nor that dampness will not occur within the property in other areas at a later date. We cannot take responsibility for missed dampness nor areas that may become damp at a later date. Our methods used for identifying sources dampness are not comprehensive and should not be taken as such. Although every effort is taken to ensure against misdiagnosis we can accept no responsibility for errors.

For a comprehensive evaluation of your property, we recommend you instruct the services of a chartered building surveyor and/or relevant specialists within the area of expertise required.

With this report, we aim to not only give you a concise, plain English description of all defects found and described within, but also to provide an insight into the causes, symptoms, methods and materials used with regards to the rectification of these defects.

It is our hope that with the knowledge gained, you may recognise possible defects in the future before they become an issue which not only minimises disruption but reduces maintenance costs. As the saying goes; "A stitch in time saves nine."

We welcome any questions you have regarding the contents of this report and look forward to receiving your instructions in due course.

Yours faithfully,



**Andy Barber CSSW ACIOB
Remedial Surveyor**

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Property Description & Notes

The property consists of a Victorian detached house. Constructed from traditional timber frame with brick infill.

During the course of our survey, readings were taken with electronic damp meter, hydrometer, infra-red surface thermometer and other measuring tools required at the time.

The purpose of our survey was to determine the presence of wood rotting fungi to external structural timbers.

Findings

- **Environmental Conditions**

Weather	Dry & Overcast
External Temperature	22°c
External Relative Humidity	48%
Timber Moisture Level	12%

- **Miscellaneous**

The property has been rendered and painted to external faces. Removal of this render has revealed the structure comprises of traditional hardwood timber frame with common red brick infill.

Further areas of render have been removed to facilitate inspection.

Close visual inspection accompanied by surface moisture testing of these timbers revealed deep fungal rot to the structural timbers. The timbers have been affected throughout inspected areas although no mycelium no sporophores were noted. Cuboidal cracking across the grain of these timbers were sporadically noted. Wood moisture levels were noted at an average of 12% which is below the required level for a fungal rot to occur.

From the limited inspections possible, the rot was identified as being caused by *Coniophra Puteana* which is a wet rot variety, also called cellar fungus. The outbreak is caused within a damp environment with limited ventilation.

The timbers have crumbled significantly and above brickwork has become dislodged. We are not structural engineers and as such cannot comment on the structural integrity of the affected timbers. We believe that you are to instruct a structural engineer and other specialists required to provide a solution.

At this time, we believe the timbers are unable to treated or salvaged.

About Us

Refresh Property Services & Consultants was formed in 2010 to fill a void in the damp and timber industry providing a no-nonsense and cost effective solution to a broad variety of remedial problems that homeowners and property professionals face on a daily basis.

We aim to lead the field by removing a lot of the jargon that has become commonplace within our industry with many conflicting opinions and methods of rectification.

Our ethic is simple, not only do we strive to provide the most outstanding customer service and workmanship available but we aim to do this at a price that we believe makes us the best value for money company in London.

Using this ethic, we have become the largest growing remedial company in the UK with hundreds of satisfied customers recommending us to their family, colleagues and friends with some of the largest names in the UK's property industry making us their preferred specialist contractor. Whether you need a quote to solve a damp issue or you need a specialist consultant to help design a basement waterproofing system, Refresh PSC is able to deliver.

At Refresh PSC, all our staff are continually trained and tested in the latest materials and methods available. We call on 50 years of combined experience within the industry to determine what works and more importantly, what doesn't.

Thanks to recommendations and reviews by you the customer, we have won various awards for our work and service.



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