

Client: **BENHAM & REEVES**

Property: **10 HOLLY VILLAGE, HIGHGATE, LONDON, N6 6QJ**

Surveyor: **MATTHEW BRADFORD C.S.R.T. C.S.S.W.**

Date: **15TH MAY 2017**

INSTRUCTIONS

To report on possible timber decay to the following area:

GROUND FLOOR STAIRCASE, LOWER SECTION LEADING UP TO THE HALF LANDING.

All directions are given facing the front of the property from facing the front door looking back towards the house.

OBSERVATIONS

LOWER SECTION OF THE GROUND FLOOR STAIRCASE

An inspection of the above area was carried out and the following was noted:

1. Decay possibly due to a DRY ROT – SERPULA LACRYMANS outbreak was noted to the bottom four treads and risers of the Staircase and the adjoining string along the side where the Staircase is in contact with the main front wall of the property.
2. The floor is of a solid construction with floor tiles across it. No signs of any mycelium were noted to it where inspected.
3. Normal moisture levels were noted to the surfaces of the wall plaster in areas of the outbreak of the DRY ROT – SERPULA LACRYMANS.

Due to causing damage and a mess further opening up works could not be carried out at this stage. Our inspection was only a visual one.

The above inspection was restricted due to staircase carpet and wall plaster. An external inspection found water stains and moss growing on the surface of the brickwork behind a rainwater downpipe within the corner of the internal Staircase. Defects to the rainwater goods along with possible defects to the flashings above the window openings could have caused the Dry Rot outbreak. Both these items need to be investigated and if found necessary repaired as soon as possible.

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RECOMMENDATIONS

To eradicate the possible DRY ROT – SERPULA LACRYMANS outbreak in the above areas it will be necessary to carry out repairs and DRY ROT – SERPULA LACRYMANS treatments to prevent the further spread of the fungus.

A specification for the proposed works, repairs and treatments has been given later in this report.

Our works and treatments have been given with the understanding the proposed works will be carried out at the same time as the other proposed works previously reported on.

Our quotation has also taken into consideration we will not be able to have any vehicle on site so all material and rubbish will have to be walked to and off site.

No allowance has been made within our proposed works to replace the plaster skirting which will be lost when wall plaster is removed, this work is to be carried out by others at a later date after our works.

Our quotation does not include for a 'plumb and dot' finish. The plastering will be applied to a maximum thickness of 25mm to follow the contours of the wall.

GENERALLY

Your attention is drawn to the Clients Preparation Check List, The Health and Safety Notes and Terms and of Contract which together with this report form the basis of the contract between us

Treatment necessary urgently to this area.

As dry rot fungus keeps away from the light and grows behind joinery timbers and plaster in search of further timbers to attack the extent of this fungal decay will not be known until the area has been exposed our report, estimate and drawing indicates the work allowed for. A further inspection will be made after exposure and if additional works are found to be necessary then a supplementary report and quotation will be submitted.

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Our quotation does not include for a 'plumb and dot' finish. The plastering will be applied to a maximum thickness of 25mm to follow the contours of the wall.

Please note that at the time of the survey structural timbers remain embedded within brickwork and although our surveyor has been able to inspect the exposed faces we cannot comment on the condition of joist ends or bressummer ends, etc, where they remain hidden from view.

Where the Dry Rot Fungus – *Serpula Lacrymans* is found affecting the party wall or adjacent to it the owners of the adjoining property should be notified and remedial works carried out.

DRY ROT is arguably the most serious problem to afflict the structure of the property.

By paying attention to routine maintenance and repair it can normally be avoided but should DRY ROT strike then prompt and expert attention is required.

By entrusting the investigation and remedial works to Dampcure-Woodcure/30 experienced Surveyors and Operative you can be assured of a total solution to your DRY ROT problem that's guaranteed.

Building work by its very nature will cause disturbance and dust, every possible care will be taken to minimise both. However, in most cases a builders clean by a professional cleaning company is required. This has not been included within our quotation.

Our long term guarantee for dry rot will only be issued once all eradication works have been carried out.

This report, plan and estimate are also exempt from the provisions of the Contracts (right of Third Parties) Act 1999 (paragraph 1 (2) refers) in that it is not intended for use by Third Parties without our prior consent. (Where applicable)

By instructing **Dampcure-Woodcure/30 LTD.** You can be assured that the remedial works are carried out professionally and in accordance with the Code of Practice laid down by Property Care Association.

We reserve the right to deviate from our specification where we deem necessary if at no cost to the client.

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Our quotation is based on our findings at the time of inspection.

Building work by its very nature will cause disturbance and dust, every possible care will be taken to minimise both. However, in most cases a builders clean by a professional cleaning company is required. This has not been included within our quotation. (if doing replacements)

SPECIFICATION FOR REMEDIAL TREATMENT

STAIRCASE

It is proposed for our operatives to carry out the following works as listed below and as shown on enclosed plans:

1. Remove wall plaster to area shown on enclosed plan and clear rubbish from site.
Max 12m sq.
2. Wirebrush clean brickwork
3. Drill and irrigate all exposed brickwork with fungicidal wall solution.
4. Carry out re-plastering to our specification to area of works.
5. Treat the new staircase section with a dual purpose wood preservative.

If the Dry Rot extends beyond the areas of treatments and replacement work specified in our recommendations, a supplementary report and quotation will be submitted.

CLIENTS WORKS

Prior to the arrival of our operatives the client is to arrange for the following works to be carried out:

1. Clear all stored goods, furniture and personal effects to areas of works.
2. Lay polythene and protection across the floors as necessary and clear from site on completion of works.
3. Remove the bottom section of the staircase up to the half landing and renew as necessary.
4. Renew lost plaster skirtings.

The clients own contractors are to ensure all new timbers are fully protected from all masonry.

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GUARANTEES

20 Year Guarantee - Timber Treatment

Unless Otherwise Stated In Our Report

GUARANTEE PROTECTION INSURANCE SCHEME

We can offer through Guaranteed Protection Insurance an underwritten guarantee to cover the Guarantees issued by Dampcure-Woodcure/30 Ltd this is for 10 years. The cost of this is £ 74.20 (not subject to VAT)