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**Report Ref: 20640/GC**

Mr Graham Lees
OD Interiors Ltd
9th Floor, 55 Old Broad Street
London
EC2M 1RX

(Via email: graham.lees@od-group.com)

13 December 2017

Dear Mr Lees

Site Address: 15 SOUTHAMPTON PLACE, LONDON WC1A 2AJ

Thank you for your instruction to carry out an inspection at the above property and I have pleasure in submitting my report for your consideration.

These recommendations are based upon information that you have supplied and observations made at the time of my visit. If any aspect has been misinterpreted or any matters discussed verbally at the time of survey are not included, please notify me immediately as it may be necessary to amend the information contained in the Inspection Report.

Should you wish to proceed, please complete and sign the enclosed Acceptance of Quotation Form, and return, together with the requested deposit, to the office stated on the Form.

Upon receipt, a member of our Contracts Team will contact you to discuss the works programme who will continue to provide ongoing project management of the works. I will of course keep a watching brief on the project and can be contacted at any time if you have any questions. On completion of the works, an invoice will be sent requesting the outstanding balance to be paid.

ProTen Services offer our long-term Company Guarantee, where applicable, on our specialist treatment work, with additional protection available through our Third-Party Insurance Backed GPI Scheme.

All quoted prices are valid for a 28-day period from the date of the quotation unless stated otherwise.

I trust the enclosed meets with your approval and I will contact you in a few days to discuss the report and answer any questions you may have. In the meantime, thank you for the opportunity, and please do not hesitate to contact me if you have any questions.

Yours sincerely
ProTen Services

A handwritten signature in black ink, appearing to read "G. Carty".

Gary Carty CSRT CSSW

Senior Surveyor

T: 07966 304612

E: gary.carty@protenservices.co.uk

PROTEN SERVICES INSPECTION REPORT

This report has been provided by ProTen Services for the private and confidential use of the client for whom the report is undertaken.

REPORT REF:	20640/GC
CLIENT NAME:	OD INTERIORS LTD
PROPERTY ADDRESS:	15 SOUTHAMPTON PLACE, LONDON WC1A 2AJ
SURVEYOR:	GARY CARTY <i>CSRT CSSW</i>

Date of Instruction:	8/12/17	Date of Inspection:	12/12/17
Building Type:	TERRACED BUILDING	Construction Date:	PRE 1900
Occupancy Status:	VACANT	Wall Construction:	SOLID WALL
Weather:	DRY AND BRIGHT		

Inspections are limited to those areas that are accessible and available for inspection at the time of survey. Reports are prepared on visual evidence or information supplied. We cannot inspect parts of the property that are covered, unexposed, or inaccessible at the time of an inspection and as such we cannot give assurance that any such area is free from infestation, fungal decay, or rising damp. Out buildings, external joinery, including windows, are excluded from survey. It is essential that immediate steps be taken to eliminate the source of any moisture ingress identified, and that, thereafter, the building be maintained in a weatherproof condition. Please refer to the enclosed Client's Guide and Responsibilities as necessary.

It should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of the Company. No responsibility will be accepted in relation to third parties, howsoever involved. This report does not constitute a structural survey unless stated otherwise.

CONFIRMATION OF INSTRUCTIONS:

We thank you for your instructions to inspect the accessible timbers in the area shown on the enclosed sketch plan for attack by Wood Rotting Fungi and have pleasure in submitting our Report.

Our recommendations are based upon information supplied to us at our meeting and observations made at the time of our inspection. If we have misinterpreted any aspect, please notify us immediately as it may be necessary to amend the proposed specification.

All directions given in this report were taken from outside the property facing the front.

OBSERVATIONS

EXTERNAL

The existing flat roof coverings have failed causing significant water ingress.



INTERNAL

Third Floor Level: Rear Room

Accessible timbers were inspected and whilst stained, no undue moisture readings were noted. There was no visible evidence of attack by Wood Rotting Fungi.



Fourth Floor Level:

Attack by *Serpula lacrymans*, the true dry rot fungus, was seen in the front wall plate and nearby joists. The principal timbers seen to be attacked are shown on this plan. Moisture responsible for this attack appears to be due to rainwater ingress as noted above.



The remaining joists and rear wall plate are highly vulnerable to fungal decay.

Timber that has a moisture content above 18-20% is at risk to fungal attack. Readings above this level were found in the rear wall plate and joists marked for replacement on the attached sketch. Again, the moisture responsible appears to be due to rainwater ingress due to defective roof coverings.

GENERALLY

Fungal decay is always associated with a high moisture content in timber and therefore timbers bearing in or in contact with the walls where moisture has or may have penetrated must be considered suspect.

Once true dry rot is established in a building there is a real risk of other areas or infestation existing or developing without being detectable. There is the possibility that during the course of the work detailed in the specification below, additional work may be found necessary. If this is the case, a supplementary estimate will be submitted for approval prior to the Company undertaking the additional works.

The principles which govern successful eradication of decay are prevention of further entry of dampness into the structure, drying out the existing moisture and eradication of the full extent of the outbreak.

It is essential that immediate steps be taken to eliminate the source of moisture ingress identified and that thereafter the building is maintained in a weatherproof condition.

SPECIFICATION OF REMEDIAL WORK

REPORT REF: 20640/GC

The following Specification of Remedial Work has been prepared by ProTen Services on the assumption that the work will be carried out in one continuous visit. Due to the nature of our works we reserve the right to substitute alternative material, and to use alternative methods of work and/or construction of equivalent performance, to those specified in this Inspection Report.

All matters in this report are based on visual inspections unless stated otherwise. Once walls and floors are exposed for the purposes of treatment, it may be necessary to report that extra works are required which will inevitably incur an additional cost. No extra works will be carried out unless we obtain your agreement in writing before such works proceed (refer to Terms & Conditions Clause 10a).

In the event the work cannot proceed on the agreed start date or there are site delays due to circumstances beyond our control, we reserve the right to charge for our loss.

FOR FUNGAL DECAY:

Fourth Floor Level:

Within the area indicated on the attached sketch plan extending from **the front plate to the rear plate.**

1. TO BE CARRIED OUT OR ARRANGED BY THE CLIENT

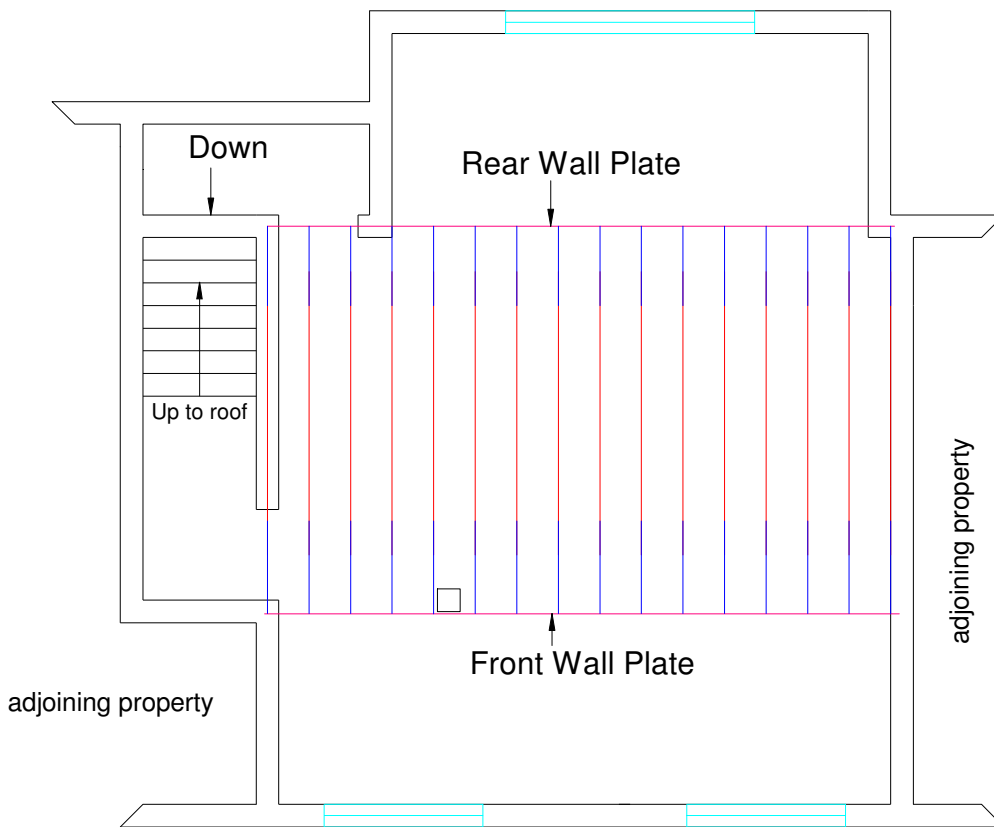
- Engage a roofer to strip off the existing roof coverings and boards and replace immediately on completion of our works.
- Provide electricity supply.
- Provide clean water.

2. TO BE CARRIED OUT BY PROTEN SERVICES

- Provide temporary support to the existing joists and roof timbers.
- Cut out and remove 500mm of each of 32no. Joists ends, and feathered fillets as indicated on the sketch.
- Cut out and remove the front and rear plates as indicated on the sketch.
- Renew the front and rear wall plates ensuring the ends in contact with masonry and on the upright support are wrapped/capped or laid in/on DPC membrane.
- Renew the 32no. joist ends overlapping by 500mm and attached each using 4no. coach bolts and star washers at staggered centres. Replacing fillet by trimming down timber.
- Remove debris from site.

SKETCH

Report Ref:	20640/GC	Date of Sketch:	12/12/17
Property Address:	15 SOUTHAMPTON PLACE, LONDON WC1A 2AJ		



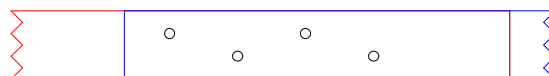
— Existing Joists cut back 500mm at each end

□ Existing Supporting Column

— 2No. Wall Plate 140 x 70

— 32No. joist ends 1m x 250 x 50
plus 100 x 50 x 1m planed down to fillet

Op Notes: working height 2.4m



Each Joist end to be attached
with 4No. Coach Bolts and star washers
at staggered centres