

Suite 2022  
6-8 Revenge Road  
Lordswood  
Chatham  
Kent  
ME5 8UD

Tel: 01634 649376  
Email: [Kent@timberwise.co.uk](mailto:Kent@timberwise.co.uk)  
[www.timberwise.co.uk](http://www.timberwise.co.uk)

**Report** Dr Otani  
Tower House  
125 Canterbury Road  
Westgate-on-Sea  
CT8 8NL

**Property** Tower House  
125 Canterbury Road  
Westgate-on-Sea  
CT8 8NL

**Inspected By** Robert Matthews CSRT CSSW

**Date of Survey** 24<sup>th</sup> February 2017

**Date of Report** 1<sup>st</sup> March 2017

**In Accordance with  
Instructions Dated** 22<sup>nd</sup> February 2017

**Our Ref** P36055

Dear Dr Otani,

Thank you for your enquiry and instructions regarding problems associated wood rot or infestation at the above property.

By using Timberwise, the largest privately owned British national preservation company, you automatically benefit from the high quality service and value associated with past four decades of Timberwise work.

Please read this report in conjunction with the attached 'specifications' and 'client information' sheets contained within the folder.

- Weather conditions at the time of our Inspection cold, overcast and dry
- At the time of our Inspection the property was occupied
- The abovementioned property is a grade II listed building of stone and brick construction

All references are from the road facing the front elevation of the property.

## Restrictions

I have not inspected parts of the structure which are covered, unexposed or inaccessible, due to carpeting, occupants' furniture, fitted cupboards and the like therefore I am unable to report that any such parts are free from defects. The report will not include an inspection of the services.

### IMPORTANT

This report is issued subject to our standard terms and conditions, which shall form part of any contract to carry our work based on the report. Please read them carefully.



## Report

Our instructions from the client were to inspect the roof for wood rotting fungus and wood boring insects. During the inspection we noted a section of timber cladding on the left hand staircase has an infection of wood rotting fungus; this was brought to the attention of the client and is subsequently included within this report.

This report is based on our findings at the time of our inspection. We can give no assurance that walls not inspected or included for treatment could not or may not be affected by dampness or infection at some later date.

## OBSERVATIONS - Dry Rot

Fungal decay was noted to the timber cladding on the half landing of the left-hand staircase. It is understood that this staircase will be removed during the refurbishment and conversion.



The infection appears to be true dry rot fungus *Serpula lacrymans*. The source of moisture is most likely lateral moisture penetration from an external defect. Inspection is based on a close but not intimate examination of the areas specified. Inevitably there will be timbers which could not be inspected fully, or at all, without opening up the areas. We have, so far as possible, inspected the accessible exposed surfaces available to us. Our recommendations are true therefore subject to the qualification that further necessary work may be required once the fabric of the building or a particular element is exposed. This applies particularly to the true dry rot fungus *Serpula lacrymans*. Should you require a full exploratory examination works or disruptive exposure, we would be pleased to quote for these works. However, should you proceed on the present basis, we shall advise you of any further investigations or fungal infection that we discover during execution of the works and advise accordingly, with a supplementary report and quotation. Dry rot can in certain circumstances cause serious damage by its rapid growth and we would recommend that treatment is carried out as soon as possible.

Dry Rot spores are considered omnipresent and no environment is considered free from them. The spores will germinate and grow in timber with moisture content between 20% and 30%. The fungal thread (hypha) digest the cellulose fraction of the wood, but does not attack the structural lignin. These remain as a brittle matrix which cracks into cubes and differential stresses. Cuboidal cracking is also characteristic of many wet rots and does not automatically indicate the presence of dry rot. Fungal hyphae may clump together into a variety of structures known as mycelia which takes various forms depending on the surroundings conditions. They may fill humus cavity as a cotton wool like mass or grow across the surface of the timber as a grey/white skin. Active dry rot (*Serpula lacrymans*) has a fresh white or greyish appearance. Some hyphae group together to form conducting strands, their main function is the conduction of nutrients through inert non-nutrient i.e. brickwork, to permit eventual colonisation of the timbers.

## Timber

The types of beetle and wood rot infestation noted within this report are by the following -

- Common Furniture Beetle (*Anobium punctatum*)
- Bark Boring Beetle (*Ernobius mollis*)
- Dry Rot Fungus (*Serpula lacrymans*)

Inspection to some areas was restricted by plasterboard secured to the rafters and ceiling joists. Where inspection was possible, there was evidence of wood borer activity with bore holes of recent origin denoting larval activity.

The infestations appear to be scattered and isolated across all the roof voids inspected. There were also several areas of staining from historic roof leaks. Some timbers were tested with higher than normal moisture meter content recorded.





Dual purpose treatment will be required to the inspected areas. An allowance has been made for the treatment to maximise fluid penetration of the accessible timbers, as indicated on the enclosed drawing. An additional sum has been included for the clients' information, to treat the entire roof void which is recommended.

External defects noted during the inspection were –

- Defective rainwater goods
- Porous pointing
- Decayed joinery
- Missing glassing units, now boarded

These are further sources of moisture penetration which require attention by the client or the client's builder.

## RECOMMENDATIONS

### **SPECIFICATION for Guaranteed Treatment against Wood Boring Insect Attack Areas for Treatment – as referred to above**

1. Our Technicians will clean down and prepare timbers as necessary for treatment
2. Carry out full chemical treatment accessible timbers against wood boring insects, using the appropriate chemical solution

## Chemical Treatment

1. Our Technicians will clean down and prepare timbers as necessary for treatment
2. Carry out full chemical treatment accessible timbers against wood boring insects, using the appropriate chemical solution to the manufacturer's instructions
3. Lift and re-lay floor boards as necessary

## Irrigation/Sterilisation

1. Hack off the wall plaster to the heights and dimensions indicated on the attached sketch plan and bag up the resultant debris for disposal
2. Technicians are to carry out drilling, irrigation and sterilisation of the exposed masonry using the appropriate fungicide solution
3. This treatment is to be complemented with a surface application of the chemical
4. Carry out full chemical treatment accessible timbers against wood boring insects, using the appropriate chemical solution to the manufacturer's instructions
5. No allowance has been made for re-plastering in this instance

**Waste** - For the clients' budgetary purposes and flexibility, please find enclosed a separate quotation for removal of the resultant debris from site.

Alternatively, our Technicians will bag up the resultant debris and leave on site for the client to arrange their own removal/disposal (**please cross out this item on the enclosed quotation if you would like to make your own removal arrangements**)

## Post Treatment Emergence

*In the treatment of timbers for eradication of woodborers, it is possible that a few deep-seated larvae may escape the immediate effect of the treatment by being below the limit of chemical penetration. These larvae may subsequently emerge as adult beetles in the three years (for Common Furniture Beetle) following treatment. In the case of Death Watch Beetle, the period of emergence may be even longer because of their long lifecycle. Should this happen, the beetles will die upon emergence but would give the impression that re-infestation has occurred.*

*The permanent chemical deposit on the treated timbers will prevent the development of any further eggs and with the final emergences the treatment becomes completely effective, therefore, the infestation will die out. With this in mind suspected failure of the treatment could not be ascertained for at least three years or more after treatment and hence re-inspection within this period would be inconclusive and serve no useful purpose.*

## Works to be carried out by others

- Remove furniture, floor coverings and stored items away from the treatment area
- Lift loft insulation and boarding
- Supply power and water for our equipment

## Important Client Notes

### **Minimum Charge**

*Please be aware that our minimum charge for works is £450.00 + vat, should you not have all the recommended works carried out. This will only apply if the total cost for the works falls below this level.*

### **Fixtures and Fittings**

*Generally, we do not price to refit the fixtures, fittings, skirting boards and the radiators due to the wet plaster. These are best left until the plaster is dry or the walls have been painted. This would result in an additional visit. Please do not hesitate to contact our office should you require information with regard to the fixings/adhesives required.*

## **GENERALLY**

The above report is based upon our instructions as we understand them. If any part of this report and/or the attached quotation requires clarification or fails to address your expectations, please contact the office/surveyor and let us know of your concern immediately.

Although our report may refer to certain parts of the structure, we are not chartered or structural surveyors and our report must not be interpreted as such. If you have any concerns about the structure of the property you should contact a qualified structural surveyor or engineer.

**Client is responsible for the removal of floor coverings and stored items including personal possessions prior to our arrival on site. Any delay caused due to floor coverings and items not having been removed may become subject to additional cost due to either work commencement being delayed or it not being possible to commence during that visit. Please note the importance of all necessary preparatory works being completed prior to our arrival and commencement on site.**

Our long-term guarantee for Damp Proofing works unless otherwise stated in our report will be issued when the final account has been settled. In addition to our guarantee, as we are members of the Property Care Association, we are pleased to offer you the added benefit of the Guarantee Protection Insurance Limited "backup" fully insured guarantee. The premium is shown as a separate item on our quotation.

### **Survey fees**

When a survey fee has been offered as a refundable fee based upon an acceptance received this is subject to all the recommendations/quotations being accepted, should the client wish only to accept part of the overall quotations the survey fee will be returned on a pro-rata basis.

**The client is to supply suitable parking via a parking space.**

During the inspection, Asbestos sheeting was noted on the central staircase. We would recommend that the process of removal or containment is carried out prior to our arrival on site. Should our remedial works be within or adjacent to areas of asbestos containing materials (ACM's) that may be disturbed in the process of our works, these must be removed prior to our works and certification provided.

Our surveyor who has been dealing with this property is Robert Matthews and he would be more than happy to accept a call during the daytime and up until 5:30pm. His mobile number is 07970 602074.

Please note that our enclosed quotation is based on carrying out the work during normal working hours (Monday to Friday). To arrange for a convenient start date for the works to proceed please complete and return the enclosed Acceptance to the local office. If you would like to arrange a provisional start date by telephone, please call the local office on 0870 225 7998.

Yours sincerely

Robert

**Robert Matthews CSRT CSSW**  
**For and on behalf of TIMBERWISE (UK) LIMITED**