



- Woodworm/Dry Rot
- Rising Damp
- Wall Tie Replacement
- Tanking

**Hyltreat Limited**  
Bosworth House  
High Street  
Thorpe Le Soken  
Essex  
CO16 0EA



Our Ref: SPRI/16636/PH/SL

06 January 2021

Mr & Mrs Walker  
gray.gill129@btinternet.com

Dear Mr & Mrs Walker

**Property Inspected: The Old House, Spring Road, St Osyth, CO16 8RP**

**Date of Inspection: 05 January 2021**

**Inspected by: Paul Hylton**

In accordance with the instruction given, the above property was inspected with regard to insect infestation of the roof and flooring timbers and areas of dampness in the main walls. The following observations were made and should be read in conjunction with the attached general notes. It should be noted that external observations are comprised of a visual inspection from ground floor level and internal observations are a non-intrusive inspection both visual and with the aid of a moisture meter. The areas inspected are as specified at the time of the survey and only where accessible. Where the inspection is restricted by fitted units, furnishings, floor or wall coverings including tiling or dry lining etc, our observations will be limited and we can make no comment or assurance as to the condition of the underlying surfaces.

#### **External Observations**

The property is an historic Grade II listed detached residence. The original main part of the building is of timber framed construction with a later brickwork addition to the centre rear forming the kitchen and a timber framed modern garden room and back hall.

The external perimeter walls are finished with a sand and cement render to the front elevation and timber weatherboarding to the rear and side elevations. Hairline cracking was noted to the render, particularly around the window openings. This is common in period properties and is caused by expansion and contraction of the building. The cracks should be raked out and repaired during the course of general maintenance.

Ground levels around the perimeter of the property vary. Ideally, ground levels should be a minimum of 150mm below the internal floor level to prevent possible dampness issues internally. However, the property dates back to the 1300s and ground levels have changed considerably over the years.

Heavy rainfall at the time of our inspection did highlight a minor defect to the front section of guttering which was noted to be dripping slightly and repairs may be needed. Algae has formed on the roof tiles to the far left section of the pitched roof which can wash into gutters and cause blockages. We would recommend that all vegetation is cleared from roof coverings and rainwater goods to ensure rainwater is freeflowing into suitable drainage away from the property.

## TIMBER INSPECTION

Historic timber framed properties would have been constructed using untreated timber and are therefore susceptible to wood boring beetle infestation. The most common insects found in British properties are Common Furniture Beetle (*Anobium Punctatum*) and Deathwatch Beetle (*Xestobium Rufovillosum*). The majority of these insects life cycle is concealed from view within the timber. Infestation becomes visible only when the insect emerges from the timber creating a small round hole. These small holes and accompanying fresh bore dust (frass) are the most obvious signs of an active infestation and are usually noted during warmer weather from late March to early August. However, it can be very difficult to establish whether an infestation is active.

Deathwatch beetle is the larger of the two insects and can remain deep within the timber for up to 10 years making eradication highly unlikely. The emergence holes created by the adult beetle are approximately 3mm in diameter. This insect normally attacks hardwoods such as oak and is most active during warmer weather from late March to June. The insect normally only attacks the outer sap wood of any timber, leaving the inner heart wood and strength unaffected. The general opinion within our industry and indeed our own company's policy is that Deathwatch Beetle can be inhibited and controlled with chemical treatment to the accessible timbers. However as previously mentioned, Deathwatch beetle cannot be totally eradicated and treatment cannot be guaranteed.

There was some evidence of previous chemical treatment in the form of injection nozzles that have been installed in the framing timbers to first and ground floor level in various places. However, we understand there are no guarantees in place and it is likely that the treatment will have expired.

Area	Observations	Recommendation
Main Roof	The roof is split into 3 sections accessible via 2 loft hatches. Scattered evidence of Common Furniture Beetle ( <i>Anobium Punctatum</i> ) was affecting the majority of the accessible timbers, including the rafters and ceiling joists. In most areas, the infestation appeared old and inactive. <b>More recent and possibly active infestation was affecting the rafters to the far right section of the main roof and central section.</b>	Chemically treat accessible roof timbers.
	Evidence of water staining and slight deterioration was apparent in the rafter sections surrounding the valley, directly adjacent to the loft hatch in the main bathroom. When checked with the aid of a moisture meter, significant readings were obtained indicating water ingress caused by external defects. Modern bitumen felt was noted beneath the tiles in the main roof which would indicate that the roof has been replaced in the past.	The water ingress appears minimal at this stage however, we would recommend contacting a roofing contractor to inspect internally and externally and carry out any necessary repairs.

Area	Observations	Recommendation
First Floor Framing Timbers	We understand the framing timbers have been soda blasted in the past to remove a black stain varnish. Scattered evidence of what appeared to be old and inactive Common Furniture Beetle ( <i>Anckium Functatum</i> ) was apparent to the surfaces of the accessible timbers. The insect attack did not appear to be active. Some evidence of Deathwatch Beetle ( <i>Xestobium Ruficollisum</i> ) was found to the vertical framing timbers within the central lobby, far rear right hand bedroom and front right hand bedroom. Again the insect attack did not appear to be active.	We would not consider any chemical treatment necessary at this stage in time.
First Floor Flooring Timbers	The inspection was heavily restricted by fitted carpets and furnishings. The carpet was carefully lifted in the corners to the bedroom and hallway to enable a limited inspection. Scattered evidence of what appeared to be old and inactive Common Furniture Beetle ( <i>Anckium Functatum</i> ) was apparent in the surface of the floorboards. The floor surface was noted to be particularly uneven. Considerable settlement was noted in the master bedroom and the floor drops down in the corner. We can give no indication as to the structural integrity or stability of the building, however some degree of movement is expected in historic properties.	We would not consider any chemical treatment necessary at this stage in time.  A full inspection should be carried out if the carpets are removed in the future.
Ground Floor Framing Timbers & exposed ceiling joists	The accessible framing timbers within the dining room, drawing room, music room and sitting room were visually inspected. Scattered evidence of what appeared to be old and inactive Common Furniture Beetle ( <i>Anckium Functatum</i> ) and Deathwatch Beetle ( <i>Xestobium Ruficollisum</i> ) was apparent.	We would not consider any chemical treatment necessary at this stage in time.
Ground Floor Flooring Timbers	The supporting ground floor flooring timbers were inaccessible due to engineered wood floor covering that has been laid. There was no obvious sign of movement or settlement in the drawing room, dining room and entrance hall floor. It should be noted that timber is a durable material, however, prolonged contact with moisture can lead to wet rot fungal decay and encourage insect attack. The flooring joists in the music room and sitting room were accessible from the cellar beneath and some signs of Common Furniture Beetle ( <i>Anckium Functatum</i> ) attack were apparent. The kitchen, boot room and larder floors are of solid concrete construction with no apparent timber components.	We would recommend chemically treating the accessible flooring timbers from the cellar beneath.

Although in most cases, the insect attack does not appear to be active and we would not consider chemical treatment necessary at this stage in time, without chemical treatment we cannot guarantee that future insect attack will not occur.

### **DAMPNESS INSPECTION**

The lower and upper internal wall surfaces were visually inspected and tested with the aid of a moisture meter. High levels of moisture and patches of dampness are to be expected to some degree in a property of this age and construction.

The original, older main parts of the property are of timber framed construction where vertical timbers rest on a horizontal timber sole plate sited on a brick plinth. The majority of this sole plate has been covered over and no indication can be given as to the condition of the concealed timbers. The sole plate is exposed in the dining room, along the left and front elevations and in the drawing room along the front elevation. There was evidence of past repairs with new sections of what appears to be green oak spliced in. The exposed accessible sections of sole plate appear to be in a sound and solid condition.

There were no significant areas of dampness located in the wall surfaces. Low level and insignificant readings were obtained at the base of the wall in some areas, however, this has not caused deterioration of the plasterwork and we would not consider remedial works necessary.

### **CELLAR**

The floor level within the cellar is approximately 2m below the external ground level. The external perimeter walls of the cellar are therefore earth retaining and may be subjected to hydrostatic water pressure caused by a head of water collecting against the structure. Without an adequate waterproofing system in place, water ingress internally and subsequent flooding can occur without warning. Even where there is no head of water bearing against the structure, moisture can still be held in the capillaries of the soil causing lateral movement of moisture internally leading to dampness and high levels of moisture affecting internal finishes.

The internal wall surfaces are of exposed face brickwork and the floor is made of brick pammets laid directly onto soil. Extensive and high levels of moisture were recorded from all perimeter wall and floor surfaces. In order to provide a dry non-spoiled surface, waterproofing / tanking works would need to be carried out. Structural waterproofing measures would not have been considered at the time of construction and no previous tanking works have been incorporated.

The cellar is not classed as a habitable space and although there was no standing water present at the time of our inspection, it is essential that stored items are isolated away from all wall and floor surfaces.

There was some evidence of water ingress around the trap door located to the rear of the cellar. The trap door is located externally and leads to formed brick steps.

The music room, study and rear sitting room flooring timbers were accessible from the cellar. These timbers have been exposed to high levels of moisture and humidity. Ventilation has been improved in the cellar with two air vents which will help to lower the humidity. There was some evidence of past repairs where the wall plate supporting the joists has been replaced to the front elevation wall. The remaining wall plate appears in poor condition and is deteriorating and was noted to be soft and spongy. The timber has not completely disintegrated at this stage in time, however repairs will be necessary in the future.

Further decay was noted to the load bearing joist ends where they are embedded in the damp brickwork of the cellar. These timbers have deteriorated in several areas and steel joist hangers have been added to provide support. However, further repairs and support is required to the joist ends. The main support

beam to the far left corner of the cellar has also disintegrated and is supported by a temporary prop however, we would recommend more permanent repairs.

### **Recommendations**

Further structural flooring repairs are required to support the rotten and damaged sections of timber. Steel brackets can be made bespoke and are usually accepted by listed building regulations as the original timbers are not removed from the building. In our opinion, structural repairs are necessary and as the property is grade II listed, suitable planning consent and advice should be sought. We are unable to provide an estimate for these works at this stage in time.

Insect attack was also apparent in the accessible timbers. There was some evidence of previous chemical treatment however, this is likely to have expired. A water based, clear, insecticidal fungicidal preservative spray can be applied. This chemical dries clear and can provide an effective way to inhibit insect attack and decay. We have provided an estimate for chemically treating the accessible flooring timbers within the cellar.

### **General Notes**

1. Unless otherwise stated, our specification does not include for the removal and re-instatement or replacement/adjustment of skirting boards and joinery or electrical and plumbing fixtures and fittings including radiators that may be necessary. These works should be attended to by your own contractor prior to commencement of the contract. Alternatively estimates can be submitted upon request.
2. Our specification does not include for preparatory works such as removing floor coverings, furnishings and fixtures or reinstatement thereof, unless mutually agreed prior to the commencement of the contract. All areas specified for treatment should be clear and fully accessible prior to commencement of the contract.
3. Unless otherwise specified, our estimate does not include for any other remedial works or replacements, particularly in areas that were restricted or inaccessible during the course of our initial inspection.
4. Should additional works be found necessary during the course of the contract, estimates will be provided accordingly.
5. It is inevitable that some dust and disturbance will be created during the course of the contract, particularly where the renewal of wall plaster and repairs to timber floors are involved. The client should arrange for furnishings, ornaments and electrical items to be removed from the vicinity areas of treatment prior to our company commencing the contract. Alternatively the client may prefer to protect and cover all items with suitable dust sheets. The client may wish to consider instructing a cleaning contractor once the works have been completed, particularly if the property is tenanted.
6. Whilst every care will be taken during the course of contract, the Company accepts no liability for accidental loss or damage to items left in the property which are causing an obstruction or are not adequately protected. (Please refer to clause 10 of our terms and conditions).
7. Damage to radiators, wiring, decorations and joinery etc. is sometimes unavoidable, particularly where systems have deteriorated through wear and tear and though every care will be taken, we cannot accept responsibility for such occurrences.
8. Our estimate is based on the assumption that the specified works will be carried out in one stage. If additional works or further visits are requested or necessary through no fault of our own, additional costs may be incurred.

### **Control of Substances Hazardous to Health (C.O.S.H.H.)**

In accordance with Statutory Instrument No. 1657 which came into effect as from the 1st October, 1989, a COSHH assessment has been carried out at your property a copy of which can be provided on request.

We trust our report and estimate meet with your approval , and if you would like us to carry out the work we would be grateful if you could sign and return the enclosed notice of acceptance. In the meantime, should you wish to discuss any aspect of our report, we would welcome your telephone call.

Yours sincerely



Paul Hylton *C.S.R.T., C.S.S.W.*  
Hyltreat Ltd

Estimate No. SPRI/16636  
Date 06/01/21



**CLIENT:** Mr & Mrs Walker  
**PROPERTY:** The Old House, Spring Road, St Osyth, CO16 8RP

Chemically treat accessible main roof timbers:	£1,880.00 plus VAT
Chemically treat accessible flooring timbers of music room, study and sitting room via the cellar:	£293.00 plus VAT
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VAT amount:	£434.60
	<hr/>
Total price including VAT @ 20%	£2,607.60
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Please Note

A deposit of £870.00 is required prior to commencement of the contract, with the balance due on completion.

If you would like us to proceed with the above works, please complete and return the enclosed Notice of Acceptance. This estimate is based on our standard Terms and Conditions as attached and in accepting the estimate, the Client will be deemed to have read and accepted those terms.

**Before commencement of the contract please ensure:**

1. There is water and electricity supplied to the property.
2. There are adequate parking arrangements outside the property or advise us if that is not possible.
3. That furnishings, carpets and valuables are protected or removed from areas to be treated.

Estimate No. SPRI/16636  
Date 06/01/21



## Notice of Acceptance

**CLIENT:** Mr & Mrs Walker  
**PROPERTY:** The Old House, Spring Road, St Osyth, CO16 8RP

Chemically treat accessible main roof timbers: £1,880.00 plus VAT

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VAT amount: £434.60

Total price including VAT @ 20% £2,607.60

### Please Note

A deposit of £870.00 is required prior to commencement of the contract, with the balance due on completion

I/we accept the above estimate in accordance with your terms and conditions as provided and will be responsible for payment upon completion of the work.

Signed:		Date:	
Name (please print)		Mr/Mrs/Miss/Ms	
Suitable date to commence work		Arrangements for access	
Will the property be occupied	Yes / No (please delete)	Will there be furniture/carpets in the property	Yes / No (please delete)
Name and address to send invoice		Name and address for guarantee (if different)	

## Terms and Conditions

These terms and conditions are the terms and conditions upon which Hyltreat Ltd ('the Company') makes its services available to you and by placing an order with the Company, you are accepting these terms and conditions.

1. This estimate provided to you by the Company ('the Estimate') shall only be binding upon the Company if the Company receives your acceptance in writing within a period of twenty-eight days from the date of the Estimate.

2. The Estimate is based on the Report No. quoted within the Estimate and refers only to the work detailed in that Report ('the Works'). When the removal of skirtings is included in the Estimate no allowance is made for damage to plaster or skirtings caused by removing the skirtings, or for skirting or plaster renewal unless otherwise specified.

3. The Company shall use its reasonable endeavours to start and complete the Works by the dates indicated in the Estimate, but any such dates are estimates only and time shall not be of the essence for performance of the Works. The Company shall not be held responsible for any delays.

4. The prices of the Works specified in the Estimate ('the Price') are exclusive of VAT and based upon the cost of materials and the rates of wages ruling at the time of the Estimate, and are subject to adjustment for any variation of such items affecting the cost of the Works. The Company reserves the right to increase the Price to take into account any such variations provided that it advises you verbally or in writing of any such variations prior to the commencement of the Works.

5. The Company shall be entitled at its discretion to alter or vary the specified method of carrying out the Works in whole or in part without increase in Price. In the event of any such alteration or variation resulting in substantial reduction in the cost of the Works the Company will at its discretion make such allowance, if any, to you as the Company shall consider fair and reasonable.

6. Payment of the Price is due in full on completion of the Works, or, if the Works are done in stages, on completion of any stage of the Work ('the Due Date')

7. Without limiting any other of the Company's rights or remedies, if you fail to pay the Price in full cleared funds on the Due Date;

(i) the Company shall have the right to charge interest on the overdue amount at the rate of 8% per annum under the County Courts Act 1984 accruing on a daily basis from the Due Date until payment is received in full, whether before or after judgment; and

(ii) you agree to indemnify the Company for and against all direct, indirect and consequential losses, expenses, costs liabilities and damages incurred by the Company as a result of a breach of clause 6.

8. Unless otherwise stated in this estimate, the Price has been calculated on the basis that the Works can commence as soon as any preparatory work not undertaken by the Company as having been completed and can proceed continuously without interruption and you agree that any additional expenditure and charges resulting from a delay in completing any such preparatory work or from a break in continuity through no fault of the Company shall be charge to you.

9. You shall;

(i) clear any rooms and access ways where the Works are to be carried out of any floor coverings, furniture and effects. Any furniture, floor covering and effects remaining in the rooms whilst the Works are carried out will be at your risk. You shall be responsible for any costs incurred by the Company in removing and replacing furniture, floor coverings and effects as a result of your breach of this clause 9 and the Company shall be entitled to charge you on a time basis at the hourly rates specified by the Company for the additional time it takes to remove or replace any such items. When it is impracticable within the time available to notify you of the additional costs and charges payable under this clause 9, any such costs and charges will be added to the account for the Works;

(ii) arrange access to the premises and rooms where the Works are to be carried out prior to the commencement of the Works. Any costs incurred by the Company resulting from your failure to provide access in accordance with this clause 9, shall be payable by and charged to you whether or not the Works are completed.

(iii) notify the Company of arrangements for its employees, subcontractors or agents to obtain access to the premises. Any time lost through failure to make such arrangements will be charged extra to you on a time basis at the hourly rates specified by the Company.

(iv) co-operate with the Company in all matters relating to the Works

(v) ensure that the provisions of the Party Wall Act Etc. 1996 are fully complied with including prior to, during and after the Works are commenced. You agree that it is your sole responsibility to ensure compliance with the provisions of the Party Wall Act Etc. 1996.

10. Nothing in these terms and conditions shall limit or exclude the Company's liability for death or personal injury caused by the Company's, its employees', agents' or subcontractors' negligence, fraud or fraudulent misrepresentation or breach of the terms implied by section 2 of the Supply of Goods and Services Act 1982.

11. Subject to clause 10:

(i) the Company shall under no circumstances be liable to you, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, for any loss of profit, or any indirect or consequential loss arising or in connection with these terms and conditions;

(ii) the Company's total liability to you in respect of all other losses arising under or in connection with these terms and conditions, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall in no circumstances exceed the Price;

(iii) the Company shall not be liable to you for damage to interior decoration and paint. Whilst the Company shall use its reasonable endeavours to avoid any such damage, you acknowledge and accept that there is always a risk of discolouration of ceilings, and particularly polystyrene tiles fixed to ceilings, etc., arising through the treatment of ceiling joists. Redecoration should not be attempted until the preservative has dried thoroughly.

(iv) the Company shall not be liable to you for any damage to the ceiling structure whether or not the roof space in which the Company's staff is to work is structurally in a weakened condition though insect or fungal attacks or for any other cause, nor shall the Company be responsible for any damage to the electrical wiring which has become apparent or been sustained in the building or buildings in the course of the treatment;

(v) the Company shall not be liable to you for the collapse of insecure brickwork during the Company's work. If after commencement of work unforeseen difficulties arise due to the collapse of insecure brickwork or any other cause the additional unforeseen work found to be necessary will be charged and payable by you in addition to the Price and calculated on a time basis at the hourly rates specified by the Company.

(vi) the Company shall not be liable to you under these terms and conditions for any loss, damage, costs or otherwise suffered or incurred by you as a result of your failure to comply with the Company's instructions (i) to remove from the premises any liquids or foodstuffs liable to contamination during the course of treatment (ii) not to replace carpets or floor coverings until the solvent has evaporated, or (iii) not to lay vinyl floor coverings on floors that have been treated without first obtaining floor covering manufacturers recommendations.

12. In accepting this estimate and instructing the Company to proceed with the work contained therein, you will be deemed to be authorised to give instructions to the Company and in particular to have obtained where necessary, the landlord's or superior landlord's permission to do so and for the Works to be undertaken

13. In event it is a statutory requirement that the District Surveyor or Local Authority be notified or Listed Building consent is required before structural repairs are undertaken and the Company is obliged to notify the District Surveyor, Local Authority or obtain such consent, the Company shall be permitted to charge you for the additional time undertaken to comply with any such requirements, such charges to be calculated on an hourly basis at the hourly rates specified by the Company.

14. When chemical treatment is being carried out in any building which involves the use of any organic solvent material the electrical supply to the area being treated shall be switched off in the interest of safety during treatment to the conclusion thereof. However you are required to provide a main electricity supply, free of charge, for lighting purposes.

15. All intellectual property rights contained in the report on which the Estimate is based are the exclusive property of the Company. It is supplied for information to you only and must not be reproduced in any form by you or put to any other use. The Company accepts no responsibility for the accuracy, completeness or validity or otherwise of the content of the report.

16. On completion of the work the Company shall issue a Guarantee against re-infestation by insects or fungi or the recurrence of rising damp to those areas detailed in the Report, Estimate and drawing pertaining to the work carried out.

17. The Company may (without prejudice to any antecedent claims) immediately terminate these terms and conditions if the Client shall default in any payment or shall commit any act of bankruptcy or being a company go into liquidation whether voluntary or compulsory.

18. If any question dispute or difference whatsoever shall arise between the Company and the Client the same shall be referred to the arbitration of a single arbitrator to be agreed between the parties or in default of agreement to be appointed by the President for the time being of the Institute of Arbitrators in accordance with the Arbitration Act 1996, or any statutory modification or re-enactment thereof.

19. These terms and conditions constitute the entire agreement between the parties, You acknowledge that you have not relied on any statement, promise or representation made by or given by or on behalf of the Company which are not set out in these terms and conditions.

20. These terms and condition apply to the exclusion of any other terms that you may seek to impose or incorporate, or which are implied by trade, custom, practice or course of dealing.

21. If a court or any other competent authority finds that any provision of these terms and conditions (or part of any provision) is invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed deleted, and the validity and enforceability of the other provisions of these terms and conditions shall not be affected. If any invalid, unenforceable or illegal provision of these terms and conditions would be valid, enforceable and legal if some part of it were deleted, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.



## **GENERAL NOTES**

### **Chemical Treatment:**

Chemical treatment is given to the areas specified by double pressure spray soaking the timbers to refusal, with an approved low odour Wood Preservative.

Excessive dirt, dust or debris is removed by vacuum or brush as may be required for successful treatment of the timber.

Access is gained to the undersides of floorboards and to the sub-floor timbers by lifting sufficient floorboards to enable these parts of the timbers to be treated thoroughly.

Temporary cover is provided for water tanks to prevent the Preservative from contaminating the water.

Chemical treatment cannot be applied to the painted surface of infested timbers. Unless otherwise stated, we normally recommend that the Client removes the paint and applies a liberal brush coating of Preservative in the course of redecoration. The Preservative will not affect subsequent decoration, provided a few days are allowed for it to dry.

Where the underside of staircase, cellar timbers or other timbers has been coated with whitewash, the surface will be wire brushed to assist the penetration of preservative.

When the painted surface cannot be scored by wire brushing, as in the case of emulsion paint, the specification does not include for the removal of such coating.

There is always a risk of discolouration of ceilings and of damage to polystyrene tiles fixed to the ceiling, arising through the treatment of ceiling joists, particularly where the ceilings are in a bad condition. Every effort is made to minimise this damage, but no responsibility can be accepted when it occurs.

### **Paste Preservative:**

When treating built-in or partly obscured timbers, and timbers of very large dimensions difficult to penetrate with conventional Preservatives, Paste Preservative may be specified. This is an emulsion Preservative which provides the equivalent of prolonged steeping in-situ and affords a greater degree of protection.

### **Wall Solution:**

When dealing with dry rot (*Serpula lacrymans*) in addition to treating the timber as above, it is necessary to treat the exposed brickwork and the oversight in the area of attack. For this purpose the exposed brickwork is lightly sprayed with Wall Solution, wire brushed to remove any mycelium and thoroughly spray soaked again. In some cases, the brickwork is drilled and irrigated under pressure.

### **Timber repairs and reinstatement:**

All new timbers are treated softwood. All existing timbers fit for re-use are set aside, treated and re-used.

Surfaces cut on site are treated with Wood Preservative before fixing.

Unless otherwise stated, new ground floor flooring is constructed of square-edged floorboards laid on 50mm x 100mm (2"x4ft) joists, spaced at not more than 375mm (15") centres. The joists are laid on 50mm X 100mm (2"x4") wall plates, bedded on damp course.

Where specified, decayed joist ends are cut out of the brickwork into which they are built and either replaced with the ends wrapped in polythene sleeves, or re-supported on a new wall plate on piers constructed of load bearing building blocks.

Unless otherwise stated, no allowance is made in the estimate for the repair of weathered external joinery timbers.

This should be dealt with by the Client in the normal course of maintenance.

### **Forming Access Openings to Roof Voids and Eaves:**

Where access openings are specified, the Client should advise us if a particular position is preferred. In the absence of such notification, the openings will be sited where convenient to the Company, and will be trimmed and fitted with a lift off cover and left ready for decoration by the Client.

When treatment of flooring in bathrooms is specified, the specification automatically includes for removal and re-fixing of the bath panel, where possible, providing access to the flooring beneath the bath.

### **Ventilation:**

Standard square mesh ventilators are used rather than terracotta air bricks. Ventilators have about 47% open air space compared with terra-cotta air bricks, which have only 6% open area.

In addition, where possible, openings are formed at joist level in the cross partition walls at approximately 1 metre (3') centres in line with the existing or new ventilators to create a through draught.

Where specified, solid floors are channelled and fitted with a 225mm x 75mm (9"x3") vent to provide ventilation to adjacent timber floors.

Unless otherwise specified, the solid floor finish is made good with concrete.

### **General:**

Before remedial work is carried out, it is necessary for the client to remove furniture, floor coverings and all domestic items from the areas to be treated.

Unless otherwise stated, any rubbish resulting from our work is cleared away and the premises left neat and tidy.

All new and disturbed work is left ready for decorating by the Client.

The Client should arrange for the electricity supply to be left on for lighting purposes.

No allowance is made, unless otherwise stated, for restoring floors which are in bad condition or out of level due to causes other than insect attack or fungal decay.

Any guarantee against recurrence of fungal decay is subject to the property being properly maintained in a sound, weatherproof condition.