



Report Date: 28/05/2024

Ref: ENQ768104

Peter Cox Ltd
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SURVEY REPORT

CLIENT BEC
Ingwell Hall
Ingwell Drive
Moor Row
Cumbria
CA24 3JZ

PROPERTY ADDRESS
Old Whittles Building, 6 Duke Street
Whitehaven
Cumbria
CA28 7ER

SURVEYED BY Neil Aspin

DATE OF SURVEY 28/05/2024

Directions are as if facing front elevation unless otherwise stated

PLEASE READ CAREFULLY THE CONTENTS OF THIS REPORT, THE FOLDER AND ALL ENCLOSURES WHICH ALL FORM PART OF THE CONTRACT OFFER.

In accordance with your verbal instructions received on 09/05/2024, we have reported on the following:

Dampness to the walls
Fungal decay

We draw your attention to the matters set out in the 'Scope of Survey' section of the Quotation part of this Report and would ask you to read those notes carefully. If you have any concerns or queries as to the effect these matters may have upon the treatments recommended in this Report or if you believe that we have misinterpreted your survey instructions, please let us know at once.

Property Description Large brick and stone semi detached commercial property.

Occupied Status The property was un-occupied at the time of our inspection.

Weather Conditions At the time of our inspection it was cloudy with scattered showers.

The inspection of the property was generally restricted by wall and ceiling plaster

TIMBER TREATMENT

To the areas scheduled below in accordance with our standard specification for Remedial Timber Treatments.

Please read carefully, in conjunction with this report, the **Important Notes**, enclosures, standard work specifications and the **For Action by Client** document, as these all form part of our Contract offer.

Unless otherwise stated all insect infestation is by the Common Furniture Beetle (*Anobium punctatum*).

External joinery timbers or timbers which are the subject of normal weathering are excluded unless otherwise stated.

EXTERNAL OBSERVATIONS (from ground level)

The property is a derelict building and has been empty for a number of years.

This has allowed the gutters to become blocked and dislodged which in turn is allowing some rain water penetration to the building especially the front and left hand gable walls.

This is a new project and we were informed on site the property is going to be fully overhauled with new flat roof coverings, gutters and down spouts carried out by the main building contractor.





Internal Observations

The inspection was limited due to lathe and plaster ceilings and some access due to ceiling heights, especially the ground floor.

Windows have been boarded over for security which limited the natural light into the building

Lighting was also limited to various temporary spotlights on all floors apart from the basement (No lighting)

Area 1 – Top Floor Attic (3rd)

Observations

Decay by the wet rot fungus (*Coniophora puteanea*) is evident to skirting boards to the front right hand corner of the room.

Defective wall plaster was evident to the rear left hand gable wall where roof coverings are missing

Cause of Attack: This attack appears to have been caused by defective external rain water goods and roof coverings as noted above.



Recommendations

The defective wall plaster is to be removed along with and defective skirting boards

Note – Floor joist appear to be sound and in reasonable condition where inspected which was limited.

The wall plaster is to be replaced using a sand/cement render incorporating a salt retardant additive and the skirting boards replaced with new treated skirtings.

This work is to be carried out by the main contractor under separate contract.

Area 2 – 2nd Floor

Observations

Decay by the wet rot fungus (*Coniophora puteanea*) is evident to the floor/ceiling joist, full length of the room, to the front elevation.

This is to the front bearing ends of the joist.

Defective wall plaster was evident to the same area as indicated on the enclosed sketch where pockets of wall plaster was removed to expose the front bearing ends of the joist.

Decay is also evident to the wall plate that has been built into the brickwork directly beneath the floor joist which also acts as lintols above the windows.

The decay is most prominent to the front left hand corner of the room around the staircase extending along the left hand gable wall and along the front wall.



Cause of Attack: This attack appears to have been caused by defective external rain water goods and roof coverings as noted above.

Note – The staircase does not appear to be original and has been fitted more recently.

Floor joist have been cut away to accommodate the staircase, but the short front joist ends have been left within the wall and plastered over, and now need to be removed and the pockets bricked up when the lintol/wall plate is replaced.



Recommendations

A sketch has been enclosed to assist in the identification of the treatment area.

Peter Cox are to carry out **TREATMENT No.5** as follows:-

- a) Prepare site for work specification as described below.

Prop the front bearing ends of the joist using scaffold planks and acro props.

- b) Remove sufficient floor boarding to allow the joist to be cut back to sound timber away from the wall and remove debris from site
- c) Renew the above stated timbers ensuring that all contact surfaces are coated with either a bituminous solution or 2 liberal brush coats of water repellent fungicidal fluid and capped or laid on PVC DPC membrane. All exposed timber used will be treated with our fungicidal fluid.

Replacement joist ends will be bolted and connected to the remaining sections.

The general building contractor is to be responsible for the following under separate contract :-

Remove all built in lintols and wall plates to the front wall and left hand gable wall
Brick up the wall where the wall plate was located.
Replace window lintols with either concrete or steel lintols.
Hack off all defective wall plaster.
Re plaster to Peter Cox specifications as noted earlier.

Area 3 – 1st Floor

Decay by the wet rot fungus (*Coniophora puteanea*) is evident to the floor/ceiling joist, full length of the room, to the front elevation as same as the floor above.

This is to the front bearing ends of the joist.

Defective wall plaster was evident to the same area as indicated on the enclosed sketch where pockets of wall plaster was removed to expose the front bearing ends of the joist and timber lintols to the left hand section and left hand gable wall.

The decay is most prominent to the front left hand corner and left hand section of the room.

Note – Approximately halfway across the room, the design changes slightly.

The lintols above the three right hand windows appear to be of concrete construction rather than timber.

Also, a section of the ceiling/floor appears to have been replaced/repared by others in the past probably due to the wet rot fungal decay.

We could not access this area for inspection due to the repair carried out.





Recommendations

A sketch has been enclosed to assist in the identification of the treatment area.

Peter Cox are to carry out **TREATMENT No.5** as follows:-

- a) Prepare site for work specification as described below.

Prop the front bearing ends of the joist using scaffold planks and acro props.

- b) Remove sufficient floor boarding to allow the joist to be cut back to sound timber away from the wall and remove debris from site
- c) Renew the above stated timbers ensuring that all contact surfaces are coated with either a bituminous solution or 2 liberal brush coats of water repellent fungicidal fluid and capped or laid on PVC DPC membrane. All exposed timber used will be treated with our fungicidal fluid.

Replacement joist ends will be bolted and connected to the remaining sections.

The general building contractor is to be responsible for the following under separate contract :-

- Remove all built in timber lintols to the front wall and left hand gable wall
- Replace window lintols with either concrete or steel lintols.
- Hack off all defective wall plaster.
- Re plaster to Peter Cox specifications as noted earlier.

Area 4 – Ground Floor

Observations

The front elevation appears to have been “modernised” when renovation works were carried out in the past by means of installing large RSJ supporting steel across the front elevation which appear to support the floor joist above and therefore do not appear to be suffering from decay.

We would recommend that pockets of flooring are removed so that a further inspection can be made to the joist/ceiling ends as a precautionary measure.



No works recommended to the ground floor at this time.

Note – Some of the walls have been lined over with timber panelling making the inspection limited.

Area 5 – Basement

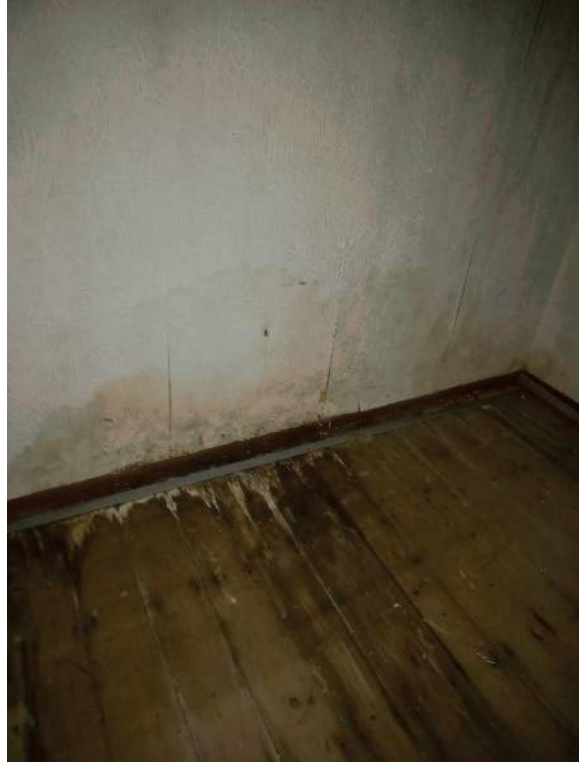
No inspection could be made to the timber floor due to lack of full access, but some minor wet rot decay was evident to floor boards.

The construction of the floor is unknown, but it is probably timber batten laid on the floor (On a membrane?) with floor boards laid on top of the battens.

The walls did appear damp in places indicating some water penetration due to the area being a basement and below ground level.

There is a sump pump fitted within the lift shaft pit but we cannot comment on its effectiveness.

Inspection to the ceiling/floor joist was not possible due to the walls being lined out with timber panelling so as noted above further exposure works to the ground floor is required.



IMPORTANT INFORMATION – Client to Note

All external defects are to be rectified and made good by client under separate contract.

If required, we would be happy to submit a separate report and quotation for waterproofing works to the basement and await your instructions if found necessary.

No allowance has been made in our quotation for the removal and/or subsequent replacement of any electrical, plumbing or other services etc., necessary for the undertaking of our work.

All reinstatement of plaster and subsequent redecoration is excluded from our estimate. This should be carried out by your builder under a separate contract using Drywall Salt Retardant Additive as described in our standard specification. You must ensure that your builder fully complies with these requirements.

All builders work mentioned in this report is to be carried out by the client's own builder, under separate contract.

As we shall not be able to control or supervise works undertaken by your general building contractor, we cannot accept responsibility for loss or damage direct or consequential as a result of the defaults by omission or commission of the building contractor or his sub-contract tradesmen.

Where our survey was restricted our examination and findings are necessarily curtailed. We will be pleased to carry out another inspection when notified by you that full access is available.

This includes full access to floors and walls once plaster has been removed and windows opened up to allow some natural light into the building.

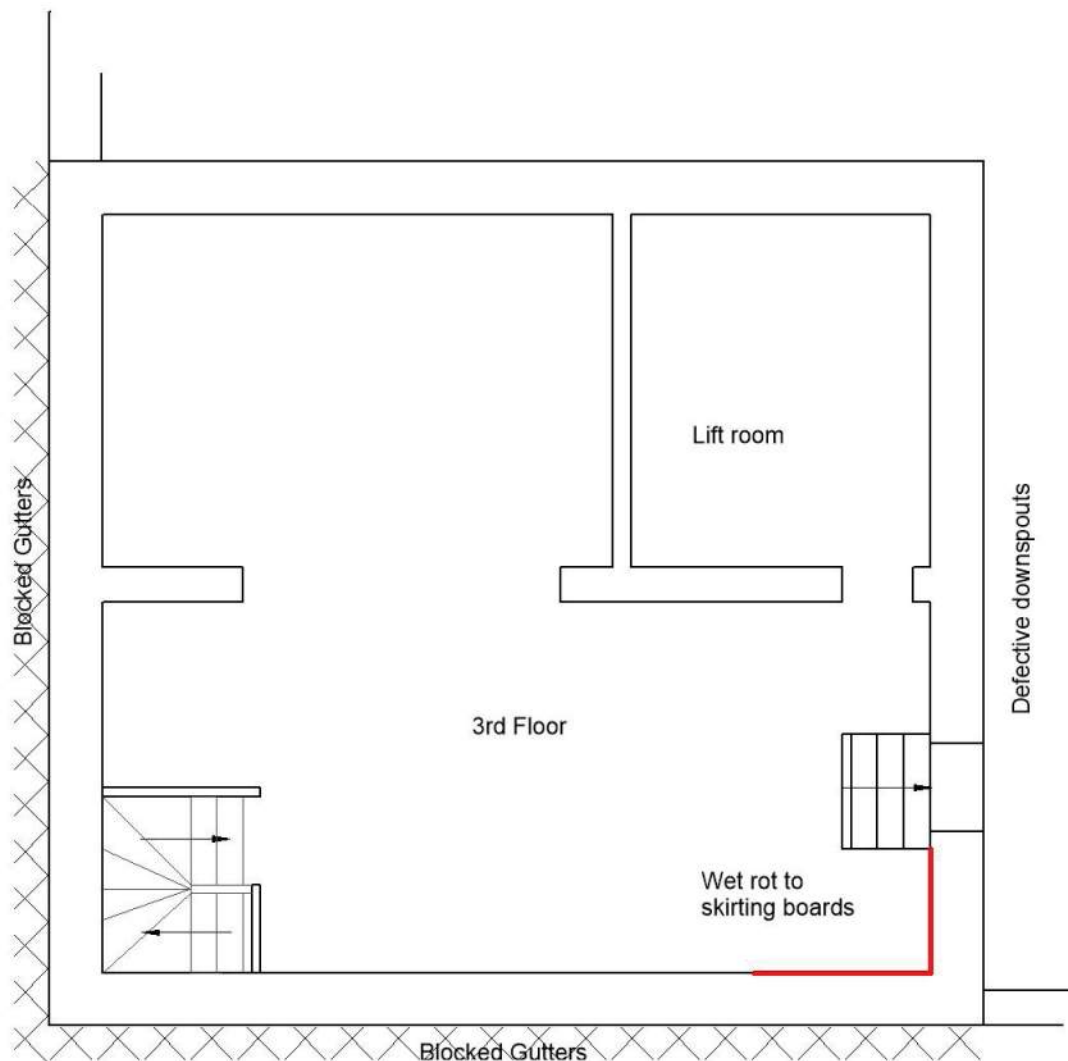
A supplementary report could then be submitted together with a covering specification and quotation if applicable.

At this stage therefore we have restricted our specification to that detailed above, on the basis of our inspection as set out above. If, during the course of our works, we find out that the wet rot is affecting other areas, and we consider that those areas may require further investigation and/or treatment at additional cost to you, we will, if appropriate, submit a supplementary report and quotation prior to undertaking any additional work on your behalf.

Guarantee

Upon completion of the contract our **20-year guarantee** will be issued in respect of the specified specialist timber treatments undertaken, offering you peace of mind for your property in the future. A specimen guarantee is available on request or can be viewed at www.petercox.com. Whilst any general building and ancillary works undertaken by Peter Cox are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Protection Act 2015.

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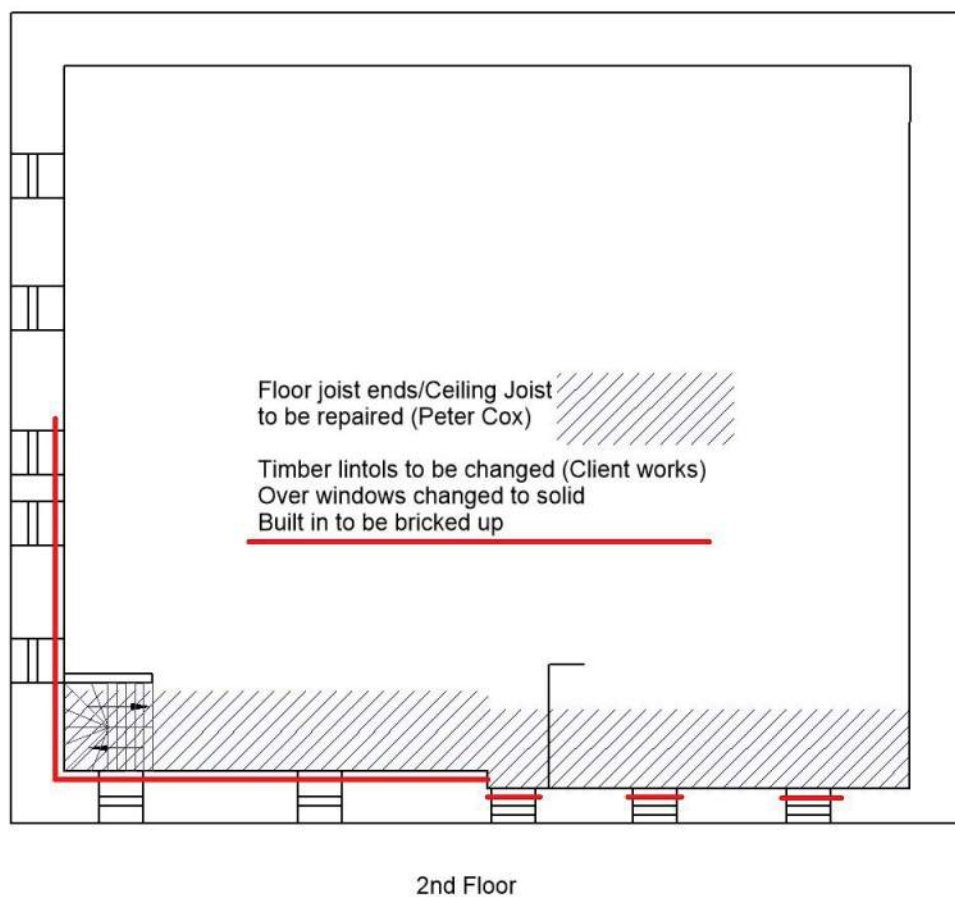
NOT TO SCALE

NOTES

T timber floor

S solid floor

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NOTES

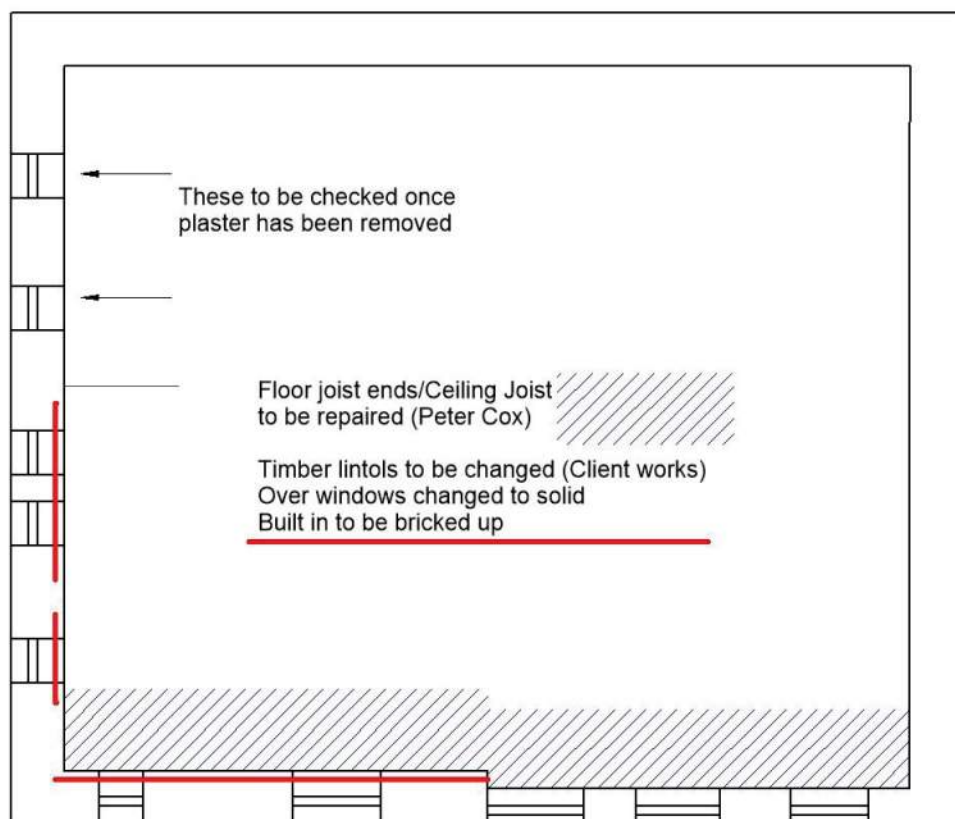
T timber floor

S solid floor

Floor joist run from front to back

Bolt and connect repairs to front bearing ends

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1st Floor

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NOTES

T timber floor

S solid floor

Floor joist run from front to back

Bolt and connectors repairs to front bearing ends