

PROFESSIONAL REMEDIAL SERVICES LTD.

ESTABLISHED 1981



Reg No: 1537169 Cardiff

VAT No. 306 1315 07

POSTAL ADDRESS:

MR C MCGOWEN

APARTMENT 318
73 LIVERPOOL ROAD
MANCHESTER
M3 4AQ

Web Page: www.prsmanchester.co.uk

E-Mail: karen@prsmanchester.co.uk

DATE: Thursday 22nd February 2018

REF NO: LAH/KS/180035

PROPERTY: 35 Liverpool Road, Manchester, M3 4NQ.

CLIENT: Mr Calum McGowan

Tel No: 07956 912209

Email: calum.mcgowan@yahoo.co.uk

DATE OF SURVEY: Monday 19th February 2018

WEATHER: Cloudy

TIME/ACCESS: 10.30am

INSTRUCTION: Initial Inspection of Basement Walls & Underside of Visible Ground Floor Timbers for Dry Rot

We thank you for your valued enquiry and now take pleasure in submitting our report and quotation in respect of remedial treatments to the above property, the report should be read in conjunction with our attached guidance notes and prelims. All rooms are designated in order that they can be permanently identified and for this purpose, all directions are based on viewing the front elevation from the outside. Identification of items, i.e.: joists/windows are given counting from right to left or front to rear, and are designated numerically in the report and sketch plans, unless otherwise stated.

SOUTH MANCHESTER OFFICE

Atlantic Street
Upper Oak Street

Altrincham
Windermere

Tel: 01539 445666

HEAD OFFICE

Unit 8
The Atlantic Business Centre
Parkside Ind Est

Edge Lane Street

Royton
WA14 5NQ
LA23 2LB
Oldham
Tel: 0161 430 3217

OL2 6DS
Tel: 0161 620 0545

CUMBRIAN OFFICE

Chimneys

All surveys are of the exposed and accessible areas inspected only. Restrictions on our inspection are contained in our report and further inspection of these areas is recommended once the areas have been exposed or made available either during any proposed works or in the future when access is practical.

EXTERNAL

The building is subject to ongoing water ingress etc due to a lack of repair and maintenance etc, this is obviously beyond the scope of our instruction and this report. We understand that the client will be arranging for a 'full internal and external refurbishment' in the near future.

INITIAL TIMBER REPORT

An inspection of the structural timbers has been undertaken in the following areas detailed in our report to conform to BSI 5268 part 5 and CP 102, in conjunction with the Property Care Association (P.C.A.) (formerly the BWPDA) Code of Practice. We are inspecting for evidence of fungal infection and/or wood boring insect infestation.

The inspection is restricted to the visible and accessible timber in the requested area. Concealed areas, which give rise to concern, can be further inspected at our client's request.

No inspection of external joinery subject to weathering has been undertaken unless specifically advised.

BASEMENT / UNDERSIDE OF GROUND FLOOR TIMBERS

OBSERVATIONS / RECOMMENDATIONS

This is an initial report only, further inspection and recommendations etc to be potentially issued once the client commences strip out / refurbishment.

The basement floor is via original stone flags and / or brick construction, access is via a timber staircase from the ground floor.

The basement is subject to ongoing issues of dampness and / or water ingress due to a lack of a suitable structural waterproofing system. If you intend to utilise the basement for habitable or dry storage accommodation, a structural waterproofing system would need to be installed.

The original external stairs/lightwell and rear barrel vault area are inaccessible as they have previously been infilled. Further inspection etc would be potentially required to these areas once the infill has been removed.

There are various old timber off cuts, redundant pieces of timbers and stored timbers etc present in the basement.

Various previous floor repair works have been carried out in the past, including installation of temporary props, pillars and carrier beams etc.

The floor structure at ground floor level is concealed by floor coverings, debris and a variety of stored items etc, there is the remains of a partial lath and plaster type ceiling in the basement.

Mycelium growth etc of the dry rot fungus (*Serpula Lacrymans*) has been observed to the right hand party wall and front elevation

The remnants of an old window and door frame to the front elevation are affected by both dry rot and wet rot decay. The electric meter consumer unit boards are also affected by dry rot. Meter boards or similar would need to be replaced via / by the relevant utility company.

Floor joists 1-4 are affected by dry rot where bearing into the external elevation.

The timber lintel over the former window opening is affected by both dry and wet rot

The bearing ends of remaining floor joists / carrier beams entering front elevation and also as a minimum to the front part part of the left hand party wall are affected by wet rot decay

The bearing ends of the carrier beams to the rear room are affected by wet rot decay where bearing into party walls

Early wet rot decay is present to the base of the stair string.

Some extensive floor repair works will be necessary as part of your future refurbishment, as discussed we would suggest in the short term that you / others remove the stored timbers, old cuts, redundant timbers etc from the basement and temporarily prop the floor structure.

In terms of remedial treatments relating to dry rot, initially all that can be done is some initial 'chemical holding treatments' or similar ie to reduce or slow down the likelihood of further spread, until commencement of strip out and repair works etc Guaranteed treatment works cannot be completed at present.

We trust we have interpreted your instructions correctly and hope this report will be of use to you, however should you have any queries please do not hesitate to contact our office.

Please ensure you read the guidance notes attached to this report along with our standard contract preliminaries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lee Harris', with a stylized flourish at the end.

Mr Lee Harris BSc (Hons), CSSW
Surveyor for PRS Limited

PROFESSIONAL REMEDIAL SERVICES

ESTIMATE

Date: Thursday 22nd February 2018
Ref: LAH/KS/180035
Prop: 35 Liverpool Road, Manchester, M3 4NQ.
Client: Mr Calum McGowan.

TASK DESCRIPTION	ESTIMATED(£)
INITIAL NON-GUARANTEED HOLDING TREATMENT	
<u>BASEMENT FRONT ELEVATION AND FRONT SECTION RIGHT HAND PARTY WALL TREATMENT OF MASONRY</u>	
Fungicide Irrigated / Brush Applied To Masonry	£ 200.00
NET TOTAL:	£ 200.00

ALL ABOVE PRICES ARE SUBJECT TO VAT @ 20%

This estimate is valid for a period of 1 calendar month from issue date. PRS reserve the right to re-quote after this period.

ACCEPTANCE OF ESTIMATE

I/We acknowledge the Estimate for the above works in accordance with the Terms and Conditions set within the report. To assist in our Contract planning please tick each item of work to be undertaken by PRS, **sign and return it to: UNIT 8, PARKSIDE IND EST, EDGE LANE STREET, ROYTON, OLDHAM, OL2 6DS.**

SIGNATURE: **PRINT NAME:** **DATE:**

INVOICE NAME AND ADDRESS (if different from above)

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PAYMENT TERMS (Please Tick)

Cash/Cheque with order [] Cash/Cheque on invoice terms [] Charge to our existing account []

Payment by Access/Visa/Barclaycard/Switch [] Account No Exp Date

(A 1% fee is charged for payments over £1000.00)

CONTACT: START DATE:

TEL NO (Day): TEL NO (Night):