



TRACE

Remedial Building Services

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7th May 2024

Our Ref: DH/32119/01

Mr. J. Holden
Domis
St Michaels Project Office
Jackson Row,
Manchester
M2 5WD

By email: johnholden@domisconstruction.co.uk

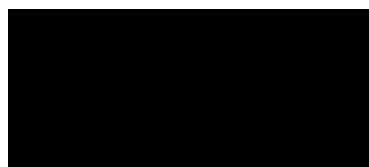
Dear John,

Re: Sir Ralph Abercrombie, Manchester - Roof Timber Inspection

Please find enclosed our report and costs regarding the above.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,



David Hockey BSc (Hons) MRICS, C.S.R.T, C.S.S.W
Chartered Building Surveyor
Visual Strength Grader - Timber

Trace Remedial Building Services
Trace Basements



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PCA PROJECT OF THE YEAR AWARD WINNERS 2013, 2014 AND 2015

Trace Basements & Trace Remedial Building Services are Trading Names of North West Damp Proof Services Ltd.
Co. No. 1503809, VAT 298631120
Established 1974

James Hockey, B.A (Hons), CSSW, CSRT
David Hockey, BSc (Hons) MRICS, CSRT, CSSW, George Hockey, CSRT





TRACE Remedial Building Services
DH/32119/01 - 7th May 2024
Re: Sir Ralph Abercrombie, Manchester

SURVEY REPORT ROOF TIMBER INSPECTION

SIR RALPH ABERCROMBIE
35 BOOTLE ST
MANCHESTER
M2 5GU

7TH MAY 2024



TRACE Remedial Building Services
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Re: Sir Ralph Abercrombie, Manchester

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1.0 SCOPE OF SURVEY/LIMITATIONS

- 1.1 Trace Basements/Trace Remedial Building Services were instructed to undertake a Building Surveyors inspection and defect analysis of roof timbers to the Sir Ralph Abercrombie Pub. 35 Bootle St, Manchester, M2 5GU.
- 1.2 Our survey was carried out by David Hockey BSc (Hons) MRICS, C.S.R.T, C.S.S.W.
- 1.3 The weather during the inspection was dry.
- 1.4 The objective of the inspection was to ascertain the nature, design, general condition and state of repair of any accessible timber defects to the roof, but we make comment on the condition of wall plaster and timber floors at first and second floor. Defects identified are not an exhaustive list to the property as a whole. We did not have access behind linings of finishes or to floor voids. Inspection was limited to First and Second floor levels.
- 1.5 We have not carried out an analysis of the whole building structure and consequently are unable to confirm the structural stability of neither property nor the load bearing capabilities of the roof, walls or floors.
- 1.6 Timber surveys are confined to accessible structures. Only demolition or exposure work enables the condition of timber to be determined with reasonable certainty.
- 1.7 This report is submitted in confidence for the sole use of DOMIS, their client and project consultants. It shall not be disclosed nor copied to any third party to whom no responsibility is accepted, in respect of the whole or any part of the content. Our report shall not be referred to in any other document, circular or statement without our prior written consent as to the form and context in which it may appear.



TRACE Remedial Building Services
DH/32119/01 - 7th May 2024
Re: Sir Ralph Abercrombie, Manchester

2.0

EXECUTIVE SUMMARY



2.0 EXECUTIVE SUMMARY

2.1 The property construction is well established in previous reports and drawings, but briefly the building has solid brickwork walls with suspended timber floors and an upper hipped roof and lower-level pitched roof offshoot at the rear (this partly in new softwood timber). The roofs are of traditional timber construction with ridge rafters and purlins. There are exposed timber beams overhead at second floor and we assume this from the tie-beam to the truss cord (roof void not accessible over).

2.2 In summary we noted signs of ingress at the eaves with visibly poor and damp plaster to the walls and soffit in localised areas. Some symptoms at walls relate to environmental moisture (condensation/mould) although this may just be exacerbated where plaster substrates have been 'wetted' historically. Areas of the soffit have been boarded over either via moisture damage or de-bonding from ceiling joists.

2.3 Essentially, the building is of an age where most substrates are beyond the use of their serviceable life and localised ingress and dampness puts the roof and floor timbers at risk to decay. We consider the upper floors are in a condition that justifies a full strip-out back to the structure with cleaning out of floor/roof voids with treatment and timber repair as necessary during refurbishment (1st/2nd/roof void levels). At this stage Trace allow for the Treatment works only.

Some of the main issues include:

2.4 MOULD ON ROOF TIMBERS

2.4.1 Mould is visible to the roof timbers, particularly heavy at the hipped end roof space and generally this is indicative that ventilation is not adequate. The roofs have an old-type of roofing felt in place that restrict evaporation. The mould in-itself is not a wood decaying issue, but as above highlights ventilation issues. A competent roofing contractor should advise further on retro fitting ventilation through the roof coverings if re-roofing is not proposed.

2.5 DEBRIS IN ROOF VOIDS

2.5.1 Debris in the roof void is present and this should be cleaned out to both allow effective timbers treatment and for the long term health of the timbers in the roof space. Areas of the soffit has moisture damage and ceilings are sagging where de-bonded, so strip out of the soffits are justified, which will therefore encompass removal of debris from the roof space in any case. At this stage we assume any strip out/disposal works would be completed by DOMIS unless otherwise instructed.

2.6 PLASTER SUBSTRATES

2.6.1 The plaster does have damp symptoms present to localised areas, but on the whole, where plaster substrates are exposed they are cracked and addled (debonding), and essentially the plaster is beyond the use of its serviceable life, this not necessarily any relation to specific damp/moisture ingress issues. Ceilings are sagging also, so as above full strip back to the structure is justified. At this stage we assume any strip out/disposal works would be completed by DOMIS unless otherwise instructed.



- 2.6.2 Where walls have been saturated historically, it can take long periods for walls to dry down, so there is typically scope for residual moisture to effect new plaster substrates, particularly at chimney breasts where secondary factors of salt contamination can continue to provide damp symptoms. Some consideration should be given to new plaster specification typically with independent drylining a resilient option against any bridging residual moisture. We can advise further if necessary.

2.7 RAFTERS AND FLOOR JOISTS

- 2.7.1 Areas of the rafter ends were not accessible and/or are covered by the sloping soffit below the roof space in areas. Generally, the upper roof voids are free from visible wood decaying fungi, but it is typically the bearing ends of members where embedded in damp masonry that decay is most prevalent and with signs of moisture at the eaves and decay confirmed at the beam end, it would be prudent to allow for rafter end repairs at this stage.
- 2.7.2 Similarly, a provisional sum for joist ends is recommended at first and second floors. At this stage we assume timber repairs would be completed by DOMIS, so make no allowance. We have suggested x20no. rafter repairs and x10no. joist repairs for budgeting purposes, but this is not a cap on repairs which may vary.
- 2.7.3 A definite repair is required at the beam end (front elevation), which we suspect forms the tie-beam of a Truss. Again, at this stage we assume repairs will be completed by DOMIS, similar to the Liverpool Rd project.
- 2.7.4 We can complete all types of timber repairs if required, although at this stage Trace joiners are booked-up on projects for some time.

2.8 PURLIN - LOWER ROOF

- 2.8.1 The bearing of an upper purlin (over access hatch) appeared limited, so may benefit from a bracket or metal strap. On this basis it may be prudent for a DOMIS Engineer to comment and we've also highlighted the weight of the water tank on the ceiling joists may need review also.

2.9 TIMBER TREATMENT

- 2.9.1 Not all the roof voids are accessible, but there are general signs of moisture to soffits and walls at the perimeter, with decay evident at the beam end to the front elevation, so at this stage we consider timber treatment is justified and this includes the timber floors.
- 2.9.2 Externally at roof level, open joints are noted around flashing, the rainwatergoods are poor and fascia boards are decayed, all of which provide risk of penetrating dampness. The rear off-shot brickwork has heavy moisture staining and 'greening' noted around the window, so dampness is expected locally to internal wall substrates.

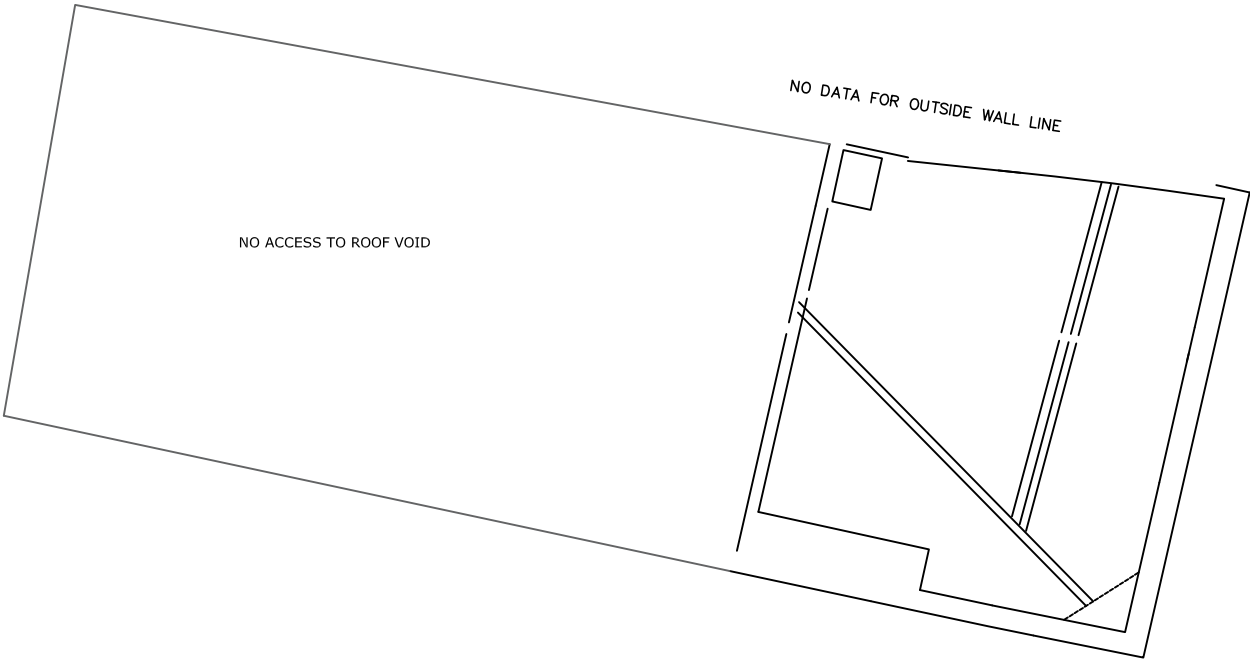


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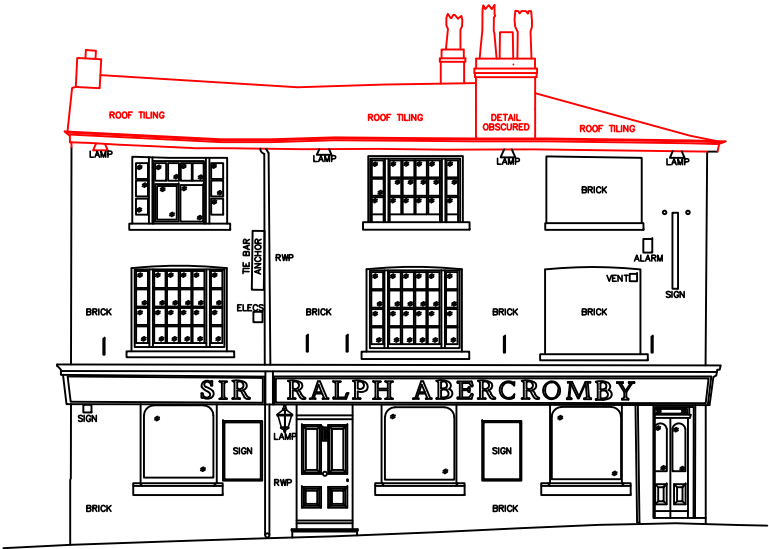
3.0

CONDITION DRAWINGS/WORKS/COSTS

ROOF SPACE



- ROOF VOID
- 1. DEBRIS IN ROOF VOID
 - 2. MOULD IN TIMBERS; LACK OF VENTILATION
 - 3. MOISTURE DAMAGE TO CEILING BELOW HIP; INGRESS AT HIP; SUSPECT ROT
 - 4. PURLIN STRAPPED TO CANTILEVERED STEEL
 - 5. RAFTER ENDS EXTEND BELOW LEVEL OF ROOF VOID; NO ACCESS TO BEARING ENDS AT SLOPING SOFFIT



Datum 34.00m

Elevation 01

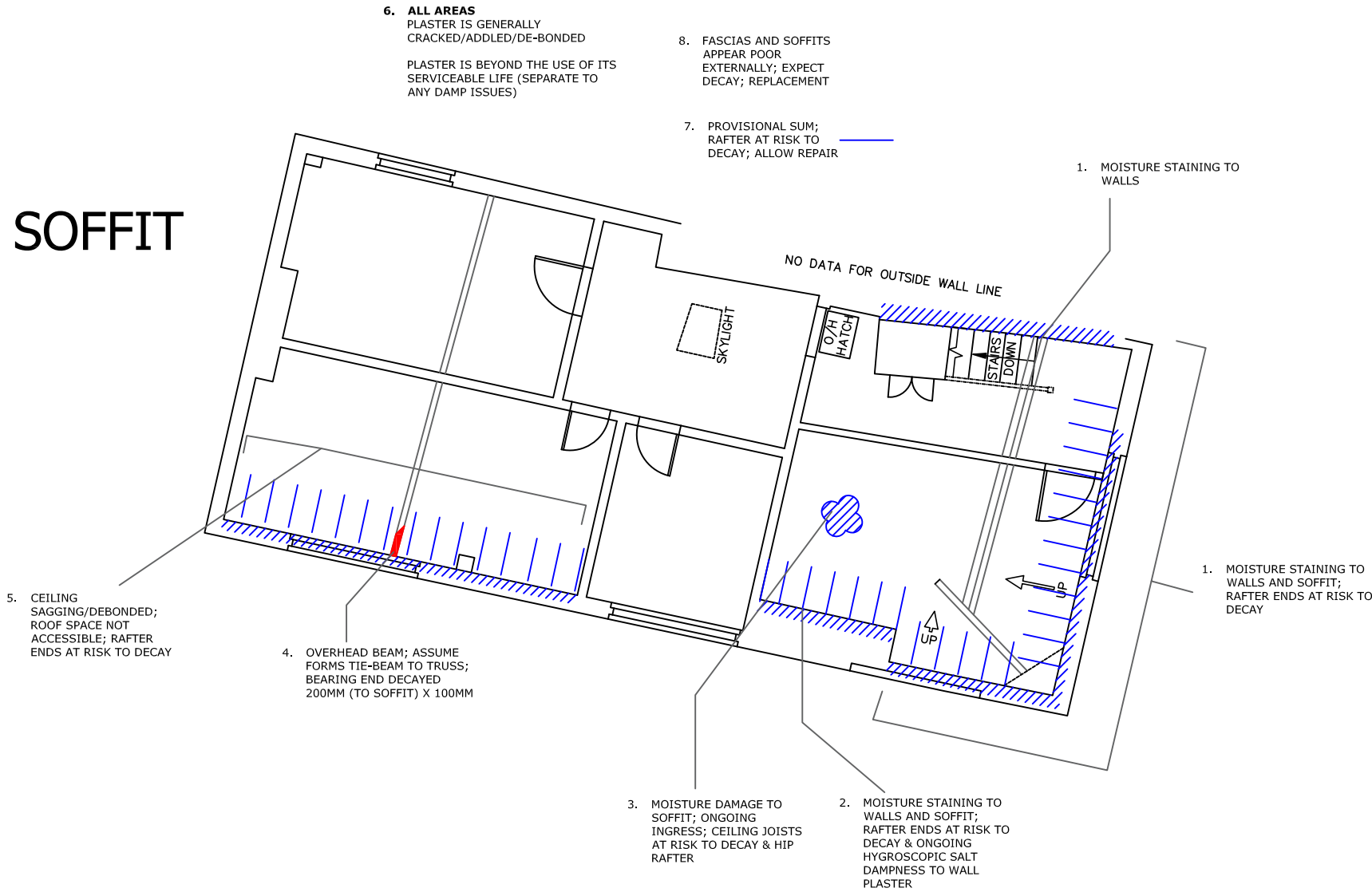
2ND FLOOR; OH SOFFIT

- MOISTURE SYMPTOMS TO WALLS
- RAFTERS END AT RISK TO DECAY
- VISIBLE DECAYED TIMBER

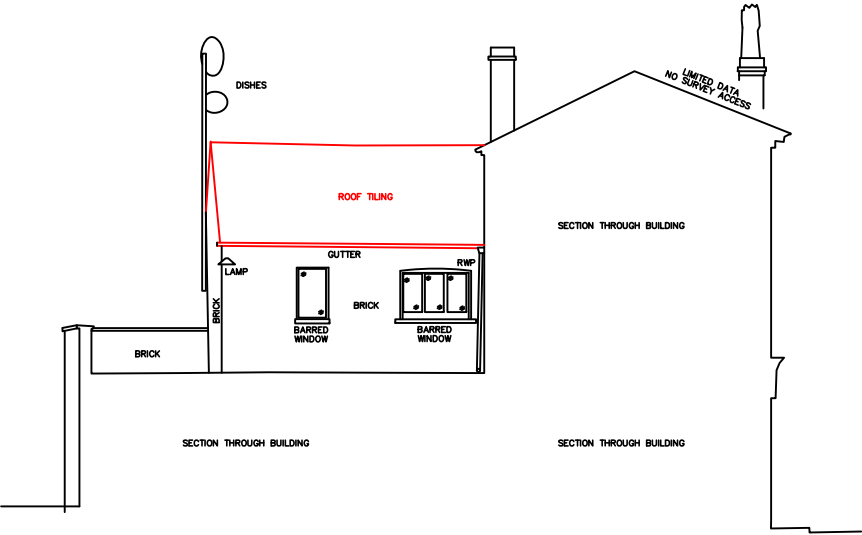
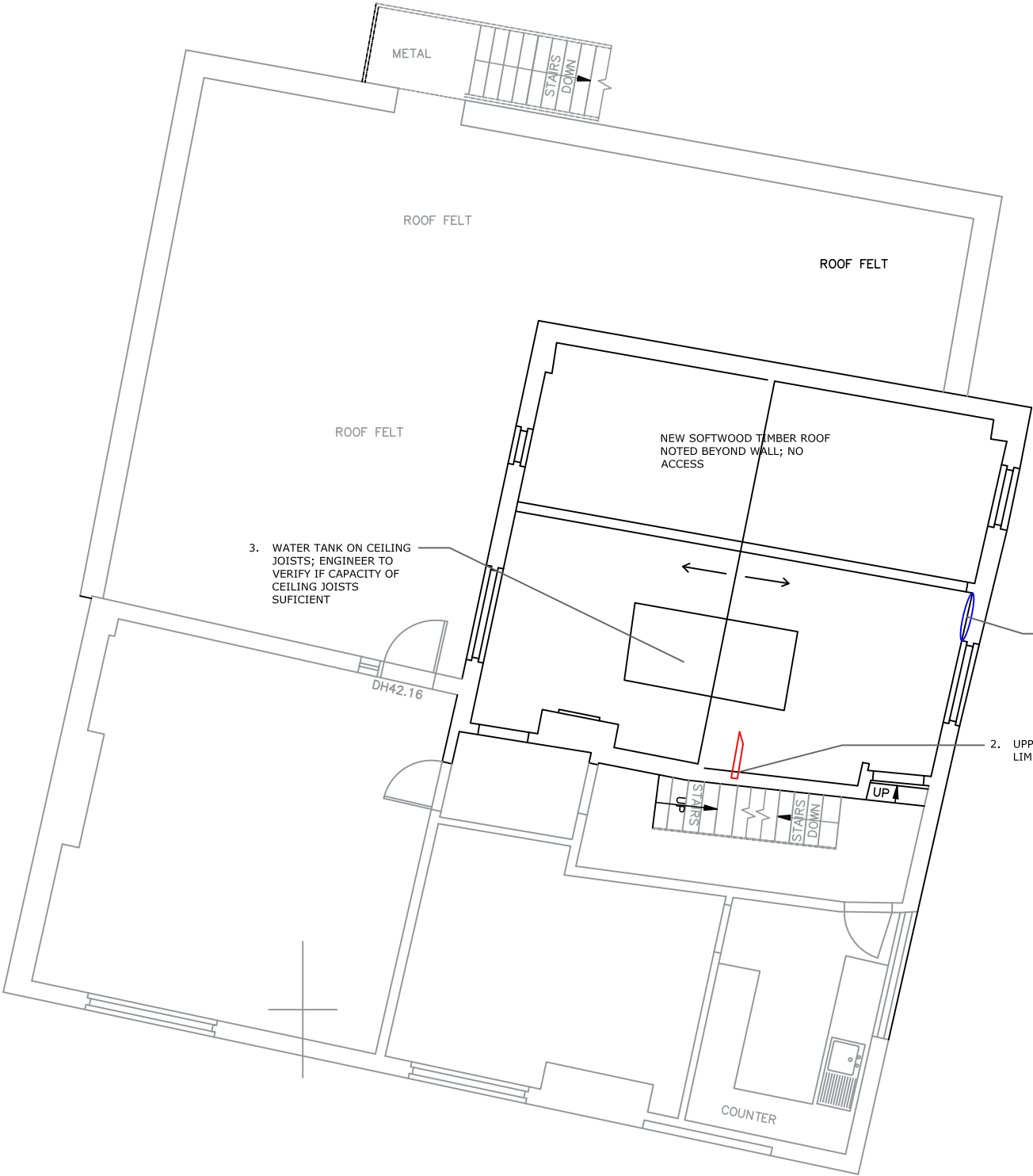
SIR RALPH ABERCROMBIE
35 BOOTH ST
MANCHESTER



DH/32119/01	CONDITION
03/04/24	
Scale NTS	



ROOF SPACE



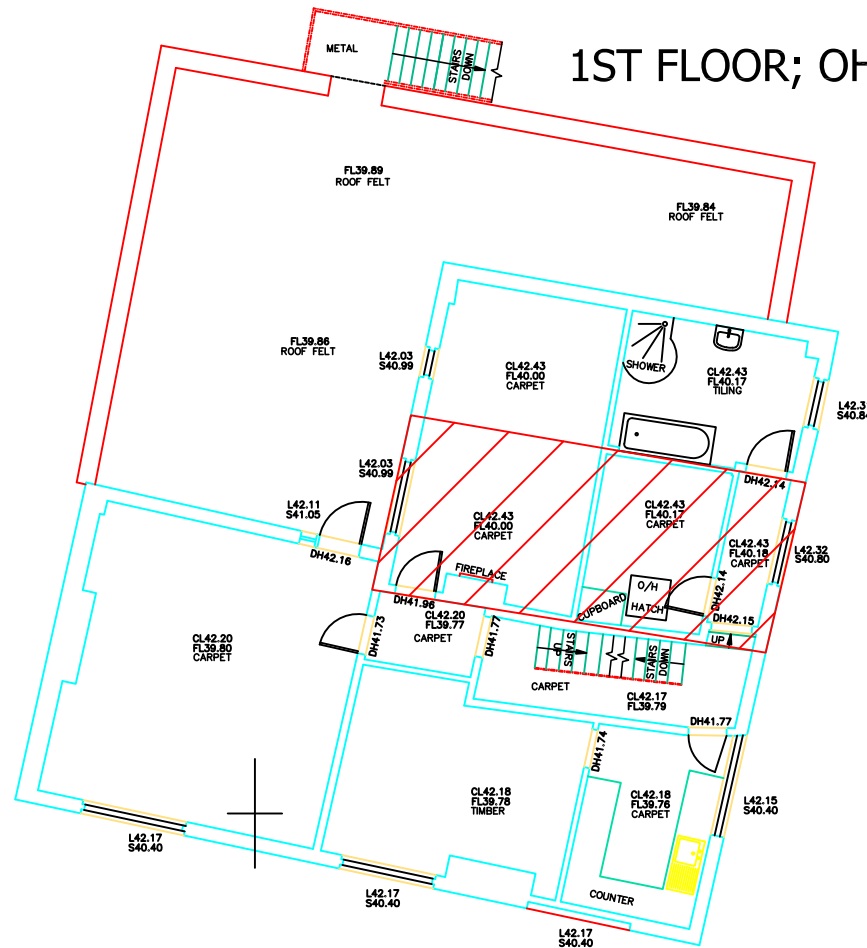
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DH/32119/01	CONDITION
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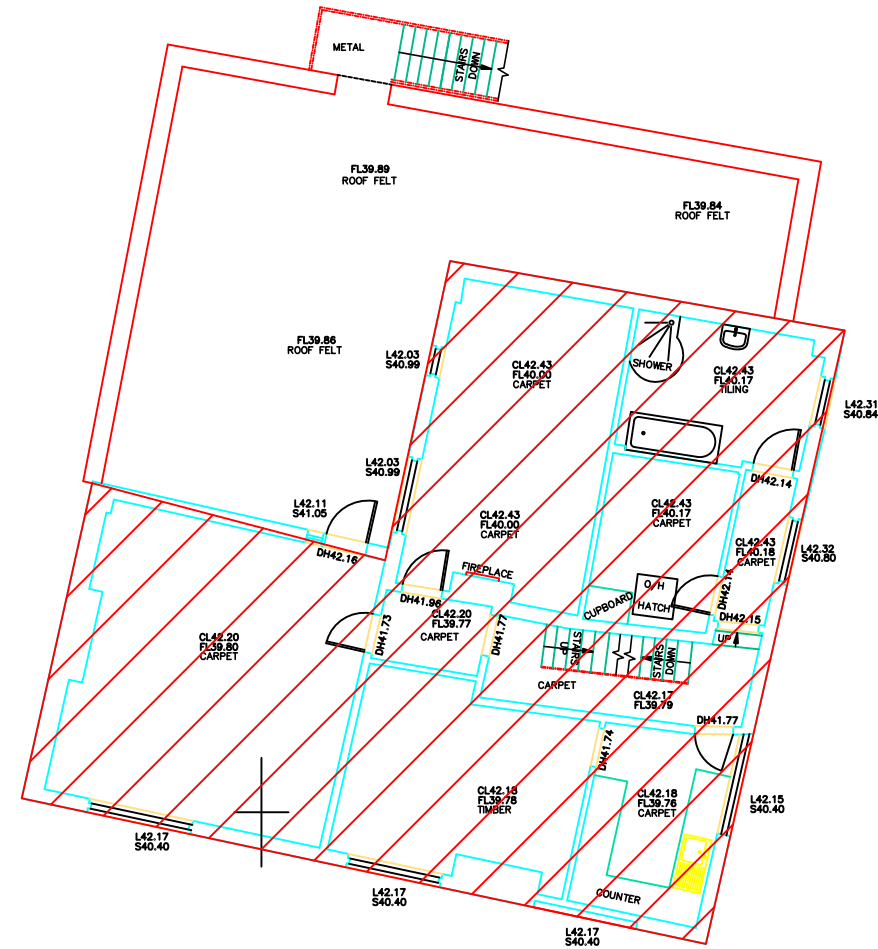
TREATMENT AREAS

1ST FLOOR; OH ROOF TIMBERS



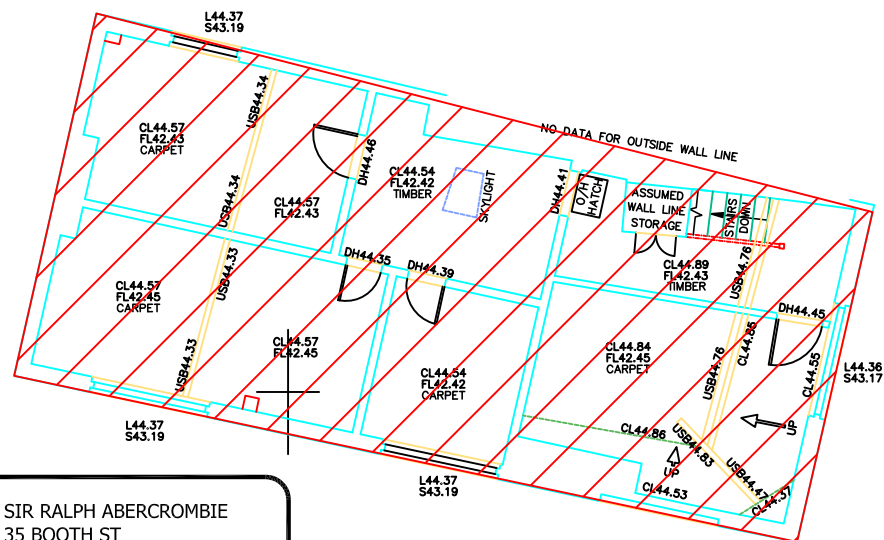
- **ROOF TIMBERS**
- STRIP PLASTER; SOFFIT
- VERIFY CONDITION OF RAFTER ENDS ETC; AUGER
- TREAT ROOF TIMBER
- REPAIR TIMBERS
- IMPROVE VENTILATION TO ROOF VOID
- IMPROVE SEATING OF UPPER PURLIN; AGREE WITH ENGINEER
- MAKE GOOD/SOFFIT

1ST FLOOR; FLOOR TIMBERS



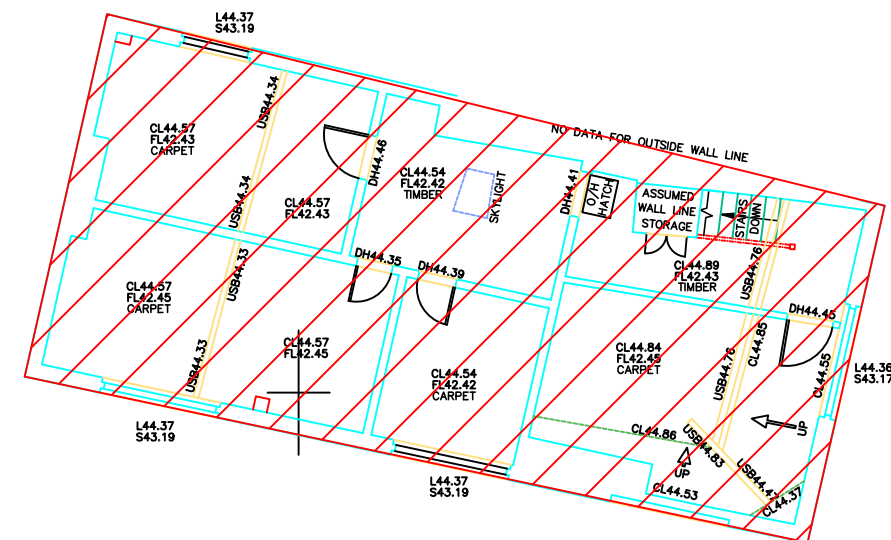
- ## FLOORS
- STRIP PLASTER; WALLS
 - LIFT BOARDS; EVERY 300MM
 - VERIFY CONDITION OF JOISTS; AUGER
 - CLEAN VOIDS
 - TREAT FLOOR TIMBER
 - REPAIR TIMBERS
 - MAKE GOOD WALL/FLOORS

2ND FLOOR; ROOF TIMBERS



- **ROOF TIMBERS**
- STRIP PLASTER; SOFFIT
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2ND FLOOR; FLOOR TIMBERS



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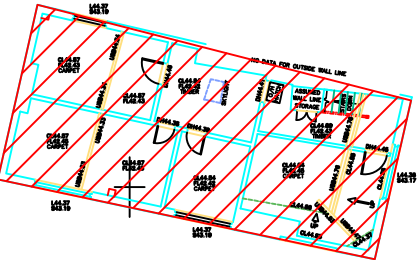
SIR RALPH ABERCROMBIE
35 BOOTH ST
MANCHESTER



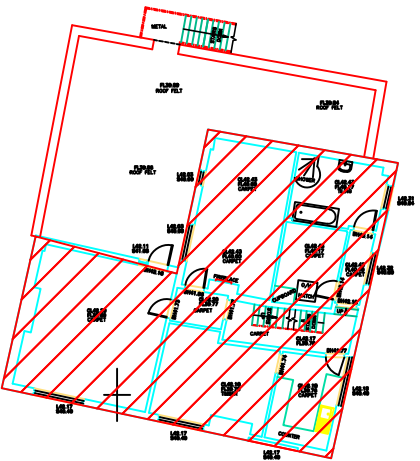
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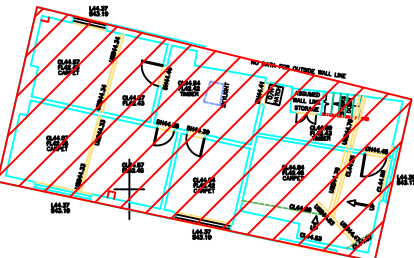
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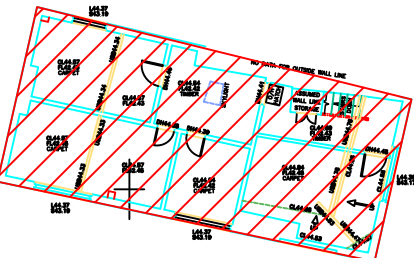


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TRACE BASEMENTS

TRACE REMEDIAL BUILDING SERVICES

DH/32119/01

03/04/24

Scale NTS

CONDITION

SIR RALPH ABERCROMBIE

35 BOOTH ST

MANCHESTER

WORK DESCRIPTION		WK TYPE	ACTION BY		COSTS
Undertake all necessary external repairs including: - Generally inspect and patch repair the roof coverings to all roofs. - Generally inspect and repair/overhaul all rainwater goods - take advice from competent roofing contractor (FASCIA'S APPEAR POOR)		EXT WK	BY DOMIS *EXPECT FASCIA/SOFFIT DECAY EXTERNALLY		-
INTERNAL REMOVE DAMP SUBSTRATES 1. Remove skirting boards and dispose or set aside - 1st floor - 2nd floor 2. Allow to strip all plaster back to the structure - 1st floor - 2nd floor 3. Wire brush exposed substrates to remove contaminants - 1st floor - 2nd floor		STRIP OUT	BY DOMIS		-
EXPOSE TIMBERS 4. Allow to strip back ceiling plaster to provide access to roof timbers at eaves - over 2nd floor 5. Allow to remove floor covering to expose floor boards: - 1st floor - 2nd floor 6. Allow to lift floor boards at perimeter and set aside to provide access to bearing end of joists		STRIP OUT	BY DOMIS		-
ROOF VOID WORKS 7. Auger drill accessible timbers wall plates, rafter feet, truss ends, purlin ends and ceiling joists, and any other roof timbers in contact with or where embedded in the walls.		TIMBER TREAT	INC. IN ITEM 9&10		INC.
8. Timber Repair; Allow a provisional sum for replacement of any other roof timbers - Est. x20no. rafter repairs; prov. sum		TIMBER REPAIR	BY DOMIS		-
- Allow splice repair to tie-beam at truss 'overhead' at 2nd floor (see condition dwg.)		TIMBER REPAIR	BY DOMIS		-
9. Load the drilled holes in the timber with Boron based preservative paste. 10. Apply Boron based preservative gel over the roof and ceiling timbers where in contact with or adjacent to brickwork, extending this to fully cover all accessible surfaces.		TIMBER TREAT	X2 MEN @ 3 DAYS: £1,950 MATERIALS; PROBOR GEL: £105.59 @ X3NO. £316.77 MATERIALS; PROBOR 50 PASTE £26.06 X 20NO. : £521.20		£2,787.97
FLOORS 11. Auger drill the floor joist at bearings at the external walls.		TIMBER TREAT	INC. IN ITEM 13		INC.
12. Timber Repair; Allow a provisional sum for replacement of floor joist ends found decayed during the auger drilling and for patch replacement of decayed floorboards. -x10 joist repairs; prov. sum		TIMBER REPAIR	BY DOMIS		-
13. CLEAN FLOOR VOID; Load the drilled holes in the floor joists with Boron based paste and load Boron based gel over the joist ends local to the external walls.Treating them with preservative.		TIMBER TREAT	X2 MEN @ 1 WEEK: £3,250 MATERIALS; PROBOR GEL: £105.59 @ X4NO. £422.36 MATERIALS; PROBOR 50 PASTE £26.06 X 30NO. : £781.80		£4,454.16
MAKING GOOD 14. Reinstatement of floors/ceilings walls etc to wider project specification		FIT OUT WK	BY DOMIS		-
				PAGE TOTAL	£7,242.13



TRACE Remedial Building Services
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4.0

COST SUMMARY

DESCRIPTION		COST	
	SUMMARY AUGER TESTING/TIMBER TREATMENT/VOID CLEANING P1	£7,242.13	
		SUB-TOTAL	7,242.13
		VAT	£1,448.43
		TOTAL	£8,690.57
	QUANW -FORMERLY GPI (OPTIONAL); TIMBER TREATMENT THE QUANW INSURANCE IS AN OPTION, BUT ADVISED SO THAT YOU HAVE A TRUE AND SAFE GUARANTEE. THE GPI FEE WILL BE LEVIED AT THE PREMIUM SET BY GPI (DETERMINED FROM CONTRACT VALUE AFTER VAT) PLUS A £35 TRACE ADMINISTRATION FEE, WITH 12% INSURANCE PREMIUM TAX ON TOP. GUARANTEE NOT APPLICABLE TO EXTERNAL TIMBERS EXPOSED TO THE ELEMENTS	£108.64	



TRACE Remedial Building Services
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5.0

DATA SHEETS

ProBor 50 Wood Preservative Paste

Product Description

ProBor 50 Wood Preservative Paste is a paste wood preservative containing 50% active ingredient and applied to timber by injection or brush. It can be used for the treatment of large sectional timber and roof spaces. It is also effective against wood-boring insects.

Benefits

- Dual purpose
- Solvent-free
- Ready for use
- Excellent penetration
- Low odour

Properties

Appearance	Clear liquid
Size(s) & Packaging	400ml cartridges
Coverage	Apply 1 litre per 2 - 3 m ² of timber
Storage	Store above 10°C in dry conditions in original container. If the temperature falls below 10°C there is a risk that crystals may form in the product. If this occurs, the product should not be used. Store in a safe place, keep out of reach of children. Keep away from food, drink and animal feedstuffs.
Shelf Life	12 months
HSE Number	9496
Re-entry Time	48 hours or until surfaces are dry

Application Information

Preparation

The Control of Substances Hazardous to Health (COSHH) regulations apply to the use of this product at work. Ensure that the operator has read the relevant safety data sheet and is wearing the appropriate safety equipment. Always read the label.



Application

ProBor 50 Wood Preservative Paste is injected into timber via pre-drilled holes, thus ensuring complete distribution of the active ingredient deep within the wood. The number of drill holes should be adjusted to give a product loading of 5.9 litres per cubic metre.

Drill 10 mm diameter holes at approximately 150 mm intervals into the timber being treated. Inject **ProBor 50 Wood Preservative Paste** into the drill holes using a standard mastic gun.

ProBor 50 Wood Preservative Paste can also be applied to the surface of timber by brush, although it should be noted that a white deposit will be left. Apply a generous brushed coat, taking special care to ensure that end grain, corners, joints and crevices are treated. Brush apply to surfaces exposed by cutting after treatment.

Other Information

For professional use only. For use only as a wood preservative. For full health and safety information consult safety data sheet. This product is approved for use under the Control of Pesticides Regulations (1986) for use as directed. HSE No.9496. Use pesticides safely. Always read the label.

Information given is in good faith based on experience and usage, however all recommendations are made without warranty or guarantee, since the conditions of use are beyond our control. All goods are sold in accordance with our Conditions of Sale, copies of which are available on request. Customers are advised that products, techniques and codes of practice are under constant review and changes occur without notice; please ensure you have the latest updated information.

ProBor 20 Professional Use Wood Preservative

Product Description

ProBor 20 Professional Use Wood Preservative is a gel wood preservative containing 20% active ingredient and applied to timber by brush. It can be used for the treatment of large sectional timber and roof spaces. It is also effective against wood-boring insects, and is particularly useful when treating Deathwatch Beetle.

Benefits

- Dual purpose
- Solvent-free
- Ready for use
- Excellent penetration
- Low odour

Properties

Appearance	Clear liquid
Size(s) & Packaging	5 litre kegs
Coverage	Apply 1 litre per 2 - 3 m ² of timber
Storage	Store above 10°C in dry conditions in original container. If the temperature falls below 10°C there is a risk that crystals may form in the product. If this occurs, the product should not be used. Store in a safe place, keep out of reach of children. Keep away from food, drink and animal feedstuffs.
Shelf Life	12 months
HSE Number	10108
Re-entry Time	48 hours or until surfaces are dry

Application Information

Preparation

The Control of Substances Hazardous to Health (COSHH) regulations apply to the use of this product at work. Ensure that the operator has read the relevant safety data sheet and is wearing the appropriate safety equipment. Always read the label.



Application

ProBor 20 Professional Use Wood Preservative is intended for application to unpainted, unvarnished timber. All timber surfaces should be cleaned of dust as far as practically possible.

Apply a generous brushed coat, taking special care to ensure that end grain, corners, joints and crevices are treated. Brush apply to surfaces exposed by cutting after treatment.

Large timbers may need more than one coat or an additional treatment with **ProBor 50 Professional Use Wood Preservative**. On dusty timbers it is recommended that the timber is 'wetted' by the application of sprayed water, this will stop the gel from 'balling'.

Other Information

For professional use only. For use only as a wood preservative. For full health and safety information consult safety data sheet. This product is approved for use under the Control of Pesticides Regulations (1986) for use as directed. HSE No.10108. Use pesticides safely. Always read the label.

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L I G N U M P R O D 1 5 6 F U N G I C I D E & I N S E C T I C I D E

Professional concentrated product containing an insecticide & fungicide combination to eradicate and prevent attack by wood boring beetles and prevent wood destroying & discolouring fungi.

Lignum Pro timber treatments offer solutions to the professional user of timber treatment products under the new European Biocidal Products Regulations. This range of concentrated products offer the convenience and the flexibility required by the professional user whilst ensuring superior product performance backed by efficacy credentials.

Lignum Pro D156 is a dual purpose (fungicide/insecticide) treatment based on microemulsion technology which produces a formulation with a particle size in the nanometre range. This tiny particle size allows the formulation to penetrate deep into the timber in order to deliver the active ingredient (a combination of insecticide & fungicide) to prevent or eradicate insect attack and to prevent fungal decay and staining.

Lignum Pro D156 is effective against a wide range of wood rotting fungi [both wet rot and dry rot] whilst the pyrethroid insecticide is effective against all life stages of wood boring insects. It has virtually no odour and can be applied either by brush or low pressure spray to provide long lasting protection. The formulation is water-based producing a non-flammable, quick drying product containing no volatile organic compounds (VOCs). The concentrated product is diluted with water.

- **BS EN Certification**
- **Kills active infestations of wood boring insects and prevents re-infestation**
- **Prevents fungal decay and blue stain**
- **Microemulsion water based formulation**
- **Zero VOC's**
- **Quick drying**
- **Non flammable**



The Actives

Permethrin 31.25g/L: A commonly used pyrethroid insecticide which has excellent efficacy against a wide range of wood boring insects.

Propiconazole 93.75g/L: A triazole fungicide, which has excellent efficacy against a range of wood destroying fungi.

IPBC (3-Iodo-2-Propynyl Butyl Carbamate) 31.25g/L: a carbamate fungicide which is added to improve the efficacy envelope even further providing excellent efficacy against a range of wood staining fungi.

The active ingredients in the formulation are sourced from and supplied by manufacturers who have supported their compounds through the Biocidal Products Directive [98/8 EC] or more recently the Biocidal Products Regulations [528/2012] and in compliance with Article 95 of the Biocidal Products Regulation.

Lignum Pro D156 is being supported under the European Biocidal Products Regulation [528/2012]. Efficacy of this product has been proven to industry established and European standards.

HSE 9895
PCS 98337



LIGNUM PRO D156 FUNGICIDE & INSECTICIDE

Efficacy Certification

CERTIFIED	ORGANISM	USE	DILUTION	RATE
BS EN 46	House Longhorn Beetle (Hylotrupes Bajulus)	Preventative	1+24	200ml/m ²
BS EN 113	White & Brown Rot (Wood destroying basidiomycetes)	Preventative	1+24	200ml/m ²
BS EN 49-1	Common Furniture Beetle (Anobium Punctatum)	Preventative	2+23	200ml/m ²
BS EN 46	House Longhorn Beetle (Hylotrupes Bajulus)	Preventative	2+23	100ml/m ²
BS EN 113	White & Brown Rot (Wood destroying basidiomycetes)	Preventative	2+23	100ml/m ²
BS EN 118	Termites (Reticulitermes Flavipes)	Preventative	2+23	200ml/m ²
BS EN 152	Blue Stain	Preventative	2+23	200ml/m ²
BS EN 370	Common Furniture Beetle (Anobium Punctatum)	Curative	2+23	300ml/m ²
BS EN 1390	House Longhorn Beetle (Hylotrupes Bajulus)	Curative	2+23	300ml/m ²

Technical Characteristics :

Hazard class: Class 1, 2 & 3*

*Timbers in hazard class 3 must be over coated with a weather proof finish to prevent leaching of active ingredient into the environment.

Pre-Application: Wood should be clean and free from wood dust and other contaminants.

Application: Low pressure spray or brush.

Coverage:

1L + 24L water : 200ml/m² (1L per 5m²)

2L + 23L water : 100 - 300ml/m² (1L per 3.3 - 10m²)

*1L of concentrate treats 82.5 - 250m² of timber depending on use.

Drying: Product is touch dry in 1 hour depending on wood and ambient conditions. Unprotected persons and animals should be kept away from treated surfaces until dry.

Finish: Product does not have a finish and leaves the same effect as applying water or solvent. It is always advisable to try on a small inconspicuous area before application to ensure product finish is as expected.

Over Coating: Product should be suitable for over coating 24 hours after application depending on wood and ambient conditions.

Clean Up: Rinse out spray equipment and save washings for use as diluents next time product is used. Remove most of product from brushes with tissue and wash brush with soap and clean water.

Stability: Product is stable in original packaging for 2 years when stored under ambient conditions. After 2 years product should be

re-tested every 6 months to ensure active ingredient levels are within specification.

Packaging: 1L HDPE bottles. 10 x bottles per case.

50 x cases per pallet.

Storage: Protect from frost. Store between 5 and 40°C.

Store in original container.

Store away from food and/or feedstuffs.

Disposal: Dispose of waste product and contaminated packaging via a licensed waste disposal contractor.

Empty packaging should be rinsed out and be rendered useless by slitting and then placed in normal waste disposal.

Hazardous waste key: 020108 - Agrochemical waste containing dangerous substances.

Classification & Labelling (1272/2008/EC):

Signal word: Danger

Harmful if swallowed.

Causes serious eye damage.

May cause allergic reaction.

May cause damage to organs (larynx) through prolonged or repeated exposure.

Very toxic to aquatic life with long lasting effects.

Use biocides safely.

Always read the label first.



For more information visit
www.lignumtimbertreatment.co.uk
 or call us on +44 (0)1332 362492

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Important Notes

The following notes must be read in conjunction with the survey findings and recommendations, and followed where appropriate in all circumstances, otherwise the efficacy of both our work and other's associated work will be negated, or problems relating to the health and safety of our operatives, and other building workers, occupants and neighbours where present will occur.

Although these 'Important Notes indicate that a main contractor builder is involved, the requirements also relate to the client in cases where Trace are directly employed.

Our recommendations reflect the dampness currently affecting the areas as designated on the relevant plans. In some instances rising damp readings were inconclusive due to penetrating damp and condensation also contributing to the level of dampness in places; we have included the relevant areas for treatment against rising damp based on the instrumental readings and our report is based on our findings at the time of inspection. We can give no assurances that walls not inspected or included for treatment could not or may not be affected by dampness at some later date.

The main contractor must inform TRACE Remedial Building Services of the depth of the party walls where present. This must include within opened up chimney breasts where the party wall at the rear of the breast may only be of half brick, even when the rest of the party wall is of full brick depth. Where such chimney breasts are opened, do not brick them in until injection is complete.

All structural alterations at d.p.c. level must be completed before the injection d.p.c. is installed, including replacement of perished and damaged bricks, re-bedding of loose bricks, ensuring that all mortar beds around the courses to be injected are sound, and where unsound rake out and re-point.

Cavities must be checked by the main contractor for blockages and bridging at d.p.c. level, and cleaned as necessary prior to the d.p.c. being installed.

Where present, bridging render externally must be cut back by the main contractor, and finished above d.p.c. level with appropriate stop beads.

Only site bricks must be used to patch the walls where the d.p.c. is to be injected. This is because new bricks are not conducive to injection. Care must be taken that such introduced bricks are free from fungus.

Where solid floors are being renewed, the d.p.c. must be installed after the floors are laid, but before asphalt is laid. These measures will help to avoid problems related to unstable brickwork, incorrect positioning of the d.p.c. and adverse reaction of the solvent carrier with the asphalt, where such is being used as a screed.

Only clean stone hard-core must be used as infill below proposed new solid floors, thus discouraging contamination by wood decaying fungi.

Where solid floors are being laid it is very important to ensure that the oversite, sub-floor walls and any redundant joist pockets are clean and free from wood residue or wood decaying fungus. No wood must be allowed to fall into the sub-floor, hard-core or sand between the time of cleaning out, treatment if called for, and laying of the concrete. Therefore the time period involved must be as short as feasible. There is sufficient oxygen within a piece of wood to allow germination of wood decaying fungi.

Do not brick up the joist pockets and redundant air vents before the sub-floor treatments are completed.

Where solid floors are being laid in place of timber floors, it is imperative that redundant sub-floor air vents be removed and the holes bricked in, otherwise oxygen will circulate in sufficient quantity to encourage wood decaying fungi within and below the solid floors, from whence it may spread to walls and joinery.

Where screeds of any description are to be laid after injection is completed, ensure that TRACE Remedial Building Services are informed of the depth of the screed, so that the d.p.c. can be installed at a height to avoid bridging. Particular care must be taken to ensure that the screed is allowed to run up to the wall, rather than against the exposed side of the skirting board. Therefore it is prudent to lay screeds prior to fixing skirting boards.

Where improvement to sub-floor ventilation below timber floors is called for, it is necessary to promote through flow of air always where feasible. This will call for opening up holes within sub-floor divisional walls where they are solid, increasing the number and or changing the type of air vent to a more effective design. Where a proposed new solid floor abuts a timber floor, a pipe vent must be laid through the solid floor to ventilate the timber floor. This pipe must not allow air to enter the constituents of the solid floor.

Always inform TRACE Remedial Building Services if the injected d.p.c. is disturbed after completion, as snagging will be necessary.

Always ensure that the specified plaster is removed completely, including residual backing plaster which may be contaminated with salts and other impurities, and following this brush the stripped areas to remove surface salts from the walls. Do not however brush off any fungus, otherwise important evidence will be removed. Unless stated otherwise such fungus will be wire brushed by TRACE Remedial Building Services, within the scope of recommended remedial works.

Ensure that all redundant and or decayed embedded timber fixings and plates are removed, in all circumstances at all levels where such are exposed by the remedial works. This must include all existing skirting board fixing plugs, especially at ground floor



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level in association with a d.p.c. It is also especially important at any level or area where problems of decay within wood, or fungus on or within walls has occurred.

Use no timber fixing plugs anywhere. Instead, use "Hilti" type "HPS" hammer fixing screws sheathed in plastic, direct into the walls. Timber fixing plugs, under site conditions do not generally receive adequate preservative, so this measure will help to avoid offering food to potential fungus and will discourage spread of existing incipient fungus.

All new timber introduced to the property must be pressure impregnated with preservative. Where cut on site it must be treated again at the vulnerable grain end, otherwise wood decaying fungi can infest the body of the timber whilst leaving the treated surfaces sound. Where such timber is to be embedded in walls, i.e. joists etc., they must be wrapped fully at the ends with conventional d.p.c. prior to fitting.

Where any direct applied re-plastering does occur, to avoid problems of salt and tar contamination, Washed Sharps Sand and Cement, incorporating Renderguard Gold additive, must be used as backing plaster where replastering is being undertaken in association with a Trace damp proof course. Renderguard Gold additive to be supplied by us at extra cost. The additive inhibits salt migration and allows the existing moisture in the walls to dry out as a vapour.

Under no circumstances must Gypsum type plasters be used on existing walls in association with Trace Remedial works. They do not adequately withhold hygroscopic and other salts found in damp building materials, commonly allowing latent moisture to cause damage to new plaster and decorations.

Particular care must be taken to prevent gypsum based plasters being used to fix plaster angle beads on damp walls, especially in association with a TRACE Remedial Building Services rot and d.p.c. works, otherwise such porous plaster will become contaminated by hygroscopic salts, resulting in rusting of the angle beads and movement of salts to the wall surface, a common defect.

Under no circumstances must plasterers use paper and or other wood related materials to fill in gaps at the side of joinery, in case such serves as food to fungus.

Particular care must be taken not to allow bridging of the d.p.c. by plaster. In all circumstances pressure impregnated softwood battens should be used as plaster stops and skirting board fixing points. See note on fixing method.

To comply with the Party Wall Etc. Act 1996, the client or their Party Wall Surveyor must obtain permission where necessary, or give reasonable warning to party owners that injection of the d.p.c. will involve double drilling into their side of the party wall. We have assessed the necessary works in relation to the building details and occupancy to comply with the Control of Substances Hazardous to Health (COSHH).

The proposed refurbishment works may reduce the levels of ventilation within the occupied areas, and as a result condensation could occur. To combat this effect, every effort must be made to ensure there is fixed ventilation within the occupied areas, along with adequate heating and insulation, and that these are kept at a balance to discourage condensation during the future.

It is important that the external services and surfaces be repaired as necessary, and be kept in good condition in the future, otherwise dampness and it's consequences will occur.

For the recommended specialist treatment works to be effective, it is imperative that the recommended Main Contractors works be carried out, otherwise the effectiveness of the TRACE Remedial Building Services works will be negated.

The damp proofing and treatment chemicals proposed for use in this property are water emulsifiable concentrates, slurries or bodied paste type products and are from the range of chemicals manufactured by Safeguard Chemicals Ltd.

It is likely that Asbestos containing Materials (ACM's) are present in properties; in the event that we so uncover suspected asbestos containing materials, Trace may have to suspend the work to have the material investigated for asbestos. We will stop work, seal the area and immediately inform you. Any asbestos related costs would be passed on to the client.

The specialist treatment and damp proof course works will be subject to TRACE Remedial Building Services guarantee, which is backed by both professional indemnity insurance and product (guarantee) insurance.

TRACE Remedial Building Services will offer the G.P.I. backup insurance guarantee, which will be issued if the fee is paid by the client. See estimate. Upon completion of the TRACE Remedial Building Services work and settlement of the TRACE Remedial Building Services account, TRACE Remedial Building Services will forward the guarantee insurance documents to the G.P.I., who will process them and submit them direct to the client for signing.

Specimen copies of the guarantees are available upon request.

Terms & Conditions:

All Contracts made by North West Damp Proof Service (T/A TRACE BASEMENTS and TRACE REMEDIAL BUILDING SERVICES) shall be deemed to incorporate these terms and conditions. No other terms and conditions will apply unless specifically agreed in writing by TRACE.

Where a 'Main Contractor' is referred to, this may be replaced with 'client'.



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Payment: Applications are made on a monthly basis (where projects span over such periods) or at practical project completion where shorter. Invoices are due for payment upon receipt. Should payment become more than 30 days overdue, the total outstanding balance shall become immediately payable, together with a further administration fee of £50.00 under the terms of the late payments of Commercial Debts (interest) Act of 1998. We retain the right to charge interest at the rate of 6% above base rate.

In the event that completed work is not to client satisfaction, TRACE must be informed immediately. Withholding payment while failing to advise TRACE of any issue at all will result in the addition of the late payment penalties outlined above. Payment may be made via cheque or electronic transfer to Acc. No. 39601803 Sort code: 010541.

TRACE's responsibility is restricted to the work as detailed within the TRACE report and quotation.

No discount or retentions can be applied unless specifically approved in writing BY TRACE, prior to commencement of the works. Non-payment of retention (to TRACE) when due, will void the guarantees until such a time that the outstanding retention and interest, rates and terms as previously advised herein, are passed to TRACE.

Provision of Services/Facilities: The quotation assumes that the client will afford all necessary facilities to TRACE including storage of materials, parking, welfare facilities (W.C., warm running water, drinking water), continuous 13amp 220/240v or 110v mains electricity as appropriate with sufficient number of points to suit programme. It is assumed that this will always be provided and in the event that it is not, clients accept that the associated extra costs will be passed back to them. This includes circumstances where we have safety concerns in running cables long distance etc.

Additionally any stored items must be removed from areas of work prior to TRACE attending site. Any items/fixtures/fittings/finishes left within areas of work are at client risk unless otherwise expressly stated within the report. Other contractor's tools and materials are to be removed from the TRACE work area prior to TRACE commencing work there. TRACE to be notified in advance where this is not possible and controls agreed prior to TRACE commencing work there.

Proposed TRACE work areas are to be left fully prepared and free of site debris prior to commencement by TRACE.

The Main Contractor shall be responsible for and provide all necessary traffic management, barriers, diversion systems, signs and lighting, together with all necessary protection to adjacent workforce, personnel and structures.

The Main Contractor shall provide suitable safe heated storage facilities and sufficient containers for the adequate storage of our materials and equipment for the duration of the works.

The Main Contractor shall provide suitable access for placement of generators, compressors and any other equipment deemed necessary by TRACE for provision of our works. This shall include suitable parking or access for surface preparation vehicles where required.

Electrical power, lighting, water, scaffolding and access towers shall be provided free of charge by the Main Contractor, when required to carry out the agreed works.

The Main Contractor is responsible for identification, marking and making safe of any services within the proposed areas of work. Any instruction or requirement to obtain specialist equipment, such as for finding cable locations or other services is chargeable.

Diagnosis: Unless specifically stated to the contrary, our offer to carry out works does not constitute a diagnosis. In any event 'free surveys' and 'quotations' do not purport to be a diagnosis of the problem. Diagnostic surveys and sample analysis are available on a fee basis.

Specification Amendment: We reserve the right to amend specification and design details subject to factors which may come to light after the commencement of works. Where such changes affect the price of the work and/or if additional works are required, these will be subject to a further quotation.

Extra Works: No variation, additions or omission to the contract works will be carried out by TRACE, unless instructed to do so, in writing, by the Employer chain, and this will constitute a variation to the contract, for which a charge will be made. Extra works must include mark-up for over-heads and profit; and must not be assumed on an 'at cost' basis.

Acceptance periods: Prices quoted are net (including of any discount) and exclude VAT, and are valid for a period of 60 days from the quotation date. Orders should be submitted in writing by fax/email/post, on signed company letterhead, confirming the accepted order total.

Working Times & Access: Our contract assumes that TRACE will have access to be able to complete the work during a continuous working period, this being between 7am and 4pm (this partly including travelling time). Where working times outside of these hours are required they are subject to overtime or nightshift charges. By restricting or altering these working hours, the client



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accepts the additional associated costs. Works such as breaking or hammer drilling which can create high levels of noise and vibration, are undertaken between 8am and 4pm.

Unhindered access to the working area is to be made available and exclusive possession of the working area shall be given to TRACE for the duration of our operations. The area has to be accessible, safe, well lit, or correctly prepared or this will result in an abortive visit, standing or waiting time for our operation teams caused by unavailability of the work area. TRACE require that the complete area of work is made available to us at any one time, unless agreed within the programme. Where abortive visits, standing or waiting times do occur, our site staff will advise the site chain in writing, with a copy to TRACE for confirming officially with the employer chain.

Delays/Minimum Day Charge/Abortive Visit: Should the client or other occupant/stakeholder delay commencement or completion, or cause standing or waiting time for our operation teams for whatever reason, this shall incur an hourly charge - see day-work rates below. The minimum day charge for an abortive visit is £200.00 per two man team. Any loss to TRACE resulting from additional expenses must be paid for by the client as an extra. Furthermore agreed completion dates may be forfeit.

Where issues outside of TRACE control result in late practical project completion, TRACE cannot be held responsible for any associated liquidated damages or penalties imposed in full or part thereof.

Notice: TRACE requires a minimum 3 working weeks' notice period from receipt of order for the delivery of materials. This applies to each site visit. The Main Contractor may give advance notice of a start date, but the date must be confirmed in writing at least 3 weeks before TRACE are due to arrive on site. Cancellation or postponement of a start date must be issued in writing at least 3 days before the originally programmed start date. Cancellation or postponement during the three days prior to the programmed date will incur a mobilisation charge of £1200.00. Revised start dates after cancellation or postponement must be agreed by TRACE.

The Main Contractor shall make adequate allowances in the works programme for our work to be carried out as a non-critical activity. No charges or costs for delays against TRACE will apply unless the Main Contractor has specifically notified TRACE of critical working and critical periods of completion before the order is placed.

Our price is based upon a five day working week, Monday to Friday (40 hours/week) and makes no allowance for critical activity working. Over time, night work and weekend working is chargeable as extra to our price and is calculated at TRACE rates.

The number of visits to be undertaken to complete the works is noted under Qualifications in this document and any further visits shall be subject to additional mobilisation charges of £1500.00 per team visit.

Weather dependent works (Temperature/Rain): All cementitious or other liquid applied systems require five degree Celsius and rising temperatures, and generally no rainfall for 24-48 hours on any exposed treated area for each coat of the application. TRACE reserve the right to vary the agreed start date based upon the prevailing weather forecast noted the day before due date of commencement of works.

Whenever weather conditions or conditions arise because of weather that affects TRACE works, TRACE can suspend work due to weather for as long as the company considers necessary. No liquidated & ascertained damages nor any other costs or charges will apply because of delays to our works caused as a result of the weather or conditions arising from the weather.

General: All measures, dimensions and method of measurements shall be agreed prior to commencement of any works.

TRACE reserve the right to carry out credit checks on you. Subject to the results of checks TRACE may request a deposit of up to 50% before commencement of works. This deposit must be received and cleared prior to any works being commenced. The maximum amount of Liquidated & Ascertained Damages and/or other costs and charges that can be levied against TRACE under any contract agreement shall be limited to 5% of the order value of TRACE work. Any bond or any other form of security is excluded.

All Contracts entered into by TRACE will be executed by hand. No contracts will be under seal with a value less than £1million.

The Company will require your nominated site representative to sign off areas of completed works to enable the Company to apply for stage payments.

Property and goods supplied by TRACE to the Employer for incorporation into the permanent contracted works shall not pass to the Employer until such times as the goods have been paid for in full.



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TRACE will not commence work until a programme of work has been agreed with the Employer, giving specific commencement and completion dates. Such a programme, together with an order to proceed must be in writing. Such agreement shall not be unreasonably withheld. TRACE will not be responsible for any delays in the programme arising from abnormal weather conditions, fire, civil commotion, strike, lock-out or accident. TRACE reserve the right to charge for any delay occurring outside their control.

TRACE are unable to guarantee any penetrations that are installed by others. Penetrations must have a suitable collar of flange and must be at least 50-100mm apart.

No responsibility will be accepted by the Company for the standard of works undertaken by builders or other third parties. No responsibility is accepted by the Company for any blemish which may occur to any surfaces as a result of overspray in areas where works are to be executed. Whilst all practical care shall be exercised, it is the client's responsibility to ensure effective coverings are laid in positions to protect adjacent surfaces, prior to the work commencing.

Where we are called upon to execute works to party walls or within terraced, semi-detached or properties in multi ownership, it is the responsibility of the Client to inform the owners of the adjacent properties as to the proposed works, to ensure there are no objections and to avoid any possible damage to fixtures or contents. (This is a requirement of the Health & Safety Executive and the party wall act).

TRACE will not be liable for any loss or damage however caused or occasioned unless due to negligence or other failure of the Company to perform its obligations under this Agreement or under the general law.

Insurance Backed Guarantees are issued to one property address only. Multiple properties will have individual guarantees issued.

The Company operates a complaints procedure which, in the unlikely event of a complaint, must be adhered to in order to identify the problem and to be able to solve the complaint or dispute in the speediest fashion. No claim for alleged damage or misconduct will be entertained unless our procedure is followed. (Details available on request).

It is the responsibility of the client to ensure that all electrical circuits and installations within the areas to be treated are located marked, safe and are in good order prior to the commencement of any work.

Defects identified are not an exhaustive list to the property as a whole, and we can only comment upon visible defects. Where intrusive investigations are carried out, we can only comment on safely accessible timbers.

Reports issued by the Company are in the context of quotations for treatment work and should not be construed as structural survey reports.

Day work and out of hours rates

(a) Charges extra to measured works for overtime working are

Weekday (i)	From 1730 to 2100 hours	£40.00 per man per hour
Weekend (ii)	From 0800 to 1730 hours	£55.00 per man per hour
Weekday night- time	From 1730 to 0800 hours	£60.50 per man per hour
Weekend night-time	From 1730 to 0800 hours	£60.00 per man per hour

(b) Day work

Weekday (i) Applicator- normal working hours	£30.00 per man per hour
Overtime (ii) Applicator from 1730 to 2100 hours	£40.00 per man per hour
Weekend (iii) Applicator from 0800 to 1730 hours	£35.00 per man per hour
Overtime (iv) Applicator from 1730 to 0800 hours	£40.00 per man per hour

(c) Day work rates: Plant

Van and pump including spray equipment	£400.00 per day
Van and pump including spray equipment	£45.00 per hour

(d) Day work rates: Materials cost plus 15%

Part materials will be charged per full container and no part containers as unused material cannot be re used.