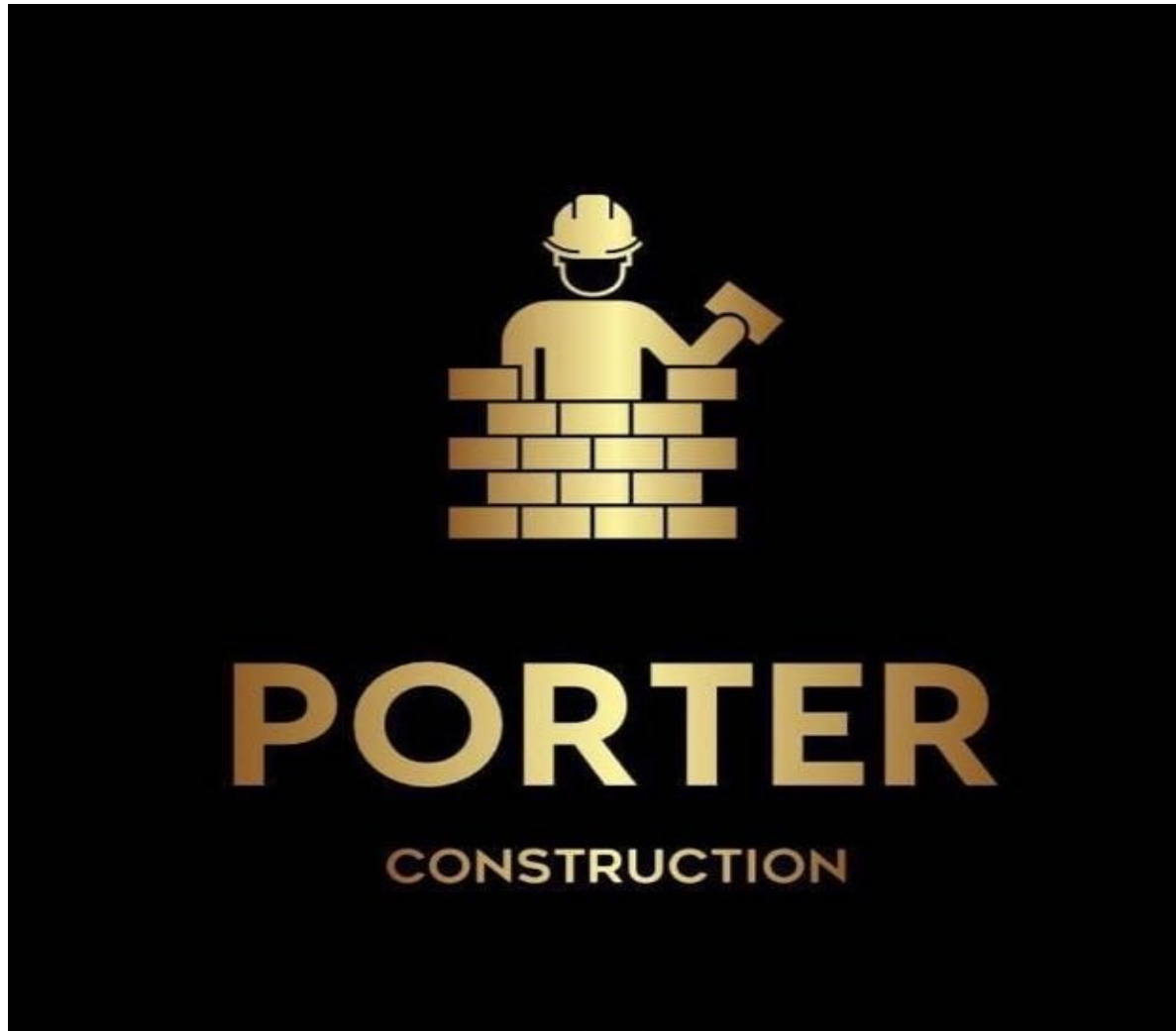




Damp and Timber Report

Plant Farm Holcombe

About the Author

Report completed by Ashley Dobbs of Porter Construction Limited, qualified and certified Pam Ties contractor.

Property Information

Report instructed for Plant Farm, Cross Lane, Holcombe, Bury. BL8 4PY. The property is situated across two levels and briefly comprises of 2 reception rooms, kitchen and utility, boot room, 4 bedrooms and 3 bathrooms.

Reason for Report Requested

Damp and timber report requested by the owner of Plant Farm following the findings of movement within the upper-level floors signs of salts and water band marks throughout ground floor.

Findings of Report

Wood Worm

On visual inspection there's an active infestation of common furniture beetle (*Anobium punctatum*) throughout first floor level including floorboards, joists beam1 and 2 lots of frass covering (frass is the dust/feces of the larva). Exemption to bedroom1 and two to the left of the staircase.

Wooden lintels above doors on ground also first floor has signs of an infestation of common furniture beetle again with a lot of frass covering and boring holes.

Staircase has signs of an infestation of common furniture beetle again with a lot of frass covering top step of staircase too weak to elevate from.

Timber floor/joists in bed 1 and 2 has very little signs off wood worm infestation although lintel below bed 1 has boring holes also frass on surface.

Treatment recommendations

Due to the extent of the infestation of the *anobium punctatum* throughout the property we recommend that the most effective and suitable treatment method is to eradicate it. All structural timber i.e. floorboards joist and load bearing beams have been badly affected by wood worm these will all require replacement. The floor joists and bearing beams Aswell as the frame lintels throughout property are not structurally sound (structural failure of the timber).

Please note that any timber that is structurally sound we will keep in situ and they will be treated with pemetherin based timber insecticide.

Rising damp

On visual inspection there's signs of capillary action rising damp throughout the ground level. Wallpaper or covering to plaster has been taken off visual damp tide mark along two of the walls in reception room and on reverse wall to dining area. Moisture reader was used and shown high levels of moisture throughout property. On inspection there has been an electro osmotic damp proofing system fitted previously also a sand cement dampcourse has been applied to a metre high throughout the property but again has failed signs of efflorescent salts in places.

Treatment recommendations

On all walls where capillary action rising damp is present plaster has to be taken off to remove salt contamination otherwise all walls with rising damp from the ground will be contaminated with nitrates and chlorides.

I recommend the following type of damp course to be applied to prevent any further issues with the ground floor.

Once all walls have be cleared from plaster and defected render (previous dampcourse) a 2m P2 Damp proofing membrane to be fixed to all walls every 250mm centres using plaster membrane plugs fitted into an 8mm hole. All joints and edges to be sealed using butyl waterproofing tape. This mesh faced damp proof tanking membrane has 2mm studs formed on one face of the product and a polypropylene mesh welded to the other side. This will prevent, and problems caused by rising damp in the future. Once applied to the walls client can simply dot dab or plaster over the top with whatever finishing coat they prefer to use.

Please don't hesitate to get in touch with myself with any questions regarding above.

Ashley Dobbs

Porter Construction Ltd