



Timber & Damp Proofing Specialists Ltd

Preserving Your Property

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Mr Niall Bougourd
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15th October 2020
Our Ref: 4235/20

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Dear Sir

Re: 16 Fountain Street, St. Peter Port, For Client Mr D Vasic

Further to my letter dated 27th September 2020, please find set out below my observations and recommendations with regards to treatment of original masonry walls and adjoining timber items within the vicinity of water ingress from an old leadwork downpipe.

The leadwork down pipe has caused the large timber lintel above the front shop window to suffer from decay, as a result of this water ingress the timber lintel has now been removed allowing a new steel item to be inserted.

Internally plaster has now been stripped off the right-hand party gable wall adjacent to the front window frame extending back for an approximate distance of 1 metre floor to ceiling.

Built-in timber plates are exposed, these items appear to be in good order with no visible signs of fungal decay.

To the upper section of this right-hand wall and adjacent to where the original timber lintel has suffered from decay there is a built-in timber plate beneath the joist ends to the first floor structure, evidence of dry rot mycelium was noted to the masonry surrounding this item, further dry rot mycelium was noted to a section of the front wall and also the right-hand gable wall at first floor level accommodation.

At this time it is unknown as to the condition of the bearing end of the first joist which runs parallel with the front elevation, I would suggest that once the horizontal timber plate beneath the bearing end has been cut away if signs of decay is present to the bearing end of the joist it should be cut back to sound wood and re-supported by bolting a new section of timber alongside it.

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DIRECTORS

Mr. J R Smith Mr. P M Le Page Mr. I E De Garis

As previously mentioned the right-hand side of the main shop front window frame has broken down with fungal decay, in my opinion the window will need to be removed from its position and either repaired or the entire window frame is disposed of allowing a new frame to be inserted.

Upon an external inspection I noted that a small section of the leadwork pipe is still in situ, this pipe extends through the decorative stone moulding of the front façade, to its bottom edge it is blocked with vegetation.

It is very important that the remainder of this pipe is removed and the hole of which will still exist to the stone moulding is infilled with conventional concrete or sand and cement mortar.

Due to the fungal decay to the masonry and timber items within the ground and first floor levels masonry sterilisation works will be required prior to re-plastering works being carried out, these are as follows.

Specialist Works

1. Drill and irrigate a 1 metre band of masonry at ground and first floor levels to the right-hand gable party wall extending back from the front elevation by drilling 10mm holes at 225 mm staggered centres and introduce a masonry fungicidal fluid at a rate of 5 litres per square metre supplemented by a surface spray application.
2. Drill and inject Boracol gel in the first three joists which enter the right-hand gable party wall from the front elevation working backwards, surface spray the exposed joist 1 metre out from the right-hand wall using Tribor Ten fluid.

Builder's Reinstatement Works

1. Once the wall has stabilised (7 days), apply a sand and cement render to the exposed masonry using a 3-1 mixing ratio using Sulpha Crete cement and Trimix additive in the gauging water.
2. Carry out any necessary repairs to any joist ends which are found to be defective to the first-floor structure to the front right-hand corner.
3. Cut out the horizontal plate beneath the bearing ends of the joists to the right-hand gable wall beyond last sign of decay and infill the void with conventional brick and mortar.
4. Remove the window frame from its position and either totally replace or carry out the necessary repairs.

Important Notes

1. Power and water will be required.
2. All reinstatement works to be carried out using pressure treated quality timber with the bearing ends wrapped with high load damp proof course or similar.
3. All new fixings to be of non-organic material.
4. Reinstatement of respired window or new window frame to be isolated with high load damp proof course.

5. During my external inspection I noted that the timber lintel situated over the buildings 14 & 18 have visible signs of fungal decay, it is important that the owners of the adjoining properties are fully aware of fungal decay problems to this building.
6. All builders work is subject to a separate contract.

I trust the enclosed has been of assistance to you and should you require any further information please do not hesitate to contact me personally on 07781 122009.

Yours sincerely

J R Smith

For and On Behalf of Timber & Damp Proofing Specialists Limited

Enc

Cc Mr Vasic

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