Timber & Damp Proofing Specialists Ltd
Preserving Your Property

Unit 5, Dysons Quarry, South Side, St Sampson's GY2 4QJ
Telephone 01481 200431

Mr D Vasic

22nd September 2020
Our Ref: 4218/20

Dannyvasic20@gmail.com

Dear Sirs

Re: 16 fountain street, St Peter Port

For purposes of reference it is assumed that the front of the building is faced from the main road.

As requested, an inspection was carried out to the large double timber lintel which was situated over the large front window opening and entrance door area.

Exposure of the surface plaster has revealed total breakdown of the right-hand bearing end of the large continuous lintel, to its bottom edge evidence of dry rot fungus (Serpula Lacrymans) was noted germinating on the surface of the timber lintel itself both inner and outer items.

Typical cuboid cracking was noted to the outer vertical surface of the outer lintel itself, this has extended down into the head of the window frame extending out from the top right-hand corner of the window frame itself for an approximate distance of 500mm.

The fungal decay has spread down the right-hand side of the window frame to sill level, external plaster to the brickwork right-hand reveal has also de-bonded from its background with visual mycelium noted to the mortar joints and the surface of the brickwork.

Situated to the top right-hand corner of the window opening there is buried lead down pipe, this item once collected water from the front gutter, I understand that following removal of the external plaster above the shop window area liquid water was found oozing out a fracture in the leadwork pipe, in my opinion this has fuelled a perfect environment for the present fungal decay problems to flourish.

In my opinion the window frame will need significant repair works, unfortunately, I do not believe that this can be carried out in situ, as we do not know the overall condition of the remaining timbers of the window frame itself full exposure works if not removal of the window frame will be require to which I believe that the existing glass will break and with health and safety in mind a new window frame should be considered and the relevant permissions from the environmental department will need to be sought.

Unfortunately I do not have full access to determine the extent of the fungal decay attack, a further inspection to be made once the two timber lintels have been removed, newly installed plasterboard adjacent to the right-hand side of the window frame internally should be removed back to the line of the pipe boxing floor to ceiling, any dry wall dabs or plaster should also be removed to exposed the masonry for possible sterilisation, any floor timbers which are attached to the beams which have signs of decay should be cut back to sound wood and re-supported to engineers detail.

Should any built-in timber fixing grounds, plates, etc be found within the masonry makeup of the right-hand party gable wall these items should be removed and infilled with conventional brick and mortar.

Depending on the outcome of the existing window frame if a new timber frame is to be inserted this should be isolated with high load damp proof course damp proof course or similar, similar products to be used if the timber window frame can be repaired in situ.

The position of the known fungal decay attack would have likely spread up into the first floor front elevation, further investigation works to be made by myself once access has been granted.

I now await further inspections with regards to a further inspection to the areas which will require further exposure works.

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 Arctech
Niall Bougourd
niall@arctech.gg