

09 August 2024

Mr Connor Hall

DWD Ltd
Chartered Surveyors & Town Planners
69 Carter Lane
LONDON
EC4V 5EQ

Our Ref: DLD/2377

Dear Mr Hall

REPORT NO 4

**DRAMA ROOM - DRY ROT IN ROOF
HAMPTON COURT HOUSE**

I refer to your email date 07 August 2024 regarding the dry rot repairs carried out to the above roof.

Timber Treatment Survey

Tapco HomeDry carried out an intrusive but limited timber survey of the roof rafters on 12 September 2023. A copy of their report is attached. The survey revealed extensive dry rot damage to embedded timber wall plates and rafter feet on Wall 1 (north-east). *See Photos 1 and 2.*

Dry rot (*Sepula Lacrymans*) is an aggressive wood destroying fungus detrimental to the structural integrity of timber elements that become infected. It can only be eradicated by cutting out the worst damaged areas of timber, otherwise there is a high risk of the dry rot spreading to the good timber areas and causing on-going destructive damage.

Remedial works involve cutting away the affected timber elements one metre (1m) beyond the worst affected parts and splicing on new treated timber sections of a similar size to the side of the damaged element. The new and original sections are bolted together in a prescribed manner to ensure there is sufficient strength and rigidity for the spliced sections to work effectively. *See Photos 3 and 4.*

Existing Wall Supports for new Steelwork Beams

I confirm that the existing supporting wall structure can safely accommodate the proposed steel structure. Also, the structural integrity of the listed building will not be compromised by the proposed works.

Yours sincerely



Declan Duffy BSc(Hons) CEng MStructE MICE MIEI
Chartered Civil & Structural Engineer
Director

Encl: Tapco HomeDry Report 12.09.2023
Photographs

Photographs



Dry rot decay of timber wallplate under raking rafters

Photo 1
Rotted wallplate and rafter feet



Further example of the aggressive nature of dry rot fungus

Photo 2
Close-up of decayed timbers



Rotten rafter feet replaced with treated timber.

Rotten wallplate replaced with engineering bricks.

Photo 3

Close-up of replacement timbers and brickwork



Rafter splice connection. New and original timber sections bolted together.

Original timber section cut 1m away from wallplate

Photo 4

Rafter Splice Connection

**TREATMENT AND
ERADICATION OF DRY
ROT AND WOODWORM
INFESTATION**

**Investigation
Report and
Recommendations**





Domestic & Commercial Properties

We have been successfully preserving both domestic and commercial properties for almost five decades and our vast amount of experience, together with our expertise and high standards, gives you piece of mind for generations to come.



Basement damp proofing at Santander Bank, Marylebone

The Tapco HomeDry Established Guarantee

We are proud of the work we do and stand by our guarantee, so you can feel safe in the knowledge that you have chosen one of the most reputable and reliable companies in our industry.

Tapco HomeDry has been approved and rated by the preservation industries leading trade bodies since 1971 and 95% of our clients say they would use us again.

We fully recognise that your property is probably the most important investment you are ever likely to make, so it is important to us that we provide you with concise advice on how to preserve it, for many years to come.

We have been established since 1971 and are the market leader for damp-proofing, timber preservation and property repairs in London and the Home Counties.

We are highly rated and approved by the preservation industries leading trade bodies, including the Property Care Association, Trust Mark (Government Endorsed Standards) and the Basement Waterproofing Association.

We are also proud to be a certified ISO9001:2015 quality management company.

Our surveyor who carried out these investigations is qualified to the high standards of the PCA and has only recommended remedial work, where it is necessary.

Once instructed, our fully trained and experienced technicians will carry out the work, thoroughly with as little inconvenience to the occupants as possible.

Remedial work we carry out is covered by our established long-term guarantees, which for a single premium can be insured by GPI (Guarantee Protection Insurance).

Our Reference Number: **MP/2309S47848/AM**

Friday, 15 September 2023

Nicholas Shaw

Via Email only

Dear Nicholas

Re: Hampton Court House, East Molesey, KT8 9BS

Thank you for instructing Tapco HomeDry to carry out a Dry Rot Investigation at the above property. Our inspections were carried out specifically in accordance with your instructions, for which we submit herewith our surveyors report and recommendations for your consideration.

Why choose Tapco HomeDry

You can feel safe in the knowledge, you will be using a company that is recognised as one of London and the home counties most established and reputable dry rot eradication specialists. We have been trading continuously since 1971 and our technicians are very experienced at carrying out high-quality remedial work, both in domestic and commercial properties, throughout the Southeast of England.

Trust in our accreditations

We are a long-term member of the Property Care Association (PCA), Trustmark (Government Endorsed Standards), an accredited ISO 9001:2015 quality management approved company, a member of the Basement Waterproofing Association (BWA) and rated as 'Excellent' by Trustpilot. For a single premium our guarantee can be protected for a period of 10-years by Guarantee Protection Insurance (GPI).

We are insurance company approved

If you have home insurance, you may be covered for Dry Rot. Tapco HomeDry are recognised by all leading insurance companies, so immediately notify yours and forward them a copy of this report as soon as possible.

Our health and safety management

Our Health & Safety policy is managed by The Health & Safety People Ltd and we are a CHAS (Contractors Health & Safety Scheme) and a Safe Contractor accredited company. Unless otherwise stated, we have assumed that no hazardous materials such as Asbestos or Artex have been used in the construction of this property, however it is very important that you inform us if you know this not to be the case.

About our surveyor

Our surveyors observe the code of practice set by the Property Care Association (PCA) but unlike most companies they are not paid commission. They have nothing to gain by quoting for unnecessary work and will only allow for remedial work that they consider is absolutely necessary.

This investigation was carried out on Tuesday, 12 September 2023 By our qualified technical surveyor who is experienced at diagnosing dry rot, to the high standards of the PCA. This report and our proposals are

based on his years of experience, professional opinion and the conditions prevailing at the time of his inspection.

The importance of instructing a specialist company

We fully understand all the factors involved in dry-rot eradication, the significance of the control measures and associated risks. Using us for all the work will eliminate the problem of split responsibilities brought about by part of the work being carried out by a third party and prevent continued outbreaks, distress and very costly disputes.

Dry Rot Survey Report and Recommendations Carried out by Michael Pope CSRT B.Sc.

Weather condition

On the day of my survey the weather was sunny.

Orientation

For ease of reference all directions given, are taken as facing the front elevation from outside the property. Any measurements given by me are approximate and should not be referred to if accuracy is required.

Relevant information about this property

This is a drama room in a large school building. The Drama room is a single-story building with a high-pitched roof above. Late 1800s

Information about dry rot (*Serpula lacrymans*)

The wood destroying fungus, *Serpula lacrymans*, is commonly known as Dry Rot, however its name is rather inappropriate since it requires water for germination, growth, and survival. Indeed, water or dampness is the fundamental need of all wood destroying fungus and without either the fungus ceases to grow and dies. When water penetrates wood, it allows bacteria and micro fungi to colonise. These break down part of the cell structure and the wood becomes porous which allows it to become even wetter. When the wood is sufficiently wet and other conditions are suitable, dry rot can colonise. A minute spore of dry rot lands on damp timber and germinates before the first growth emerges. As the wood is broken down by enzymes secreted by the growing fine hyphae the wood becomes even more porous and allows further damp to penetrate. The fine filaments of fungal growth hyphae soon develop into a larger mass of mycelium which grows over and into the wood and through masonry.

Under humid conditions the mycelium is white and cottonwool like and in a very humid environment, droplets of water will form rather like tear drops, hence the name lacrymans. These droplets are caused by the fungus removing excess water from the wood. When the attack is advanced, a fruiting body (Sporophore) may develop. This takes the form of a 'fleshy pancake' the surface of which is covered with wide pores which are an orange/ochre colour. The corrugations form the spore bearing surface. Large numbers of spores collect around the fruiting body and form a red 'dust' often visible on the surfaces of joinery and furniture where there is a significant attack of dry rot.

Unlike other wood destroying fungi dry rot can grow significantly on and through masonry and in ideal conditions growth may occur over and through dry materials. Distances of over two metres away from its food source are sometimes found and it is this ability that can lead to significant problems of spread to other rooms or even an adjoining property.

A minimum moisture content of 28-30% is required for an attack of Dry-Rot (*Serpula lacrymans*) to initiate on timber but once established, the fungus can remain active with a lower moisture content of 20%. At a relative humidity below 86% the growth is inhibited but can remain dormant with a lower humidity of 76%.

<p style="text-align: center;"><u>Virulent dry rot attack</u></p> <p style="text-align: center;">Example of an advanced attack of dry rot fungus (<i>Serpula lacrymans</i>) eradicated by us.</p>	
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<p style="text-align: center;"><u>Wood rotting fungi</u></p> <p style="text-align: center;">The life cycle of dry rot and other wood rotting fungal attack.</p>	
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Locating and rectify the source of water and promoting rapid drying is a priority. Removing the affected timbers (its food source) and exposing the affected areas will relatively quickly stop the spread of attack. It is of the utmost importance that dry rot restoration work and treatment is carried out by a specialist company only. Using a contractor who is not a specialist member of the Property Care Association (PCA), including for attendance building work, should not be considered.

Survey Restrictions

At the time of my survey the property was vacant. Removing wall plaster, lifting flooring, or moving built in obstructions is disruptive and outside the scope of our survey. If necessary inaccessible areas in the vicinity of the attack can be exposed whilst carrying out our remedial work.

If you would like us to carry out more in-depth investigations or exposures, we can arrange this under separate contract or whilst our work is in progress. Please be aware this can be disruptive and may require a certain amount of repair or redecoration.

In accordance with your instructions, inspection and moisture readings were carried out to investigate the extent of dry rot (*Serpula lacrymans*), affecting the internal fabric of the building. My recommendations are based upon accessibility at the time of our visit, together with information obtained via a non-disruptive investigation. Timbers were inspected and probed where possible, within the area of the dry rot to enable our us to report on the extent of decay that has undermined their structural integrity. Moisture readings were also taken to timbers within the areas where dampness, to ensure the moisture content has not exceeded 8%. Above this level they are considered damp and at risk from further decay.

State Room/s

In accordance with your specific instructions, my investigation and moisture readings were restricted to the roofing timbers of the Drama Room only.

General maintenance defects or plumbing leaks brought to your attention, are given as helpful information only and not a detailed extent of any repairs that are required.

External Observations

The only cause of dry-rot attack is dampness, therefore, one of the main aims of a property owner should be to ensure that the fabric of the building is always properly maintained and kept dry. I inspected areas of damp staining to diagnose the cause and enable me to recommend the correct remedial measures. I have not inspected or commented on any defects that are unrelated to the dry-rot attack.

Building defects were noted that can cause dry rot

My inspections were carried out from the ground and safe locations of the property only, from where some building defects that have led to rain penetration and dry rot were evident. Visible items of concern were areas of a defective roof valley and leaking guttering.

Recommendations:

- All necessary building repairs and external decorating should be carried out as a priority by your own contractor, in accordance with good building practice.

Immediate action is required

Rapid drying and aeration should be immediately promoted to the affected areas, through the provision of ventilation and heating. However, it is not practical to wait a considerable amount of time for the structure to dry so it is important to immediately commence all necessary exposure work and treatment to prevent further spread of the attack to other parts of the property.

Internal Observations and Recommendations

Scope of our investigation

There is a heavy attack of wet rot to the rafter ends of the roof. I understand that some fungus was removed by others recently which was suspected to be dry rot (*Serpula lacrymans*.)

DRAMA ROOM

Heavy wet rot and dry rot attacks to the rear wall plates and rafter ends.



DRAMA ROOM

Heavy wet rot and dry rot attacks to the rear wall plates and rafter ends.



Recommendations:

Priority remedial measures are required:

- Carry out thorough eradication of *Serpula lacrymans* (dry-rot fungus) in accordance with our recommendations and quotations (within the areas shown in yellow on our floor plan.

About our work

Our eradication process will include the full exposure of the affected areas specified, the removal of all heavily affected timbers, the sterilisation of all affected masonry, the fungicidal treatment of the remaining sound timbers, the replacement using new pre-treated timber, replastering and the replacement of affected joinery timbers, in accordance with good building practice and our quotations.

Our technicians are very experienced at carrying out remedial work in occupied properties and will consider the needs of the occupants at all times. We use only the most up to date methods, best quality

materials and the safest of preservatives, which have no odour, no vapour and a one-hour room re-entry time.

We make no allowance for redecorating or the making good of existing decorations or polished floors, that may be damaged or blemished during our work, for whatever reason. Replastered walls should not be redecorated for 4-weeks. [click here for more information](#)

Party wall act 1996:

If any of our recommended dry rot eradication relates to walls between yours and your adjoining neighbour's property, the party wall act 1996 may apply. This requires you to notify them of our intended work and obtain their written consent, prior to this part of the work commencing. Please note, a neighbour cannot unreasonably withhold this consent, but they could possibly influence, how and when the work is carried out. You are also advised to inform them of the seriousness of dry rot attack and advise them to have their property surveyed without delay.

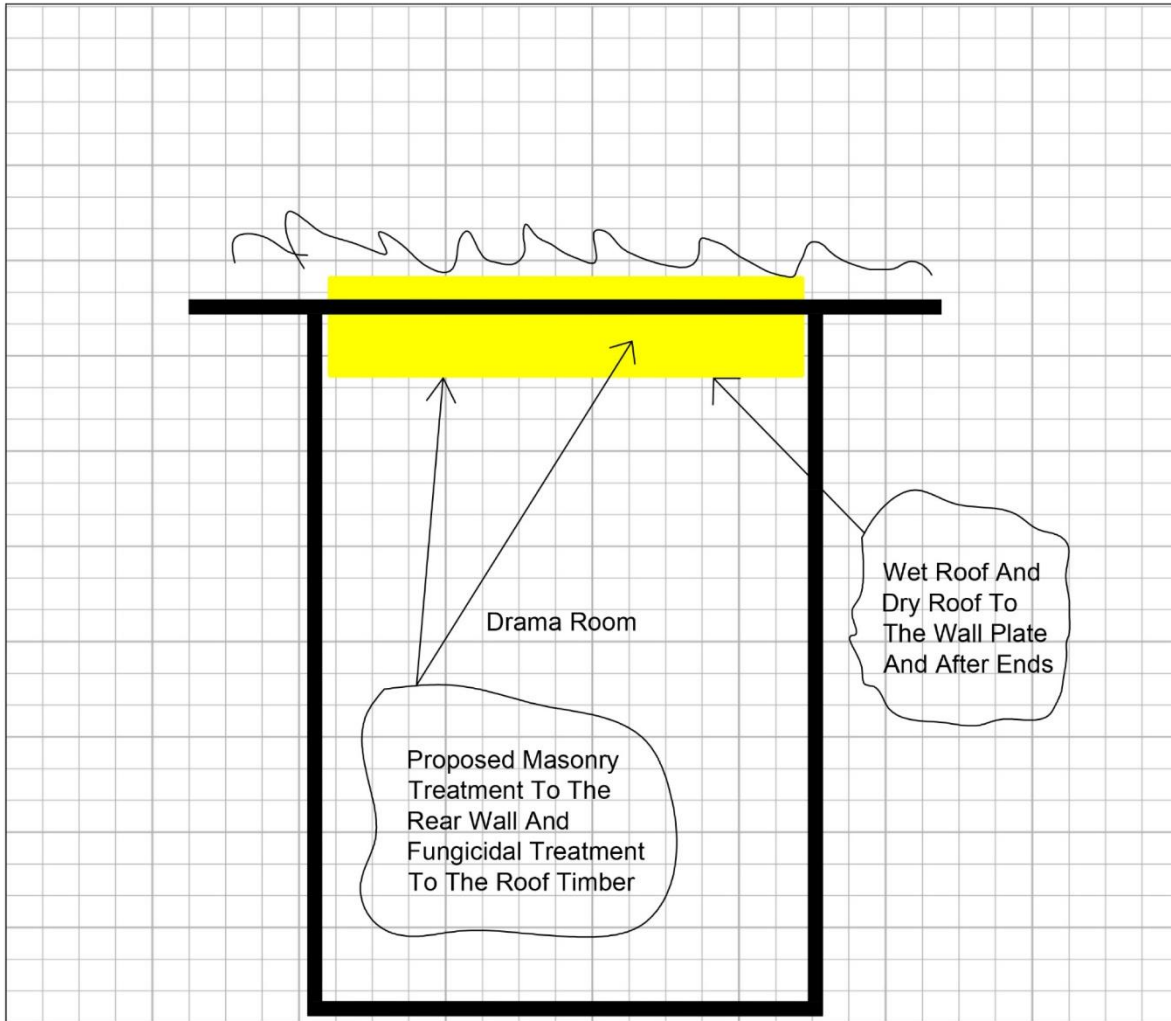
Additional Information

I suspect that recent/previous leaks to the valley, between the drama room roof, the rear windows and leaking guttering has caused the wet rot and the dry rot attacks. Your building maintenance contractor will be conducting all necessary repairs, as discussed.

We recommend that the wall plaster be removed from the ceiling down 1m. We propose to carry our Dry Rot masonry treatment to the rear walls and a fungicidal treatment to the exposed timbers, as discussed.

If you would like to discuss any aspect of my findings or recommendations, feel free to contact me on **020 8398 6663** and I will be pleased to help you.

Tapco HomeDry Areas Affected by Dry Rot (*Serpula lacrymans*)



Additional Notes

Initials:

Property Address: Hampton Court House, East Molesey, KT8 9BS

Reference No: S47848

Plan not to scale

It is important that all areas of treatment are clear, accessible and free of furniture, floorcoverings, fitted units and appliances before the arrival of out operatives

Areas affected by Dry Rot decay Plastering following Dry Rot treatment Insert Airbrick **A/B**
 Areas inaccessible for inspection - - - - High external ground level **XXXXXXXXXX**

Quotations

No two jobs are the same but to help you plan the work, I anticipate, the measures I have recommended, will take approximately **1 separate visits to complete.**

As a part of our service and to avoid you having to employ other trades, we have separately allowed for certain items of preparation and reinstatement. These are not a direct part of our remedial work, so doing it yourself or having it done properly by a third party will not affect our guarantee.

Our quotations are for carrying out specific works recommended by us only, they do not infer that full, in-depth inspections were undertaken. Our initial inspections are non-disruptive, therefore, it is not possible to fully expose items covered by plaster or floor coverings, until they are fully exposed at the time of our remedial work. If additional work is found to be required, our quotation would have to be accepted and authorised by you, in writing, prior to us continuing.

Please note, if items such as consumer units/meters, pipes or other fitted obstructions aren't moved from walls to be damp proofed, prior to us commencing, we will work around them, and these areas will be exempt from our guarantee.

Minimum Charge

Please note our quotation is based on all works as specified being carried out as one project. If part works are accepted a minimum charge of £580.00 plus vat is applicable

Specialist Dry Rot Eradication Recommendations

All Dry Rot and associated work undertaken by us will be in accordance with the Property Care Association (PCA) code of practice and covered by our **20-year guarantee**, with optional Guarantee Protection Insurance. <https://www.gp-insurance.co.uk/>

The Full Exposure of the Dry-Rot Mycelium (By Others)

Remove joinery timbers and approximately **5m²** of wall plaster and ceiling plaster to exposure of the full extent of the dry rot mycelium. Carry out necessary supporting, cutting out and removal of affected timbers and take all associated rubble to a designated place for safe disposal.

Joinery Timber Replacement (By Others)

Remove / replace and rafter ends, separating from the masonry with damp proof linings.

Specialist Timber Preservation Recommended

All timber treatment and associated work undertaken by us will be in accordance with the Property Care Association (PCA) code of practice and covered by our **20-year guarantee**, with optional Guarantee Protection Insurance <https://www.gp-insurance.co.uk/>

Fungicidal Masonry Treatment

Apply approximately **6m²** of an application of fungicidal masonry treatment to areas specified, boring and irrigating, as necessary.

Roof Timber Preservation Treatment

Brush clean and prepare the accessible roof frame and apply an application preservative treatment to all accessible roof timbers, at the approved rates. Adjoining the rear wall.

Additional items Required (either by us or others)

The following items have to be undertaken, either by the client or us, in order for our remedial work to be carried out

Arrange parking for 1 visits

It is the client's responsibility to arrange parking, for the duration of the work, prior to us commencing. Alternatively, this amount will be added to our invoice on completion.

Gain Safe Access

Gain safe access to the working areas using scaffold tower, secured, and erected in accordance with British safety standards and our Health & Safety policy
This must be carried out prior to us commencing the work.

Cost if not provided by client.

Our technicians are experienced at carrying out remedial damp proofing work in occupied properties and will consider the needs of the occupants at all times. We use only the most up to date methods, best quality materials and the safest of preservatives which have no odour, no vapour and a one-hour room re-entry time.

Things you must do before we start

The remedial work we have recommended is disruptive and we appreciate the obvious inconvenience it may cause, but we must emphasise, there is no 'quick fix' for treating dry rot and compromise should never be considered.

Air-borne dust, when removing plaster is unavoidable so it is important that you, or a specialist dust protection company, ensure all areas within the vicinity of our work are fully accessible, protected and clear of floor coverings, furniture, fitted or built-in units, general fittings and soft furnishings, prior to the arrival of our technicians.

If the property is tenanted, it is very important that you make the occupants fully aware of this information and that all necessary preparation and protection is carried out, prior to our arrival. Failure to do so could result in an abortive visit charge being made.

- All wood or laminate flooring, floor tiles and carpets, within the vicinity of the rooms to be treated, including areas of access, must be removed, or thoroughly protected by you, prior to us commencing our work. If you choose not to remove items of furniture or carpets, this will be at your own risk and we will not be held responsible for any damage, refitting or for the cleaning of such items that may be required, as a result of our work. We also suggest that you seal all doors of the surrounding rooms using a suitable tape.
- Built in cupboards and furniture against walls to be damp proofed must be removed by others prior to our work commencing. If you instruct us to remove them a further charge will be made.
- It is your responsibility to advise us of the location of any hidden pipes or wiring, prior to our work commencing. In the absence of such advice Tapco HomeDry cannot accept liability for the repair or consequential cost of repairs for such items.
- If applicable, it is also your responsibility to instruct your suppliers to remove burglar alarm wires and fittings, BT/internet wires and sockets and any other supply wires, boxes, controls or meters, from walls to be damp proofed, prior to the arrival of our technicians. Should they not be removed, Tapco HomeDry will not be held responsible for any damage or subsequent loss you may incur.
- Our technicians will remove all debris and excess material accumulated by our work only and leave the areas tidy. Please be aware, further cleaning will be required by others.

Terms of payment

50% deposit is required at the time of scheduling and the total balance being due strictly on the day of completion.

Alternatively, we may ask for interim payments on larger jobs, as the work progresses. If this is the case these must be paid immediately on receipt of our invoice.

Late payments, whether this be before or after judgement, will result in interest being charged at a daily rate of 4% a year above the base lending rate, should this action be necessary your rights to our guarantee will be invalidated.

Alternatively, prior to the work commencing and subject to status, we can offer you 0% finance over 12-months or an easy payment plan over 1-10 years.

Guarantees for our work will be issued on receipt of full and final payment only.

Aborted visit charge

Please note if you postpone the work on the day of commencement or we can't commence, due to furniture, floor coverings, fittings, appliances, or services not being removed or disconnected to areas detailed within our report, an additional aborted visit charge of **£385.00 + VAT** will be made to cover part of our loss.

If you have any questions

We hope you find our information helpful, however please take the time to read our report and our terms & conditions thoroughly to ensure we have dealt with your concerns and not misinterpreted your instructions. Alternatively, if you have any questions about us, or you would like to schedule the work, call us on **020 8398 6663** and one of our team will be pleased to help you.

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Please note the contents of this report and recommendations are for the benefit of the addressee only and covered by copyright. They must not be reproduced for a third party, in any form, including electronic or mechanical means, without written permission from **Tapco (Preservation) Ltd.**

Thank you again for choosing Tapco HomeDry, we assure you of our very best attention and service for the duration of the contract and await your further instructions.



‘Tapco HomeDry, the Professional Preservation Company you can Trust’

Don't just take our word for it, [click on the Trustpilot link below](#) and see what some our clients say





Providing Specialist Eradication and Treatment of Dry Rot since 1971

Thorough eradication, treatment and restoration for Dry Rot fungus. We pride ourselves on being London and the Home Counties premier Dry Rot eradication company, with service and a high-standard of work we are proud of.

Complete exposure and through eradication of Dry Rot fungus (*Serpula lacrymans*) We are specialists

- Treating and eradicating Dry Rot attack in domestic and commercial properties.
- Full reinstatement of structural timbers and joinery.
- Specialist replastering.

Our work is covered by a 20-year guarantee and accepted by all leading insurance companies.

For our domestic clients, we are a long-term member of the PCA (Property Care Association) and a **5-star Which? Trusted Trader**

For our corporate clients we are a certified ISO9001@2015 quality management company, Safe Contractor accredited, Chas accredited and our technicians hold CSCS certification. Health and Safety is managed by The Health & Safety People Ltd.



Tapco HomeDry are London and the Home Counties leading specialists in the diagnosis and eradication of dampness, timber infestation and decay.

☎ 020 8398 663

🌐 www.tapcohomedry.com