

Reference No: MP/2409S49373/AM

Wednesday, 04 September 2024

Nicholas Shaw

Via Email only

Dear Nicholas

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

Drama Room – Roof timber

Further to my recent inspection our telephone conversation I confirm the following.

Initial timber treatment and replacement of roof beams was carried out earlier this year. The ceilings have now been removed to enable the roofing timbers for the whole roof to be examined.

There is evidence of Wet Rot (*Coniophora Puteana*) decay to some of the wall plates, rafters and tile boards. Decay was noted to the wall plate and rafter on the right elevation.

Decay was also noted to the trimmers and rafters adjoining the front left area of the skylight. Heavy decay was noted to the wall plates, rafters and tile boards adjacent to the front elevation. No evidence of The Dry Rot was noted to the roofing timbers.

I recommend that all decayed timbers be cut out and replaced with new pre-treated timbers. The wall plates should be separated from the masonry with damp proof linings. All replacement timbers should be connected to the original in accordance with your structural engineer's specification. I also recommend that all wall plates and rafter ends be treated with a high-performance preservative paste.

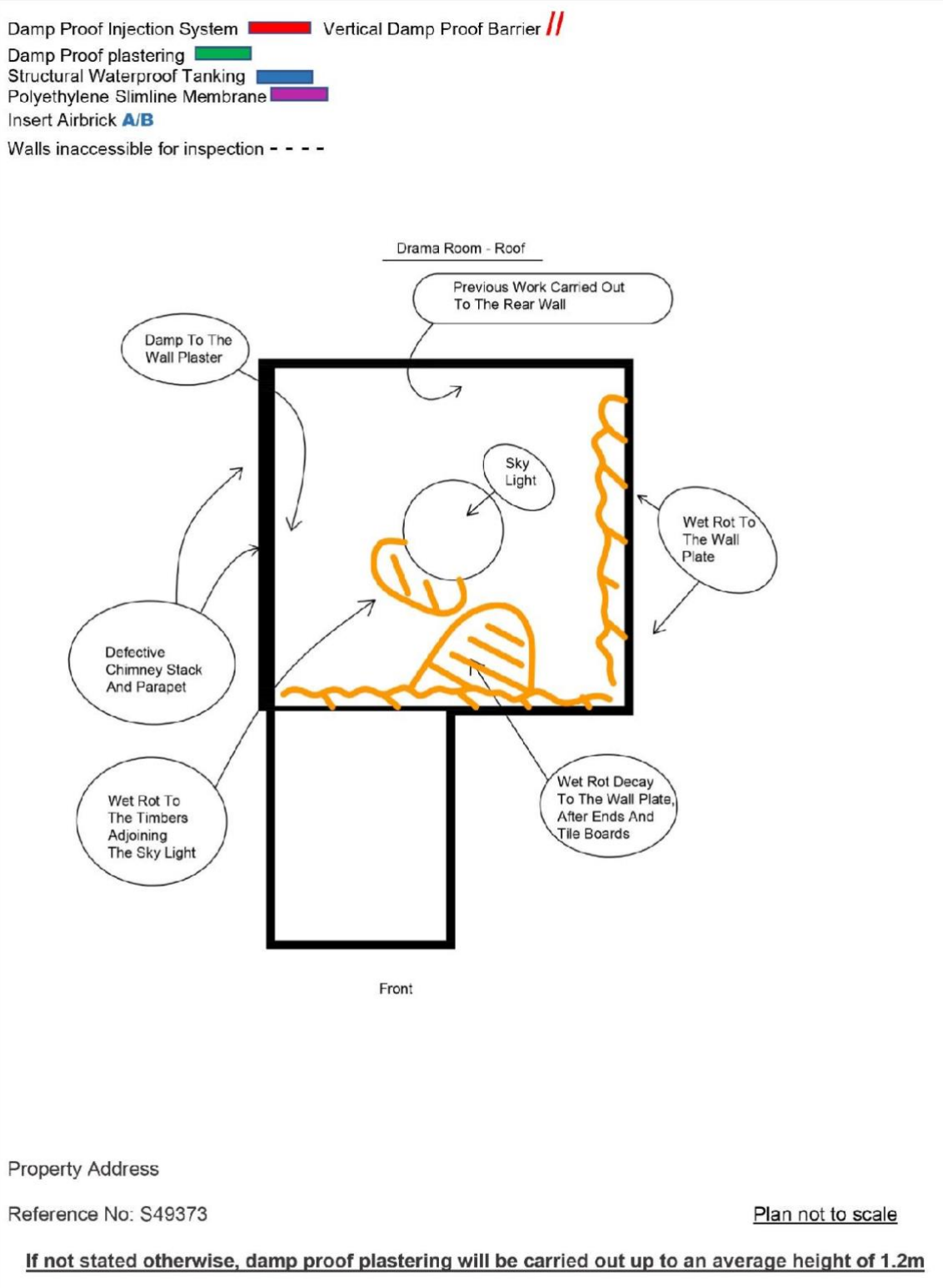
The plaster to the left elevation wall is damp and degraded due to rain penetration. Defects to the chimney stack and parapets should be rectified by your builder. The affected wall plaster should be removed as discussed.

All external rectifications and roof works to be carried out by your builder

Our Recommendations

- Apply an insecticidal/fungicidal spray treatment to all roofing timbers **£786.00 +VAT**
- Apply a high-performance preservative paste to all wall plates and rafter ends. **£964.00 + VAT**

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