PETER COX

Property Services

Peter Cox Ltd
7 Watt Road
Hillington Park
GLASGOW
G52 4RY

Tel: 0141 810 9100
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E-mail: Glasgow.Reports@petercox.com

Alastair Reid
Anderson Bell & Christie
382 Great Western Road
Glasgow
Lanarkshire
G4 9HT

03 July 2013

Dear Alastair

Property – Barrhill Memorial & Community Centre, Main Street, Barrhill, GIRVAN, Ayrshire, KA26 0PP

Thank you for inviting us to carry out an inspection at this property. Our survey report is enclosed detailing our findings and recommendations.

We have also included a quotation for items of specialist work that Peter Cox will be pleased to undertake for you. Where applicable, a long term guarantee will be issued on completion of the contract.

To arrange for a convenient start date for the works to proceed, please complete and return the acceptance form to this office. A provisional start date can be agreed by contacting Jacqui Irons, our Contracts Manager, on 0141 810 9116.

Peter Cox Ltd is a founder member of the Property Care Association (formerly the BWPDA), registered as a Quality Assured Firm under ISO 9001 and fully accredited for health and safety by Safe Contractor.

Our technicians carry CSCS cards and we can make available on request method statements and risk assessments.

Should you wish to discuss this report or the proposed recommendations I have made, I can be contacted through this office or on 07771 847367 any time up to 8.30pm.

Yours sincerely
Charlie Wilson
Charlie Wilson
Surveyor

Certificate No FS14867

British Structural Waterproofing Association

Survey Report and Proposals

PETER COX
PROPERTY SERVICES

trusted locally for over **60 years**

Founded in 1951 Peter Cox has wide ranging experience in building maintenance and repair extending to property of all description from private housing to public and commercial buildings, many of them listed.

Over the period we have worked on numerous historic buildings of national and regional significance throughout the UK and issued well over 500,000 guarantees.

We operate through a network of local service branches with trained and qualified staff familiar with local needs and building traditions.

Peter Cox Ltd is a member of the Property Care Association (formerly the British Wood Preserving and Damp-proofing Association), the British Wall Tie and Structural Repair Association and the British Structural Waterproofing Association.

Peter Cox is an approved contractor under both the TrustMark and the Guarantee Protection Insurance Schemes.

We have been committed to Quality for many years and currently hold ISO 9001 accreditation.

The Peter Cox DryWall DPC system carries a British Board of Agrément Certificate and complies with BS 6576:2005

All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment fluids are HSE approved and generally odourless and non-flammable.

For more information visit our web site

www.petercox.com

Various guarantee options are available where specifically stated in the report.

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Tel: 0141 810 9100
Fax: 0141 810 9111
E-mail: Glasgow.Reports@petercox.com

Report Date: 03/07/2013

Ref: ENQ128832

SURVEY REPORT

CLIENT
Anderson Bell & Christie
382 Great Western Road
Glasgow
Lanarkshire
G4 9HT

PROPERTY ADDRESS

Barrhill Community Centre, Main Street
Barrhill
GIRVAN
Ayrshire
KA26 0PP

SURVEYED BY Charlie Wilson

DATE OF SURVEY 05/03/2013

Directions are as if facing front elevation unless otherwise stated

PLEASE READ CAREFULLY THE CONTENTS OF THIS REPORT, THE FOLDER AND ALL ENCLOSURES WHICH ALL FORM PART OF THE CONTRACT OFFER.

In accordance with your written instructions received on 05/03/2013, we have reported on the following:

Rising Dampness to the walls

Woodworm Infestation and Fungal Decay

We draw your attention to the matters set out in the 'Scope of Survey' section of the Quotation part of this Report and would ask you to read those notes carefully. If you have any concerns or queries as to the effect these matters may have upon the treatments recommended in this Report or if you believe that we have misinterpreted your survey instructions, please let us know at once.

Property Description Memorial & Community Hall.

Occupied Status The property was un-occupied at the time of our inspection.

Weather Conditions At the time of our inspection it was dry and sunny.

woodworm and dry rot control

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Remedial Timber Treatments

Wood Boring Insects

Species as specified in the Report.

TREATMENT No.1 - Roof Timbers

All accessible exposed roof timber surfaces are to be prepared and insecticidal fluid applied to all such exposed surfaces.

TREATMENT No.2 - Floors

For ground and/or upper floors as specified, the floorboards are to be lifted as necessary and insecticidal fluid applied to all such exposed surfaces. Re-lay floorboards and treat the top surface.

TREATMENT No.3 - Staircases

a Where a soffit is present, drill 2 holes to the risers behind the carpet line, apply insecticidal fluid by means of a back spray nozzle and then surface spray the exposed timbers

b Where no soffit is present, apply insecticidal fluid to all exposed timber surfaces

c Where a soffit is present, apply surface application of insecticidal fluid to the top surface of the exposed timbers only. (As this is a limited treatment, no guarantee will apply.)

TREATMENT No.3 - Joinery Timbers

d Apply insecticidal fluid to listed joinery timbers by means of surface application supplemented by flight hole injection.

SPECIAL NOTES

Due to the limitation of treatments, painted or coated surfaces cannot be guaranteed.

For Death Watch Beetle, House Longhorn or severely infested timbers the report may specify additional treatments to supplement the standard specification. Although modern treatments can be effective, due to the insect life cycle and deep seated nature of Death Watch Beetle and House Longhorn infestation, total eradication cannot be guaranteed.

Wood Rotting Fungi

TREATMENT No.4 - True Dry Rot (Serpula lacrymans)

This is by far the most serious of wood destroying fungi found in buildings and will spread through, attack and thrive on timbers located in damp conditions with inadequate ventilation. Because of the nature and biology of this fungus, extensive work may be necessary to trace and eradicate the complete extent of the growth and the cause of the outbreak.

a Prepare site for work specifications as described in the report.

b Plaster and rendering are to be hacked off and skirtings, panelling and ceilings are to be removed as described.

c Remove or cut back the timbers as specified and remove from the building.

d Apply a surface application of fungicidal fluid to brickwork, concrete and/or exposed sub-floors, together with any surface preparation as described.

e Fungicidal fluid is to be applied to the brickwork using the method described within the report.

f Timber replacement and fungicidal treatment as specified.

g All reinstated joinery timbers in contact with, or adjacent to, areas of masonry or plaster are to receive an application of fungicidal fluid.

h All treated wall areas, previously plastered, to be re-plastered using sand and cement (in accordance with our standard specification), except on retaining walls below ground level, when Sika No.1 or a proprietary brand of waterproofing agent should be used in the backing coat.

i In relation to the decay discovered, the report may specify alterations or additions to the existing sub-floor ventilation together with any cleaning out of the existing air vents.

TREATMENT No.5 - Wet Rot Fungus

This fungus is not so serious as the True Dry Rot Fungus but nevertheless can cause severe damage if effective treatment is not carried out in time. It will flourish in very damp conditions with inadequate ventilation.

a Prepare site for work specification as described in the report.

b Remove or cut back the timbers as specified and remove from the building.

c Timber replacement and treatment with timber fluids as specified.

d In relation to the decay discovered, the report may specify alterations or additions to the existing sub-floor ventilation together with any cleaning out of the existing airvents

NB. Removal of moisture required to sustain fungal decay is the primary control measure.

TIMBER TREATMENT

To the areas scheduled below in accordance with our standard specification for Remedial Timber Treatments.

Please read carefully, in conjunction with this report, the **Important Notes**, enclosures, standard work specifications and the **For Action by Client** document, as these all form part of our Contract offer.

Unless otherwise stated all insect infestation is by the Common Furniture Beetle *(Anobium punctatum)*.

External joinery timbers or timbers which are the subject of normal weathering are excluded unless otherwise stated.

External Observations (from ground level)

Roof Coverings

Slates were noted to be dislodged/broken/missing to various areas along with patched felt roof coverings.



Guttering & Rainwater System

Gutters and downpipes, generally, were noted to be in poor condition.



Masonry

Brickwork facing to various areas is spalled.



External Render

Hollow and de-bonded external render was evident.


External Joinery

The window frames were noted to be in poor condition.


External Ground Levels

The surrounding external ground levels to rear left corner are high in relation to the property's internal floor construction.

Effects

This may allow ground moisture to penetrate the building.

Ground levels abutting the walls should be reduced to a minimum of 150mm below damp proof course levels.

Client to Note:

We would recommend that you engage a reputable building contractor to fully inspect and undertake repairs to all external defects that are noted.

Internal Observations

ROOF TIMBERS

Due to the external defects noted above excess moisture has been allowed to penetrate the building fabric. This has been absorbed by the adjacent timbers raising their moisture content to above 20% of their oven-dry weight. These conditions have resulted in the germination of the spores of the true Dry Rot fungus *(Serpula lacrymans)* bringing about the breakdown of the following timbers:

- **Sarking boards**
- **Rafters**
- **Ceiling joists**
- **Decking**



Wet Rot is caused by a number of *Basidiomycetes* fungi of which one of the most important is *Coniophora puteana*. It attacks both softwood and hardwood causing a darkening of the timber (brown rot) or bleaching (white rot).

Wet rot fungi usually occur in persistently damp conditions, needing an optimum moisture content of 40 to 60 per cent. Unlike Dry Rot, the conducting strands of wet rot fungi do not extend far from their nutrient wood so they cannot travel through masonry and brickwork. The fruiting bodies occur rarely in buildings.

Wet Rot *(Coniophora puteana),* which has been known to hollow out giant beams, is responsible for much of the wood decay within buildings and, although not as serious as Dry Rot, is still a common cause of structural defects.

Evidence of infestation by Common Furniture Beetle *(Anobium punctatum)* was present. This wood-boring insect is responsible for about 75% of all woodworm damage in this country and will attack softwood and hardwood.

Slight to moderate infestations were noted to rafters and joists.

GROUND FLOOR

Snooker Room & Female WC

Extensions of the previously mentioned attacks have travelled in a downward direction and have affected the following timbers:

- **Door standard legs**
- **Facings**
- **Floor joists**
- **Wallplate**
- **Floorboards**






Main Hall & Entrance

A subfloor inspection revealed decay by the Wet Rot fungus to be evident to the following timbers:

- **Floor joists**
- **Wallplate**

Cause of Attack: This attack appears to have been caused by rising damp for which we enclose a separate estimate and lateral penetration via the high external ground level.



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Evidence of infestation by Common Furniture Beetle *(Anobium punctatum)* was present. This wood-boring insect is responsible for about 75% of all woodworm damage in this country and will attack softwood and hardwood.

Slight to moderate infestations were noted to joists and wallplate.

Solum

The solum at the time of our inspection was noted to be extremely damp although there was evidence of a bitumen type seal and in our opinion this is due to inadequate sub-floor ventilation.
The timber off cuts lying on the solum was noted to be decayed.



Recommendations

A sketch has been enclosed to assist in the identification of the treatment area.

Peter Cox are to carry out Treatment No. 4 & 5 as follows:

Preparatory Works

Lay dust sheets from entrance of the property to treatment areas.

Tape up doors with masking tape.

Cover furniture with polythene.

Protect hardwood / laminate floors with plywood.

Ensure that suitable support is provided during our works with acro props and timber batons.

Erect suitable alloy scaffold tower.

Dry Rot & Wet Rot Works and Treatments

A sketch has been enclosed to assist in the identification of the treatment area.

Peter Cox are to carry out Treatment No. 4 & 5 as follows:

1) Strip the ceiling plaster as indicated on the attached sketch.

2) Remove the wall plaster full height as indicated on attached sketch.

3) Remove the facings / skirting boards, lay aside, treat with our fungicidal gel and reinstate upon completion.

4) Remove or cut back the above stated timbers as per our standard specification and remove from site as soon as possible.

5) Increase the sub-floor ventilation by installing additional air vents as indicated on the sketch.

6) Renew the above stated timbers ensuring that all contact surfaces are coated with either a bituminous solution or 2 liberal brush coats of water repellent fungicidal fluid and capped or laid on PVC DPC membrane. All exposed timber used will be treated with our fungicidal fluid.

7) Replacement joist timbers where not spanning from wall to wall or bearing beam, will be 4 times bolted to remaining solid sections of timber, or incorporate the use of suitable BAT splice plates.

8) Wallplates that have been removed will be renewed in pre-treated timber, receive a liberal coat of fungicidal gel and laid or wrapped in a physical damp proof course or renewed in slate as appropriate.

9) Lay new pre-treated tongue and grooved floorboards as indicated on the attached sketch.

10) All timbers reinstated in contact with or adjacent to areas of brickwork that will not be re-plastered are to receive an application of Peter Cox Timber Water Repellent/Fungicidal fluid. Timber grounds are to be dipped / soaked in Peter Cox Timber Water Repellent/Fungicidal fluid prior to fixing.

11) Apply a surface application of fungicidal fluid to the brickwork and wire brush the surfaces. Resulting debris being removed from the building.

12) A surface application is also to be applied to the sub-floor areas where spore dust may be present.

13) The above works are to prevent the germination of Dry Rot spores that may be present.

14) **MASS IRRIGATION:** Holes are to be formed at 450mm staggered centres in walls in excess of 150mm thickness. Fungicidal fluid is to be applied to each hole together with a surface application to all adjacent wall masonry and timbers within the affected areas.

15) All treated wall areas previously plastered are to be re-plastered strictly in accordance with our standard specification.

16) NB. After re-plastering, hairline cracking of the setting coat may occur. This will not be detrimental to the efficiency of the new plaster and should be made good when decorating.

17) Make good the ceiling disturbed, with 12.5mm plasterboard and 1 skim coat .All ceilings will finish square edged**. No allowance has been made for replacing cornice that may be present or the fitting of lowered ceilings in our quotation.**

18) Wall strapping where removed will be replaced in new sections of pre-treated timbers to the nearest dimensions allowed, fixed by means of galvanized vineyes to the wall masonry.

19) Gypsum plasterboard to BS1230 is to be secured to the strapping using plasterboard screws, and 1 skim coat of plaster to be applied.

20) Deposit all debris and timber waste resulting from our works into polythene bags and remove from site.

21) We have allowed for a skip to be delivered to site. This action will simplify the removal of all rubbish and waste accrued from our works and is included in our estimate.

Peter Cox are to carry out **TREATMENT No. 1** as follows:-

All accessible exposed roof timber surfaces are to be prepared and insecticidal fluid is to be applied to all such exposed surfaces.

Peter Cox are to carry out **TREATMENT No. 2** as follows:

For ground/and/or upper floors as specified, the floorboards are to be lifted as necessary and insecticidal fluid applied to all such exposed surfaces. Relay floorboards.

Guarantee

Upon completion of the contract our **20-year guarantee** will be issued in respect of the specified specialist timber treatments undertaken, offering you peace of mind for your property in the future. A specimen guarantee is available on request or can be viewed at www.petercox.com. Whilst any general building and ancillary works undertaken by Peter Cox are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Protection Act 1987.

Important Information – Client to Note

Successful eradication of fungal decay is dependent upon the prevention of further entry of moisture into the building. Where a guarantee is to be issued, it will be conditional upon building defects being corrected and the building being maintained in a weather-tight and waterproof condition.

You should therefore arrange for any such defects to be rectified without delay, under separate contract, together with making provision for any future maintenance requirements.

At this stage we have restricted our specification to that detailed above, on the basis of our inspection as set out above. If, during the course of our works, we find out that the dry rot is affecting other areas, and we consider that those areas may require further investigation and/or treatment at additional cost to you, we will, if appropriate, submit a supplementary report and quotation prior to undertaking any additional work on your behalf. .

It will be seen from our specification that we have included for hacking off existing plaster.

In hacking off plaster it is not unusual for dust to find its way to the remotest parts of the property.

We will take the precaution to minimise this nuisance where practical within the immediate area of our work but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property.

No responsibility will be accepted by Peter Cox for cleaning or any damage caused by dust.

Your own builder to carry out the following works under separate contract.
Erect external scaffold for our use.
Remove sufficient roof coverings to allow us access to timbers and make good after treatments.

No allowance has been made in our quotation for the removal and/or subsequent replacement of any electrical, plumbing or other services etc., necessary for the undertaking of our work.

We draw your attention to the need for you to remove fittings, floor coverings (including decorative flooring) etc. from the treatment areas prior to our arrival on site.

We suggest that a site meeting be held to discuss the proposed works and to arrange a mutually convenient programme.

rising damp control

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DryWall Dpc

a The DryWall DPC system involves the saturation of a selected horizontal course of brickwork/mortar, or an equivalent area of blockwork or stone, with a damp proofing solution and, where necessary, associated re-plastering.

b The damp proof course should be inserted above the internal solid floor level and approximately 150mm above the external ground level. In the case of suspended timber floors the installation will be below the joists and/or wallplate where practicable.

Drillings may be from inside or outside the building or both, according to circumstances, into the mortar joint or masonry.

c Complementary vertical damp proof courses above external DPC level are positioned to isolate treated walls from the effects of rising dampness in untreated adjoining or abutting walls and structures or to maintain continuity between horizontal DPCs of varying levels.

Vertical DPCs will be approximately 1.2m high or as specified.

External walls should still be the subject of normal maintenance to prevent penetrating dampness.

d The damp proofing formulations used in these systems are odourless and non-flammable.

SILANE DIFFUSION SYSTEM

a This system utilises a concentrated silane/siloxane 'cream' which is diffused within the wall to control rising dampness.

b 10 - 12mm holes are drilled along the mortar line or in the masonry at no more than 120mm centres.

c Drillings are to a predetermined depth, depending on wall thickness, up to within 20mm of the back face.

d Each hole is filled with silane diffusion cream to within 10mm of the surface.

SILICONATE INJECTION SYSTEM

a Drill holes are of 10mm diameter and may be in either brick or mortar at no more than 112mm centres.

b Drillings are to a depth of 75mm or within 40mm of the back face.

c Walls in excess of 112mm can be drilled from one or both sides, the drilling and injection progressing in stages.

d Fluid is applied to each hole under a pressure of up to 3bar / 45psi.

As an alternative to this method:

e In 112mm brickwork (for example with internal walls or the leaves of a cavity wall) angled holes at no more than 112mm centres are drilled in the brick course above the desired level and a quantity of fluid is irrigated into each hole.

RISING DAMP

To the walls scheduled below.

Please read carefully, in conjunction with this report, the **Important Notes**, enclosures, standard work specifications and the **For Action by Client** document, as these all form part of our Contract offer.

External Observations (from ground level)

See external defects as noted above.

Internal Observations

Unless otherwise stated our inspection of internal areas was restricted to the ground floor only, and is limited accordingly.

Rising Dampness

At the time of our inspection moisture profile readings obtained with an electronic moisture meter indicated the presence of rising dampness to those walls indicated for treatment on the attached sketch. The rising dampness appears to be due to the apparent absence of an effective damp proof course.

Plaster & Salts

As the moisture rises from the ground into a wall, it carries with it soluble salts which may be deposited in the wall fabric and plaster, as the moisture evaporates. Certain of these salts, in particular chlorides and nitrates, are hygroscopic; that is they are capable of attracting and absorbing moisture from the atmosphere when the relative humidity is high.

Solid Floors

The testing of solid floors to determine the presence and effectiveness of a suitable damp proof membrane falls outside the scope of our inspection due to the necessity for destructive drilling of the floor slab.

We are therefore unable to give any warranty as to condition or performance.

Recommendations

Damp Proof Course

Peter Cox are to:

Install a chemical damp proof course incorporating our Peter Cox DryWall Diffusion Process to those walls indicated on the sketch, in accordance with the explanatory leaflet attached. Our quotation for this work is enclosed.

Our damp proof course can be installed (subject to access) in solid walls from one side only of the wall to be treated, causing the minimum of disturbance.

Non-flammable and non-toxic fluid is used in the installation and therefore the property can remain occupied with a minimum of inconvenience to the occupants.

Dpc Installation Levels

Our quotation is based on the assumption that we will drill and insert the DPC at a level up to 75mm above the floor or 150mm above ground level, whichever is the higher.

Guarantee

Upon completion of the contract our **20 Year Guarantee** will be issued, protecting you against the recurrence of dampness rising through our damp proof course, offering you peace of mind for your property in the future. A specimen guarantee is available on request or can be viewed at www.petercox.com. Whilst any general building and ancillary works undertaken by Peter Cox are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Protection Act 1987.

Replastering

To control rising dampness in a wall, in addition to the proposed DPC it is of great importance that internal plaster is capable of preventing hygroscopic salts affecting the wall surface, (please refer to our 'Rising Damp & Re-plastering' leaflet).

Our recommendations and comments are as follows: -

In view of the apparent sound condition of the existing plaster some advantage may be gained by delaying re-plastering. The British Wood Preserving and Damp Proofing Association guideline is that, by delaying re-plastering, time is allowed for soluble salts to move from the brickwork into old plaster. In addition, if re-plastering can be delayed until after the wall has dried out, the true extent of dampness caused by hygroscopic salts may be more easily established and it may be found possible to restrict the extent of re-plastering.

Internal plaster which subsequently becomes affected by hygroscopic salts during the drying out period should be treated in accordance with our **'Important Notes'** of the report folder and in accordance with our specification for 'DryWall' salt retardant re-plastering. The client should appreciate that re-plastering and/or re-decoration may ultimately be required in some or all of the treated areas. In the meantime any decorations should be regarded as temporary and should be vapour permeable non-vinyl.

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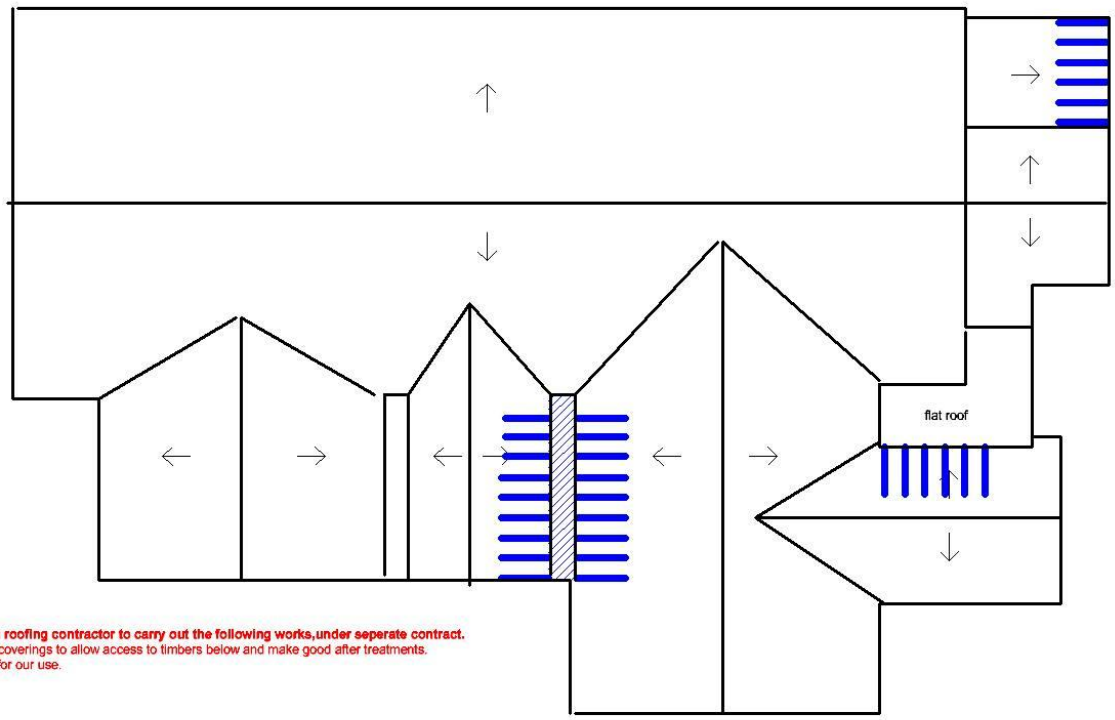
Barrhill Community Centre, Main Street Barrhill GIRVAN Ayrshire KA26 0PP	Date of Survey:	01/07/2013
	Surveyor:	Charlie Wilson

Property Address	Ref No:	ENQ128832
Barrhill Memorial Hall Barrhill	Date of Survey:	01/07/2013
	Surveyor:	Charlie Wilson



Client Note: Your own roofing contractor to carry out the following works,under seperate contract.
Remove sufficient roof coverings to allow access to timbers below and make good after treatments.
Erect external scaffold for our use.

NOT TO SCALE

NOTES

Remove ceiling plaster 1m up from wallhead.Remove sarking boards 1m up from wallhead.Support exposed rafters / ceiling joist using acro props.Cut back rafter ends and where applicable ceiling joists ,bolt on new pre-treated timber to remaining sections incorporating timber connectors and plate washers.Renew sarking boards.Renew wallplate with new pre-treated timber laid on damp proof courseMake good disturbed ceilings with new 12.5mm plasterboard and apply 1 skim coat of plaster.

Cut out and renew valley gutter ensuring all timbers that are in direct conact with masonry are treated and protected.

Peter Cox to carry out the following works as per our standard specification:
TREATMENT NO1 - All accessible exposed roof timber surfaces are to be prepared and insecticidal fluid is to be applied to all such exposed surfaces.

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Property Address	Ref No:	ENQ128832
Barrhill Memorial Hall Barrhill.	Date of Survey:	01/07/2013
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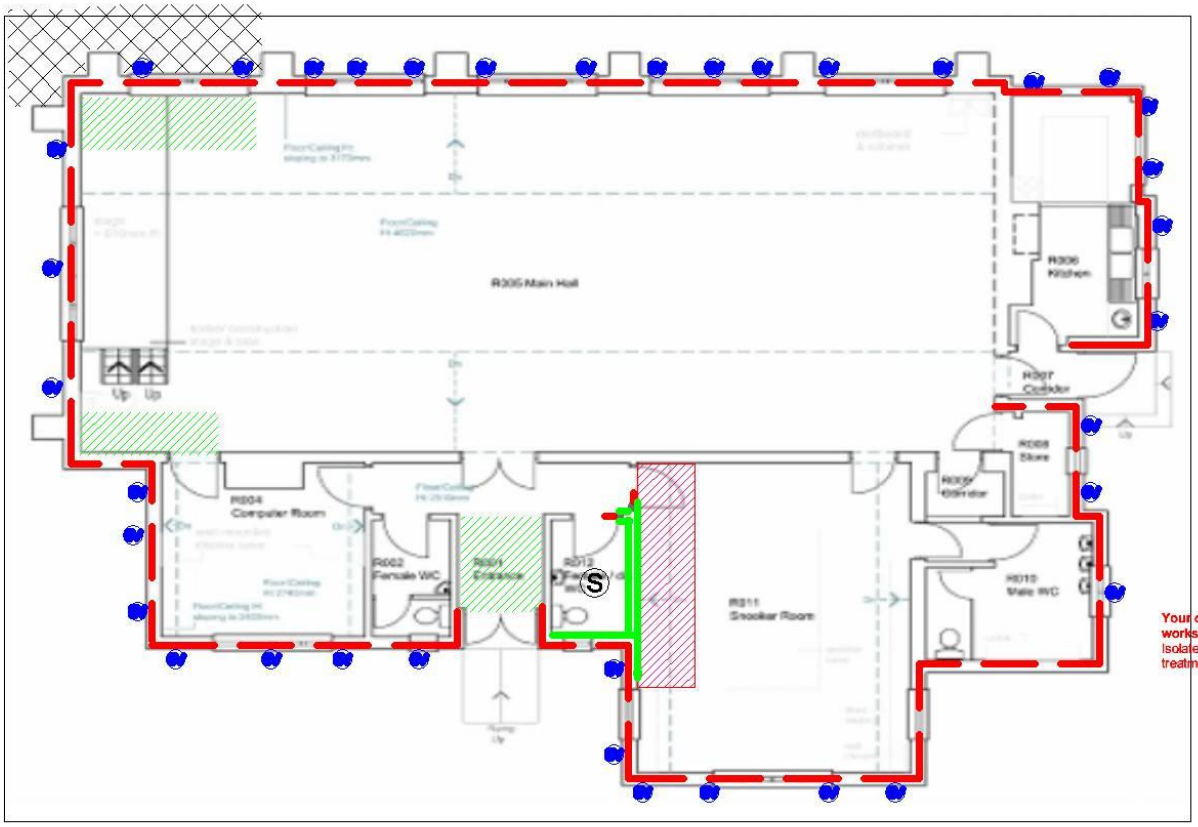

Your own builder to carry out the following works, under seperate contract:
Isolate all electrical and plumbing goods from treatment areas.

NOT TO SCALE

NOTES

Ⓢ solid floor

Wet Rot - Cut out and renew floorboards, floor joists and wallplate all with new pre-treated timber, ensuring all contact surfaces are treated and protected.

Dry Rot - Cut out and renew floorboards, floor joists and wallplate all with new pre-treated timber, ensuring all contact surfaces are treated and protected.

Increase the sub-floor ventilation by installing new 225x150mm air vents.

DPC

TREATMENT NO 2
All floors to be treated as per our standard specification

Remove facings and set aside any fit for reuse.Renew door standard legs.

Remove skirting boards and set aside any fit for reuse.Hack off wall plaster full height.Sterilise exposed masonry using our fungicidal fluid.Replaster walls and refit / renew skirting boards.

High external ground level,to be reduced by your own builder ,under seperate contract.

quotation

›› Acceptance Form
›› Terms & Conditions
›› For Action by Client
›› Important Notes

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Guarantees

By Peter Cox

1 - Long Term guarantee

When applicable as stated in the report, a Guarantee will be issued by Peter Cox on completion of the works and settlement of the account within the payment terms.

Specimen guarantees are available for inspection on our web site - **www.petercox.com**

By Others

2 - TrustMark

Peter Cox Ltd is an approved TrustMark contractor and so able to offer you additional warranty protection for the deposit, work in progress and treatment guarantee. Details are available on request.

3 - GPI Insured Guarantee

In addition to any long term Peter Cox guarantee you may optionally subscribe for a 10 or 20 year back up guarantee issued by Guarantee Protection Insurance - details of the scheme and the one-off premium are available on request.

PETER COX Property Services

QUOTATION ACCEPTANCE

We would like to undertake the works specified for you, as detailed on the enclosed Quotation Sheet. Where we have provided more than one quotation we feel that you would benefit from using one specialist contractor for all the works. However, we will, of course, be more than willing to undertake individual works as chosen by you.

To arrange for a convenient start date for the works to proceed please complete and return the enclosed acceptance to our local office.

A provisional start date may be arranged by contacting Jacqui Irons our Contracts Manager on 0141 810 9116.

Should you wish to discuss this report or our treatments in any greater detail or you would like clarification of the works allowed for in our quotation, please contact me through this office or on 07771 847367 any time up to 8.30pm.

Yours sincerely
For and on behalf of Peter Cox

Charlie Wilson

Charlie Wilson
Surveyor

PETER COX Property Services

QUOTATION

Client Address	Anderson Bell & Christie 382 Great Western Road Glasgow Lanarkshire	Property Address	Barrhill Community Centre, Main Street Barrhill GIRVAN Ayrshire
Postcode	G4 9HT	Postcode	KA26 0PP
Date of Survey	01/07/2013	Branch Office	7 Watt Road, Hillington Park, GLASGOW, G52 4RY
Reference:	ENQ128832		

The price for executing the works subject to and in accordance with the Survey Report, together with Specifications, Explanatory Notes and all other enclosures is:

Description of Works	Price (excluding VAT)	✓
a) Dry & Wet Rot Treatments and Repairs .Including Woodworm Treatments	£ 25381.00	
b) DryWall Damp Proof Course Installation	£ 4096.00	

This quotation is **exclusive** of **VAT** and is subject to the Conditions overleaf.

Where applicable and as specified in the Report, the repair works quoted will carry our normal long term guarantee which will cover the specific areas treated.

If available, you may have the option to subscribe to a 10 or 20 year back up guarantee issued by Guarantee Protection Insurance. Details are available on request.

Payment terms are outlined on Acceptance of Quotation Form – please see attached.

35% deposit is payable by return at the time of instructing works, with the balance due immediately upon completion – please refer to our Terms & Conditions within your Report Pack and as outlined overleaf.

Signed on behalf of Peter Cox Limited *Laura Aitken*

Certificate No FS14867

PETER COX Property Services

ACCEPTANCE OF QUOTATION

Client Address	Anderson Bell & Christie 382 Great Western Road Glasgow Lanarkshire	Property Address	Barrhill Community Centre, Main Street Barrhill GIRVAN Ayrshire
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Date of Survey	01/07/2013	Branch Office	7 Watt Road, Hillington Park, GLASGOW, G52 4RY
Reference:	ENQ128832		

The price for executing the works subject to and in accordance with the Survey Report, together with Specifications, Explanatory Notes and all other enclosures is:

Description of Works	Price (excluding VAT)	✓
a) Dry & Wet Rot Treatments and Repairs .Including Woodworm Treatments	£ 25381.00	
b) DryWall Damp Proof Course Installation	£ 4096.00	

Where applicable and as specified in the Report, the repair works quoted will carry our normal long term guarantee which will cover the specific areas treated. If available, you may have the option to subscribe to a 10 or 20 year back up guarantee issued by Guarantee Insurance; details for this service are available on request.

Customer Acceptance

I have indicated by a ✓ in the table above those works which I wish you to undertake on my behalf.

I wish to pay by the following method. Please note your chosen payment method:

☐ **Debit/Credit Card (minimum deposit of 35% of total value inc VAT at time of accepting works, balance due immediately upon completion of works).**

No. ☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐ Valid from ☐☐ Expiry date ☐☐

Switch Issue No. ☐ Security No. ☐☐☐

☐ **Cheque with acceptance** (**minimum deposit of 35% of total value inc VAT at time of accepting works, cheque for balance will be available for collection upon completion of works).**

☐ **Grant Aided** (A Mandate authorising direct payment must be submitted to the relevant Authority before work commences, otherwise our normal terms of payment apply).

To reserve a start date Phone 0141 810 9116 Fax 0141 810 9111

Your daytime telephone numbers Home _____ Work _____

As the Owner/Tenant/Lessee/Prospective Buyer * of the property, I accept this quotation and acknowledge that I am responsible for payment to PETER COX Ltd. In accordance with their standard terms and conditions overleaf.

Signature _____ Name _____ Date _____

Invoice Address (If different from above) _____

Certificate No FS14867

CONDITIONS OF CONTRACT

1. ACCEPTANCE OF QUOTATION

The Peter Cox Limited ("Peter Cox") quotation may be accepted by:

(a) The customer returning the signed acceptance of quotation form within twenty-eight days of the date of the quotation (or three months in the case of damp proofing work only);
(b) The customer requesting a date for commencement of the work within 28 days of the date of the quotation provided such date is itself no later than three months from the date of the quotation;
(c) The customer paying a deposit to Peter Cox in part payment of any sums ultimately due to them;
(d) Any other conduct of the parties which indicates that the customer has accepted the quotation.

2. CREDIT CHECKS AND REFERENCES

Peter Cox reserves the right to carry out credit checks on customers at any time at its own expense. Further, if required and requested by Peter Cox, the customer shall provide satisfactory trade and financial references before the Peter Cox quotation may be accepted by the customer.

3. DEPOSIT

Unless otherwise agreed with Peter Cox, the customer is required to pay a deposit of 35% of the total value of the work (inclusive of VAT) prior to commencement of work, which may be forfeited by the customer in the circumstances set out in clause 11 below. In the event that the deposit is not paid by the customer as required, Peter Cox is under no obligation to proceed with the work until such time as the deposit is paid and is not responsible for any delays or losses caused in consequence of the customer's failure to pay the deposit in advance of the commencement date.

4. VARIATION

Peter Cox reserves the right to substitute alternative materials and equipment and/or to use alternative methods of work and construction of similar quality and performance to those specified in the quotation or any other document issued by them.

5. EXTRAS

Unless otherwise stated, the contract price is based on the work being executed without interruption during the normal working hours of Peter Cox, i.e. 8am to 5pm Monday - Friday. If extra time on the contract or overtime is worked for any reason (other than by default of Peter Cox), the costs of such extra time or overtime, plus a reasonable proportion of overheads and profit, shall be paid by the customer as an addition to the contract price. If materials additional to those included in the quotation are supplied because of additions or alterations to the contract works requested by the customer, he/she will pay the cost of those additional materials, plus a reasonable proportion of overheads and profit, as an addition to the contract price.

6. LOCAL AUTHORITY REQUIREMENTS

Where the Local Authority become involved in the work to be undertaken, any additional costs incurred by Peter Cox in order to meet the specific requirements of the Local Authority will be charged to the customer as an addition to the contract price. For example, in certain circumstances, Peter Cox is required by law to notify the Local Authority Building Control Officers of proposed remedial wall tie installation works.

7. FIXTURES AND FITTINGS

All fixtures and fittings in working areas shall be removed by the customer before commencement of work, and afterwards repaired and replaced by the customer, in each case at the customer's expense. Peter Cox may remove, at the customer's expense, any fixtures or fittings not so removed, however, Peter Cox will not be responsible for any damage to any fixture or fitting (other than damage proved to be due to negligence on the part of Peter Cox, their servants or agents) and the customer shall indemnify Peter Cox against any claim for such damage. The expression, "fixtures and fittings", shall include, without prejudice to its generality, pipes, cables, furniture, furnishings, internal plaster and decorations. Unless otherwise stated elsewhere in writing, the price quoted does not include for making good wall plaster and/or decorations disturbed by wall tie replacement work.

8. WORKING FACILITIES

The customer will, at his/her own expense, provide Peter Cox with:

(a) Unimpeded access for vehicles and workmen during all working hours to all areas to which access is necessary for carrying out the contract works;
(b) Adequate and conveniently situated supplies of electricity and water;
(c) Conveniently situated areas for loading, unloading, storage and the carrying out of ancillary works;
(d) All facilities required for Peter Cox's employees under the Construction (Design & Management) Regulations 2007 or any modification or replacement of them;
(e) Where relevant, the written consent of any owner and/or occupier of the adjoining property to the quoted treatment of party walls and to such access as may be necessary to such adjoining property for the purpose of carrying out works to the party walls or the provision of scaffolding. Peter Cox will not be liable for subsequent defects attributable to dampness originating from an adjoining property (other than damage proved to be due to negligence on the part of Peter Cox, their servants or agents).

9. STRUCTURAL DEFECTS

Unless otherwise stated, the Peter Cox quotation is based on the assumption that the structure and foundations of the property are in good condition and, if it is discovered that they are not in good condition, Peter Cox may, by not less than seven days notice in writing to the customer, determine the contract and thereupon the customer shall pay to Peter Cox the reasonable cost of all work carried out until such determination. Upon any such determination, the customer will be responsible for all reinstatement work at his/her own expense and Peter Cox will not be responsible for any deterioration in the property caused by subsequent structural defects.

10. VALUE ADDED TAX

Unless stated otherwise, prices and rates shown in all documents issued by Peter Cox are exclusive of Value Added Tax (VAT) which will, where applicable, be added to such prices and rates at the rate prevailing from time to time and such VAT shall be payable by the customer.

11. CANCELLATION

In the event of the customer cancelling the contract for any reason, Peter Cox reserves the right to retain the deposit paid or payable by the customer as follows:

(a) If cancelled more than 28 days prior to the commencement date – 25%
(b) If cancelled between 10 and 28 days prior to the commencement date – 50%
(c) If cancelled between 5 and 9 days prior to the commencement date – 75%
(d) If cancelled between 1 and 4 days prior to the commencement date – 90%
(e) If cancelled on the day of or after the date of commencement – 100% of deposit and such other reasonable costs or expenses as may have been incurred by Peter Cox or for which Peter Cox may be liable at the date of cancellation

12. TERMS OF PAYMENT

All sums due to Peter Cox are exclusive of VAT unless otherwise stated. Payment is due on completion of the work or in accordance with any alternative agreed contract mechanism. Peter Cox reserves the right to charge interest on all overdue accounts at the rate of 5% above the base rate from time to time of Barclays Bank PLC. In the event that the customer has any queries in respect of an invoice issued by Peter Cox, then such queries shall be raised in writing to the relevant Peter Cox branch within 7 days of receipt of said invoice.

13. RETENTION OF TITLE

Title to any and all equipment and/or materials sold and/or used by Peter Cox as part of the works and/or the Contract will not pass to the customer until such time as all sums due and payable to Peter Cox have been paid by the customer in full. For the avoidance of any doubt, the customer has no right to use or keep such equipment and/or materials until they have been paid for in full and ownership thereof remains with Peter Cox until that time. Further, Peter Cox has the right to recover such equipment and/or materials from the customer's possession in the event that payment in full is not made by the due date.

14. DELAYS

Where any period or date for completion has been agreed, Peter Cox will be entitled to any reasonable extension to that period or date where any delay is due to adverse weather conditions or to such other reasons as may be fair and reasonable in the circumstances.

15. GUARANTEE

Within 14 days of payment of their account in full, Peter Cox will, if applicable, issue their guarantee to the customer. In the event that payment is made by the customer outside the terms of payment set out at clause 12 above without reasonable excuse, the customer will forfeit its entitlement to any guarantee unless Peter Cox shall determine otherwise at its sole discretion.

16. RE-INSPECTION

Should the customer for any reason request Peter Cox to re-inspect the work after completion, a fee for such re-inspection will be charged by Peter Cox. Such fee will be refunded to the customer in the event of Peter Cox being proved to have been at fault in carrying out the original work.

17. GOVERNING LAW AND JURISDICTION

In the event of any dispute arising out of or in connection with any survey and/or work undertaken by Peter Cox, the laws of the country in which that survey and/or work has been undertaken shall apply to such dispute and such dispute shall also be determined by the courts of that country in which the survey and/or work has been undertaken.

SCOPE OF SURVEY

General

We have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risk of rising dampness, water penetration, timber decay or wall tie failure, or any other defect not evident at this time or that may develop in the future.

With the exception of wall tie inspections, all surveys carried out by Peter Cox Limited are of a non-destructive nature unless specifically stated otherwise. This means that we will base our report on a visual inspection of the property only, together with any readings which can be taken from the existing surfaces of the property. Our recommendations in such a report are therefore limited by the inspection we are able to carry out.

If you require a 'Comprehensive Report', which includes investigations of a destructive nature, then please confirm this in writing. A fee will be required for this report and scales of fees are available upon request. We will not, however, be responsible for any damage or disturbance caused by any investigations of a destructive nature. In any event, if you proceed on the present basis, we shall inform you if, during execution of the works, we discover any further areas which require treating and submit additional quotation(s) accordingly.

Where treatment has been recommended, unless otherwise stated, this is on the understanding that the specified area has not previously been treated or guaranteed. It is not always possible to determine if previous works have been carried out if we are not informed of that prior to our inspection. Therefore, if a guarantee is produced after our inspection has been carried out, we will not be responsible for any statements made within this report. In those circumstances, it is likely that a further, destructive survey will be necessary and the findings of this subsequent survey will supersede our initial visual report.

Unless otherwise stated, no inspection of any solid floor areas was undertaken so we can provide no warranty as to their condition.

This survey must not be regarded as a substitute for a structural survey.

Dampness

To assist with the identification of rising dampness and the need for basement waterproofing, it is often necessary to consider the effects of other moisture sources which may be present in the property. Where other potential moisture sources are apparent to us, we will identify those for you so that you may arrange for these to be attended to by others however our observations are intended as helpful suggestions only.

Timber

In the case of timber surveys, our inspection is based upon a close but not intimate examination of the areas specified. Inevitably there will be timbers which could not be inspected fully or at all without opening up. Our recommendations are therefore subject to the qualification that further works may be required once the fabric of the building or a particular element is exposed. This applies particularly to Dry Rot.

Since our inspection has been limited to the accessible exposed surfaces, we are unable to comment as to the condition of all timbers that may be present. As a general rule, all timbers adjacent to damp walls or subject to any other moisture ingress must be considered to be at risk from fungal decay.

Wall-ties

In the case of wall ties, our inspection is confined to determining the presence and condition of existing wall ties and associated defects, and does not extend to a structural survey. The inspection is based upon random sampling using the method(s) of inspection described in the report.

Pre-Purchase

Where a survey is being carried out prior to purchasing a property, we advise that the report should not be relied upon for negotiating the value of the property. We strongly recommend that a 'Comprehensive Report', which includes investigations of a destructive nature, is undertaken for such purposes, although this will require you to obtain indemnities from the vendor in writing for any damage thereby caused.

Other Defects

Where we have drawn your attention to other defects or to items that are outside the scope of the survey as defined earlier, these should be regarded as helpful suggestions and not a full and complete assessment of any problems that might exist.

Please read carefully the following notes which all form part of the contract offer

FOR ACTION BY CLIENT

GENERAL

Electricity & Water

We require a safe 110/240v 13 amp electricity supply and clean water to be provided free of charge. If suitable electricity is not available, we reserve the right to provide a portable generator for which the hire costs will be £50 per technician per day, chargeable to the client.

Please inform us in advance if a suitable power supply is not available.

Access

We require safe, unimpeded access to the work areas. The client must arrange for the removal of any fixtures, fittings, services, stored goods, as well as carpets and furnishings, prior to our technicians' arrival on site and for their subsequent replacement. If, for any reason, items remain in-situ, we will not accept any responsibility for any damage.

On no account can our technicians undertake the moving of furniture, floor coverings, etc. unless by prior agreement and confirmed in writing, in which case we will not accept any responsibility for any breakages or damage sustained. In the event that services, fixtures and fittings (including sanitary ware and fitted units), which are specified in the report for removal by the client, are found to be damaged during the works, this company will not accept any liability for any such damage.

Please therefore inform us in advance of any concealed/buried services, i.e. pipes & cables.

Asbestos

Please inform us if you are aware of any asbestos containing materials (ACM's) in the vicinity of our work areas. If, during the course of our works, any ACM's are discovered or suspected, we will advise you accordingly. To prevent our staff, yourselves or other occupants being exposed to hazardous fibres, it may be necessary for any such items to be sampled and analysed for asbestos content. If asbestos is found to be present, specialist removal by an HSE licensed contractor may be required to enable our works to proceed. We will be pleased to provide advice on obtaining a quotation for an asbestos survey, sampling or removal, on request.

Party Walls

Where the works described in this report involve a party wall, we must draw your attention to the fact that the Party Wall Act 1996 applies. Whilst you should obtain legal advice if you have any concerns over the application of this Act, in general terms, the Act requires an owner to notify his or her neighbour of any proposed works and obtain consent for the work to commence, although that consent cannot be unreasonably withheld. In any event, we will not be responsible for any unforeseeable damage caused to adjoining properties.

Disturbance

The works may be unavoidably noisy and dusty and our quotation assumes that the work will be carried out in normal working hours with no undue restrictions. Where our works involve the use of drilling machines which can cause vibration, we strongly suggest you remove any objects from the walls which may be loosened or damaged by such vibrations. It is also possible that existing plasterwork or render may be loosened if it is not well keyed to the substrate. We will accept no responsibility for any claim for such damage due to these vibrations and we suggest that you notify the owners of any adjacent properties of our impending works.

Dust

Where our specification includes for hacking off existing plaster, the client is advised that it is not unusual for dust to find its way to the remotest parts of the property during this type of work. We will take precautions to minimise this nuisance where practical within the immediate area of our work but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property (if required, with prior notice, our technician will be pleased to provide you with polythene sheeting, with our compliments). No responsibility will be accepted by Peter Cox for cleaning or any damage caused by dust.

General Maintenance

Our specialist works are not an alternative to good/sound building construction or regular building maintenance. It is essential that the external fabric of the building (including gutters, down pipes, drain pipes, render, pointing, etc.) is repaired where necessary and maintained in good condition, to ensure that penetration of water is prevented.

Safety

Except in some special circumstances, the treatment fluids used by Peter Cox are aqueous based. They are non-flammable, have low odour and low toxicity. All products used are approved and licensed by the Health & Safety Executive (HSE). It is, however, important to take normal precautions by refraining form entering treated areas during the course of treatments and for a period thereafter, as stated on the product safety data sheets which are available on request. Particular care must be taken to prevent access by children and animals. For the majority of our treatments re-entry is possible after a minimum period of 1 hour or when the timber surfaces are dry.

DAMP PROOF COURSE

Access
Where drilling is to be carried out internally (see sketch plan/drawings), timber skirtings must be removed to allow the work to proceed. Unless otherwise noted, the responsibility for their removal and re-fixing rests with the client.

External renders
The external render should be removed from the area where we propose to insert the DPC to prevent bridging and to expose the mortar joint chosen for the treatment. It may subsequently be replaced either by a bell casting above the DPC line or a sand and cement render incorporating a waterproofing agent. It is the client's responsibility to undertake this work, unless otherwise stated.

Drying out
The drying out period after a damp proof course installation can vary considerably, however, as a guide, one month should be allowed for each 25mm of wall thickness. Drying out can be influenced greatly by heating, ventilation and the condition of both internal plaster and external walling. The presence of paints and renders can substantially extend the period.

Re-plastering
Re-plastering should be done with a sand and cement render, incorporating our DryWall Salt Retardant Additive applied in accordance with our standard specification, except on walls below ground or adjacent to higher floor levels, and chimney breast areas where high salt presence is suspected. In these circumstances, a waterproofing system should be used.

Note: Patent lightweight plasters such as Carlite should never be used on damp or treated walls.

On plaster allowed to remain in position, the client should ensure that it does not form a 'bridge' over the damp proof course. Wall plaster should stop above the line of the damp proof course unless it is of a waterproof nature (see common faults sketch in Plastering Advice and Guidance Sheet). It is preferable to remove wallpaper to 1.0m high to aid drying out and emerging salts should be brushed away as they appear on the surface. Plaster/decorations which are persistently affected by mineral salts should be removed to a minimum level of 1.0m or 300mm above any apparent salt line/dampness, whichever is the higher. For more detailed information, please refer to the Plastering Product Data and Guidance Sheets.

High Ground Level
Walls adjacent to higher ground levels may be affected by lateral damp penetration. Clients are advised to either have the higher ground lowered to 150mm below the proposed new DPC level prior to works commencing or apply a waterproofing system to these areas.

Decorations
Wall plaster should be allowed to dry out before any redecoration is undertaken. Water based, non-vinyl, vapour permeable emulsions may be used as a temporary decoration.

Clients are strongly advised not to apply a permanent decoration for a minimum period of 12 months or until all residual moisture has dried out (see note on drying out above). Walls below ground treated with cementitious coatings or renders still need to ‘breathe’ and should not have impervious decorations applied which would otherwise act as a vapour barrier.

Party Walls
Where it is not possible to gain access to both sides of a party wall or flank wall, our Guarantee would be issued on the assumption that the floor or ground on both sides of the wall would be at the same level. We therefore recommend that the client arranges for these levels to be checked prior to the damp proof course being installed.

Our method of installing a damp proof course in a party wall from within your property, whilst being to your neighbours' benefit, does not involve access to their property. We therefore strongly recommend that before we carry out works to this wall you inform them of our starting date, as the use of rotary percussion drills could cause disturbance. We cannot be held responsible for any problems that should occur from such disturbance, particularly if the owners/tenants are not informed.

TIMBER

Dry rot in buildings will only be sustained where the moisture content in timbers exceeds approx 20%. The primary control measure therefore for the eradication of dry rot is to reduce the moisture content within the building fabric and to subsequently maintain this at a level of below 20%. It is therefore essential that all building defects allowing moisture ingress are rectified and measures are taken to promote rapid drying of the structure.

WALL STABILISATION

We strongly suggest no washing is hung out to dry and all windows and doors be kept shut whilst the work is in progress due to dust caused by external drilling.

STRUCTURAL & BASEMENT WATERPROOFING

The client must ensure that all aspects of drainage, including land drains and mechanically pumped systems, meet required standards and are maintained and free flowing. We would recommend the client obtains a CCTV camera survey of the existing drains prior to commencement of waterproofing works. Generally, as a guide, drainage must comply with good building practice and current Building Regulations.

Please read carefully these important notes in conjunction with the Survey Report/Schedule of Works and the Quotation, together with all enclosures which all form part of the contract offer.

Important Notes

General

We reserve the right to make amendments to our specifications as we deem necessary without prior notice. All measurements are approximate.

No allowance has been made in our quotation for any works other than those specifically specified for Peter Cox personnel. All other repairs and/or ancillary works are to be the responsibility of others under separate contract.

In the case of structural repairs included in our specification, additional work or variations to our work required by supervising officers will be charged extra, together with any fee charged to us.

At the time of our inspection, we were unable to determine the condition of the plasterwork or render or its key to any brickwork designated for repair. We are unable to accept any responsibility for this item, although every care will be taken by our technicians during the course of our works.

In some areas it is a requirement of the Local Authority that the District Building Inspector be informed of our proposed works. It is the clients responsibility to gain any necessary approvals from the local authority; any costs incurred will also be the clients responsibility.

At the time of our assessment, we could only calculate our quotation based upon those items of the structure/construction that were visually accessible as no exploratory works were undertaken. When works commence structural/constructional variations may be uncovered (i.e. a reinforced concrete slab when drilling commences, porous/damaged brick/stonework behind plaster or concealed timbers etc). The client must be aware that these variations could not have been ascertained from our initial assessment. We therefore reserve the right to amend the specification accordingly and charge for additional works required at our standard rate.

Specified repairs and replacement timbers will be replaced to similar (standard size) dimensions as existing unless otherwise requested and/or stated. Replacement timbers will be to standard stock item sections and mouldings, unless otherwise specified.

Where re-plastering is carried out, hairline cracking of the setting coat may occur. This will not present a problem regarding the efficiency of the new plaster and should be made good when decorating.

Damp Proof Course

Where fixed skirting boards are present, it is not possible to ascertain at the time of our inspection, unless otherwise stated, whether internal existing plaster is continued to floor level and will therefore form a bridge over any damp proof course.

We are unable to guarantee chimney breasts due to their construction and the possible presence of salts associated with fossil fuels.

Timber Treatment

If a dry rot attack involves the party wall then any guarantee would become void should any re-infection emanate from an adjoining property.

Wall Stabilisation

If any walls are bowed or cracked, our treatments are intended to prevent further movement and will NOT correct the wall movement that has already occurred.

Our works involve drilling and chiselling the external brickwork. This does cause dust which in windy conditions can cause a nuisance to other properties. Whilst we will endeavour to keep this to a minimum, we regret we cannot take any responsibility for cleaning, or for any damage caused by the dust to this property or any other properties.

Structural & Basement Waterproofing

Cavity Drainage Membrane installations with no provision for water drainage, i.e. vented or lining systems, incorporate the membrane to protect decorative finishes against dampness/ contamination only and do not constitute a full waterproofing system.

Where mechanical pumping is being incorporated in the system, the installation is totally reliant on the effectiveness of the pump discharge. You should therefore consider the implications of pump/electrical supply failure. A range of back-up systems are available at your written request.

Any waterproofing system is only designed to prevent water penetration where it has been applied. No assurances can therefore be given that the retained water will not be diverted elsewhere within the structure, unless the complete structure below ground is waterproofed.

The system specified is not designed to cope with flash floods when water tables rise dramatically in adverse weather conditions. Flood zone information is available at: **www.environment-agency.gov.uk/floodline**

Fixings

The waterproofing system must not be punctured in any way. If wall/floor fixings are required, we must be consulted in writing.

PETER COX
PROPERTY SERVICES

- Damp Proofing
- Basement Waterproofing
- Condensation Control
- Woodworm Control
- Wet & Dry Rot Treatments
- Remedial Wall Ties
- Wall Stabilisation
- Bird Control & Deterrence

Specialist Surveying Services

- Toxic Mould Detection
- Home Condition Reports

PCA Property Care Association

British Structural Waterproofing Association

BWTSRA

PETER COX

The company you can trust...
...the name you can recommend

Rising Damp Control

DryWall Silane Diffusion System

Problem

Rising damp is unhealthy, unsightly and can lead to timber decay and heat loss. Also because it carries with it hygroscopic ground salts such as chlorides and nitrates, it can break down plaster and ruin internal decorations.

Solution

To resolve the problem Peter Cox install a remedial damp proof course using their DryWall Silane Diffusion system, the very latest in damp proofing technology.

This involves the introduction into the wall of a concentrated thixotropic silane/silicone 'cream' to form a barrier against rising damp. As the cream slowly diffuses, it releases a silane vapour which reacts with the silica in the masonry to form a water repellent resin.

No liquid is involved so the wall is quicker to dry out and it is not injected under pressure which means that there are no problems with party walls.

On occasions, primarily on 112mm single brick walls, a siliconate injection system may be recommended using a single lance and low pressure.

- Low hazard, non-caustic and solvent free
- Non-flammable and virtually odourless
- Recommended for brick or stone
- Suitable for walls of any type and thickness
- For both internal and external use
- Can be used on 280mm cavity brick walls

It is important to remember that the injection of a damp proof course will only prevent further moisture rising from the ground and that all other sources of dampness must be eliminated as well.

BBA APPROVAL INSPECTION TESTING CERTIFICATION

The **DryWall Silane Diffusion** system has been approved by the Agrement Board and carries a **20 year guarantee**

Salt Retardant Replastering

Following the installation of a remedial damp proof course residual moisture will dry out but the presence of hygroscopic salts within the plaster may continue to give problems.

Where plaster has to be renewed, standard plasters such as Carlite should not be used.

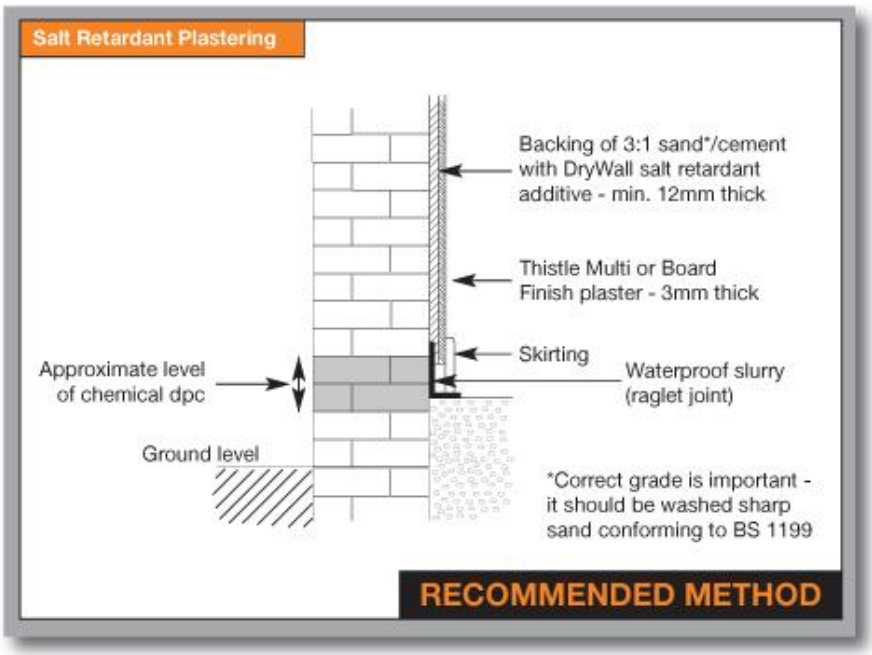
Instead a salt retardant render must be applied to a height of 300mm above the highest level of salt contamination and to a minimum of one metre above the floor line.

This specification can be supplemented optionally with a thermal render coat - to reduce heat loss and control condensation on the inner surface of the wall - and a silane external water repellent to complete the protection.

Render Coat
Sand and cement with DryWall salt retardant additive

Finish Coat
Thistle Multi or Board Finish plaster

Slurry Coat
Waterproofing for wall areas below dpc level e.g. steps in floor level



PETER COX

- Established for over 55 years
- The UK's largest team of qualified property preservation surveyors
- Experienced and skilled technicians
- Branches nationwide

Peter Cox Ltd, Ansa House, Aniseed Park,
Broadway Business Park, Chadderton, Manchester OL9 9XA
Tel: **0845 222 0404** E-mail: **marketing@petercox.com**

PETER COX

The company you can trust...
...the name you can recommend

Woodworm Control

Problem

The name woodworm is the commonly used generic term for a number of wood boring insects. These lay their eggs on or in timber and their larvae feed upon the cellulose in the wood boring through it to leave a network of tunnels, thus damaging and weakening the structure.

Solution

The first necessary step is a professional survey to locate the areas of infestation, identify accurately the species involved and determine whether it is active or not. In domestic property it may be necessary to lift floorboards and gain access to roof voids.

In many cases areas requiring treatment are obscured by a heavy accumulation of dust and old building debris. These must all be cleaned before treatment. Roof insulation also needs to be lifted to gain access to the timbers.

Insecticidal Treatment

Peter Cox technicians use the latest insecticidal formulations that eliminate the insects on contact as they pass through the spray treated timber.

Deep seated Death Watch Beetle infestations, in large section structural hardwoods for instance, require a more targeted treatment and here a deeply penetrating insecticidal gel is employed.

Timber Repairs

Where structurally necessary, heavily infested timbers will be cut away and replaced. Or they may be economically repaired by skilled joiners using resin repair techniques.

- Modern, water based micro emulsion insecticides
- Non flammable
- Low odour, low hazard and HSE approved
- Treated rooms can be re-occupied after just one hour
- Generally applied by spray but also by brush, injection and in gel or paste formulations

Wood Boring Insects

Woodworm attack is varied - both in the type of timber which each species infest and their life span in the larval stage which can range from 10 months to 11 years.

This means that accurate identification by the surveyor is the first essential step because not all infestations need treatment.

Common Furniture Beetle

(Anobium punctatum)

flight hole - actual size

Responsible for about 75% of all woodworm damage to property, attacking both soft and hard woods. The adult beetle is approx 3mm long and chocolate brown coloured. It is able to fly. Up to 80 eggs are laid and the life cycle averages 3 years. Flight holes are 2mm dia.

Wood Boring Weevil

(Euophryum confine)

flight hole - actual size

Established in post war Britain but already widespread and associated with wet rot decay. The adult is 3-5mm long, blackish brown and identifiable by its long 'snout'. Normally associated with damp timber and appears to have two overlapping life cycles in the year. Flight holes are small 1mm dia and ragged.

Death Watch Beetle

(Xestobium rufovillosum)

flight hole - actual size

The most damaging wood borer in old buildings, attacking hardwood which has suffered some fungal decay. Larger than the Common Furniture Beetle at 6 to 8mm long and greyish brown in colour. Its life cycle averages 5 to 6 years. The adult emerges from 4mm dia. round holes and is now known to be capable of flight. Eggs are laid in small clusters.

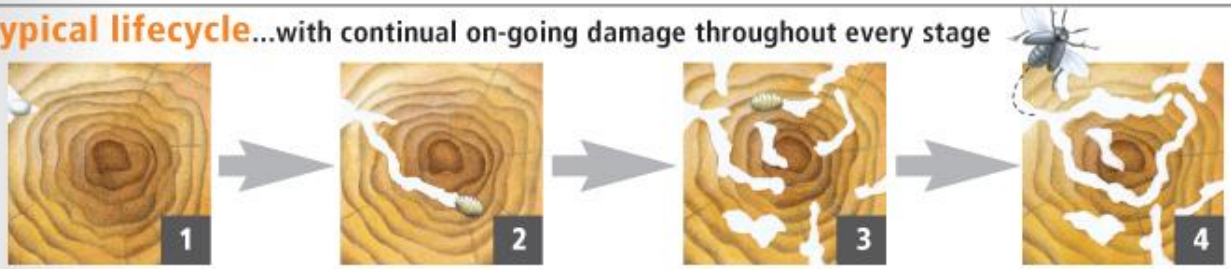
House Longhorn Beetle

(Hylotrupes bajulus)

flight hole - actual size

This large insect is found mainly in the southern Home Counties. It attacks only softwood but because of its size and ability to bore extensively through sapwood and into heartwood, the damage caused is rapid and severe. It is greyish brown to black, has a life cycle of 5-11 years and can reach 25mm long. Flight holes are oval up to 9mm by 6mm. Up to 200 eggs are laid.

Typical lifecycle...with continual on-going damage throughout every stage



1	2	3	4
Egg is laid in crevices and open joints in wood	Larval grub bores into wood feeding on cellulose	Larva forms pupation chamber near the surface	After meta-morphosis beetle bores out of wood, mates and flies off to lay eggs in fresh wood

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Dry Rot & Wet Rot Control

Problem

The most freqent, and the most serious, cause of damage to building timber is fungal decay, commonly known as Dry Rot or Wet Rot, and this can affect all timber, historic or modern. Dampness combined with lack of ventilation provides the ideal conditions for fungal attack on timber.

Solution

The nature and biology of fungal decay makes it vital to locate and eliminate the underlying source of moisture behind the outbreak. Roofing failures and leaking gutters are particularly damaging allowing water to spread over large areas before being discovered.

Dry rot surveying may require exposure work before the complete extent of the outbreak can be determined.

Repairs and Fungicidal Treatments

Peter Cox technicians will replace defective timbers and undertake repairs where necessary to retained sections, including structural and decorative timber.

All retained timber is treated using the latest fungicidal formulations to prevent further infection. Where necessary adjacent masonry is irrigated and surface sprayed with a biocide.

Epoxy resin techniques may be used for the repair of decayed beam ends, joint stabilisation and crack repairs ***(see separate information sheet).***

- **Modern, water based micro emulsion fungicides and biocides**
- **Low odour, low hazard and HSE approved**
- **Treated rooms can be re- occupied after just one hour**
- **Generally surface sprayed but also applied by brush, injection and in gel or paste formulations**

Fungal Decay in Building Timber

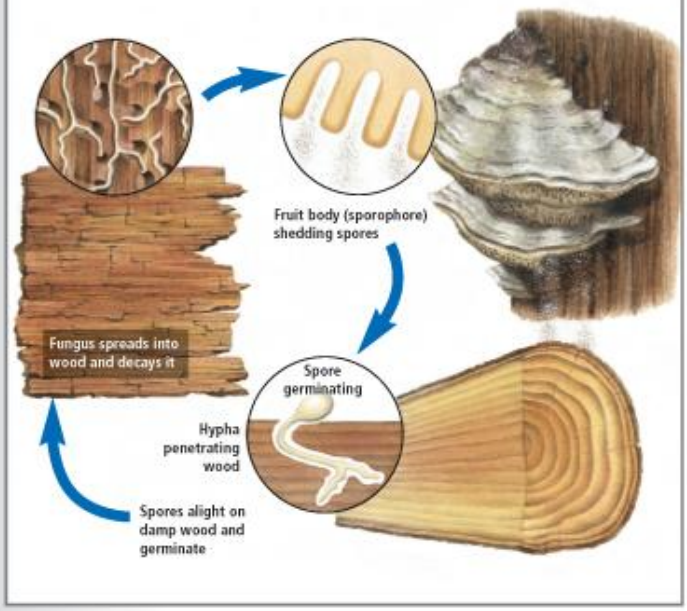
Dry Rot and Wet Rot are wood destroying fungi (Basidiomycetes) which attack timber in order to extract food (cellulose or lignin) to maintain growth and the generation of spores.

Dry Rot (*Serpula lacrymans*)

The true Dry Rot fungus is the more serious requiring fast specialist action to avoid extensive damage. It is malignant and will spread even through thick walls in search of timber to attack. Affected timber is brown, dry and brittle with cuboidal fractures and can be crumbled by hand.

It requires over 20% moisture level for spore germination. Fine greyish hyphae strands develop from the spore spreading to form mycelial growth which varies from grey to pure white in wet conditions. Sporophores or fruiting bodies give off millions of spores in the form of red dust.

Life-Cycle of Rotting Fungi



Wet Rot

Wet rots are a common cause of structural defects and there are number of species which attack timbers in buildings. They generally thrive on a higher timber moisture content than dry rot but do not spread through masonry and growth ceases when the moisture is removed. Attacked timber is either darkened or bleached depending on species and is left in cuboidal or longitudinal cracks.

The species most commonly found is *Coniophora puteana* (cellar fungus). Other species include *Fibroporia vaillantii* (mine fungus) and *Phellinus spp.*

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