

Building & Refurbishment Contractors

8 February 2022

Dear Sirs

RE: 10 Main Street, Bolton By Bowland, Lancashire.

Further to your instruction to inspect the above property roof void only for timber decay and infestations an inspection was carried out and these are our findings.

Limitations to inspection due to floor coverings and furniture.

STRUCTURAL TIMBER REPORT

1. Roof void

Suspended timber construction

Scattered evidence of attack by common furniture beetle was found to be affecting roof timbers.

The ridge tree showed a crack to the left hand party wall (as viewed from the front of the property) and attack by wood boring weevil, this indicated a leak to the roof that has cause damage to the ridge beam,

A steel shoe was also noted to the original rear purling and a new beam has been installed to carry the additional load.

Where this bears into the left hand party wall there is of an insufficient depth of packing under the bearing end.

Where the spar ends bear into the wall to the front and rear elevations was inaccessible to view during our site visit due to them being blocked by the lowest purling

The two purling's to the front elevation and the ridge tree are, in our opinion additions to the roof structure and are not original to the build.

The roof spars where showing little deflection and will most likely, be ok to leave in place (roofing contractor to confirm)

Recommendations

We would recommend the removal of the ridge beam by a competent roofing contractor the replacement with new timber to match, to the other purlings we would recommend the drilling and injection of a Boron gel to protect against future wet rot and the plugging of drill holes with a tight dowel.

This can also be done to the ridge tree in conjunction with the of a steel shoe to both ends of the ridge beam if it is required that the beam remain in place, this is not recommended but is an option if required

Due to the age of the spar ends and there contact with masonry of this age, we would recommend the inspection after the roof is removed for any potential works,

The treatment most likely required will be the application of a permethrin based deep kill fungicidal paste.

For the active wood boring beetle and weevil

We recommend a full spray treatment. brush clean all accessible roof void timbers and removal of all existing obsolete insulation (to be done by others) to allow full spray treatment with a dual purpose fungicidal insecticide.

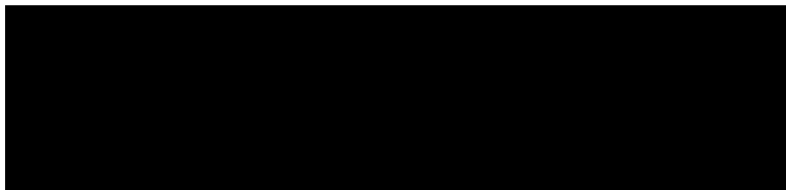
ESTIMATE

To: Carry out timber treatment only works
Labour and materials



These prices are not subject to VAT

Yours Faithfully



The above prices are issued in conjunction with one another and should any single part of the above works be undertaken a price revision will be necessary.

Should you decide to proceed with this Report we would recommend that the Conditions of Contract and Client's Responsibilities at the end of Report are read thoroughly by yourselves.

All the above works will be carried out in a clean and tidy manner