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23rd August 2013
Our Ref: DMD 124372

DBD Consultants
Hillside
18 Windsor Drive
Leek
ST13 6NL

For the attention of Mr. A. Dukessell

Dear Sir,

RE: ST. EDWARDS CHAPEL, CHEDDLETON.

Further to our meeting at the above to discuss the best options on how to deal with the present widespread attacks of TRUE DRY ROT FUNGUS (*Serpula lacrymans*), I have detailed below my observations/recommendations and costs that can be expected on what can be seen at this time.

Can I stress active TRUE DRY ROT FUNGUS (*Serpula lacrymans*) such as can be seen in various parts of this building can/will spread at approximately 600/750mm per month depending on the amount of water allowed to saturate the building.

OBSERVATIONS

It was clear that water ingress via leaking/missing gutters/downpipes/roof covering etc. etc. has over the years saturated the walls etc. of the building with plaster being removed in places to, I assume, allow walls to dry out.

Unfortunately we are now in a position where active fungal decay was noted spreading from the cellar area to affect what was I assume the vestry and the adjoining room housing the organ.

Growths were seen to have spread to affect the roof timbers/door casings/stone mullions of the side entrance area adjoining the room housing the organ with further growths evident at high level alongside the 1st main truss from the rear elevation.

(Clearly this attack is related to water ingress from a blocked/leaking downpipe).

Continued.....

Active growths were noted on the floor of the old vestry with further fruiting bodies being noted on the walls at high level in/around the organ and over the doorway leading to the side entrance.

N.B. Spore dust being given off by these active fruiting bodies will spread and turn into further attacks if allowed to come in contact with water/food source.

RECOMMENDATIONS

It is essential that everyone involved in this scheme of upgrading/alterations realises the major problems which will occur if this is left for much longer and certainly must be dealt with before a Winter sets in and more water is allowed to enter the building.

As such I would advise you arrange at your earliest to:-

- 1) Remove all of the debris in the rear half of the cellar including any/all timbers/casings/stored goods.
- 2) Remove all of the plaster from floor to ceiling on all walls of the end old altar area/vestry/organ room/side entrance area.
- 3) Remove the organ and all timbers in this room including the wood block flooring.
- 4) Remove all door casings in this area plus those leading into the side entrance area.
- 5) Remove to reuse later the feature joinery items closing off the vestry/organ room.
- 6) Remove/replace the roof over the side entrance area.
- 7) Overhaul/repair all rainwater goods/pointing etc. to ensure no further water ingress occurs.

N.B. An attack of TRUE DRY ROT FUNGUS (*Serpula lacrymans*) will spread at twice the normal rate once the water has been stopped in that the mycelium growths will then travel to find water/food source which previously was easily available.

- 8) Provide access scaffold to view/report on the attack of TRUE DRY ROT FUNGUS (*Serpula lacrymans*) at high level referred to earlier.

Other areas of repairs will be necessary around the door/roof entrance area (front), however again until this is opened up we cannot be certain fungal decay is not present, albeit at present it appears to be WET ROT FUNGUS (*Coniophora puteana*) on this site rather than TRUE DRY ROT FUNGUS (*Serpula lacrymans*) on the understanding that as stated earlier all that is needed is for the spore dust to spread into this area and further attacks will occur.

If/when the exposure work is started/underway, I would wish to attend site on regular intervals to view/report on what is being found and how best to arrange treatment to eradicate the growths.

Coming to costs, all I can do at this time is to allow for what I believe is a reasonable time to undertake all of the necessary drilling/irrigation/sterilization of the exposed wall surfaces along with some treatment to timbers which we can retain.

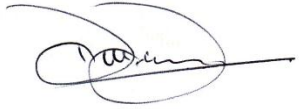
Clearly depending on the time when this is being dealt with and whether the attacks have spread from my visit today, I feel you need to allow a cost of £2,000.00/£2,500.00 exclusive of VAT to deal with the areas noted today and referred to above.

Continued.....

I hope the above is of interest and should you/your client wish me to revisit site and discuss any of the above with me, please always contact me personally at home in the evening on Ashbourne 01335 370362 or during the day on Mobile: 07899 906069.

In the meantime, I remain,

Yours faithfully,
For and on behalf of Preserva-CSS



D M Donnelly
Managing Director.

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 Preserva-CSS are generally 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. Inevitable 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.