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Tel: 01761 416728

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BWPDA

PCA Property Care ASSOCIATION

FMB The sign of building quality

TRUSTMARK Government Endorsed Quality

TIMBER DECAY TREATMENT LTD
trading as

1967–2023
56 YEARS OF EXCELLENCE

PRESERVATION

The Old Redhouse Farm
Kilmersdon Road
Stratton on the Fosse
BA3 4QE

Company Registration No. 895805
Members of the British Wood Preserving and Damp Proofing Association

Tel: 01761 416728
Email: enquiries@tdtpreservation.com

REFERENCE	59903
DATE	3rd January 2023
PROPERTY	33-36a New Park Street Devizes SN10 2AZ
CLIENT	Aster Group Sarsen Court Horton Avenue Devizes SN10 1DZ [redacted]
PREAMBLE	Having been invited to inspect the above property in connection with the condition of the structural timbers we hereby submit our report, recommendations and quotation. As requested our survey was confined only to the areas of the property as described. All designations are taken from outside the property facing the front elevation.
SURVEYOR	Mark Dimmer
DATE OF INSPECTION	2nd December 2022

MAIN ROOF VOID

Observations

The roof has tiled covering and is constructed of softwood timbers with felt underlay.

The ceilings under are of lath and plaster.

Considerable quantities of dross, rubble and debris are lying on the ceiling beds and this is to be removed by others before effective treatment can take place.

The roof is to be stripped and re-tiled/re-slated by others. All resultant debris must be removed prior to our treatment. No allowance is made in our quotation for this work.

There are indications of roof leaks showing on some timbers and minor outbreaks of wet rot (*Coniophora puteana*) were noted in isolated areas.

Recommendations

Client to arrange for all repairs to be carried out before commencement of our treatment.

Our operatives to treat all accessible timbers with Enviroquest Lignum Pro D156 dual purpose treatment solution (HSE No 9895) (warranteed).

To any remaining timbers suffering the effects from water ingress and decay we will apply a high penetration treatment gel over.

GENERAL NOTES

Client to remove all material stored in roof space prior to our attendance.

Our quotation is given upon the basis of the work being carried out in one continuous operation. We reserve the right to phase this work to conform with our operational commitments.

It is the client's responsibility to obtain Listed Building Consent where applicable. Acceptance if tis contract confirms such consent has been granted.

Enviroquest Lignum Pro D156 is an advanced dual treatment (fungal/insecticide) treatment solution that has HSE approval for a one hour re-entry.

TDT Warranty

Our own 20-year warranty will be provided for those sections of work indicated. The cost of this warranty is included in our quotation. This document will be supplied upon full settlement of our account.

Underwritten guarantee

If you wish to have the benefit of a separate GPT insurance backed 10-year guarantee we will be pleased to arrange this on your behalf. Please contact the office for details.

QUOTATION

Our quotation to carry out the treatment works detailed in this report is £[redacted] plus VAT.

Liability to VAT and other terms and conditions of contract are described on the attached sheet.

NOTE

Ideally our treatment can be undertaken from the client's scaffolding once roof coverings are removed and all cleaning and repairs have been undertaken.

Yours faithfully

TIMBER DECAY TREATMENT LTD

TIMBER DECAY TREATMENT LIMITED

Statement of terms and conditions of contract

1) Except as expressly agreed Timber Decay Treatment Limited shall provide all labour, materials and equipment necessary for the proper execution of the work, the client to provide mains services including water, and electricity as required by Timber Decay Treatment Limited.

2) Where the customer or his agent specifies or supplies materials or goods or requires that these materials or goods shall be used in the carrying out of the work, no responsibility for their suitability is accepted; nor shall Timber Decay Treatment Limited be liable for any loss or damage caused during or by virtue of their incorporation of fixing in the work, save where such damage is caused by the negligence of Timber Decay Treatment Limited, their servants or Agents.

3) The words 'Provisional Sum' where used in the quotation or specification indicates the amount included therein to cover a specific item of work and the quotation is subject to adjustment by substituting for the Provisional Sum.

4) Replacement items, other than those, which are specific in this report, or additional work, which may be found necessary when buildings are fully opened up, are not included in the quotation. Any such necessary extra work would be referred to the client prior to any action and if agreed will be an extra to the contract.

5) Irrespective of any insurance taken out by Timber Decay Treatment Limited, the existing structures together with contents thereof owned by the customer or for which he is responsible and the works and all unfixed materials and goods delivered thereto, placed on or adjacent to the works and intended therefore, (except plant, tools and equipment owned or hired by Timber Decay Treatment Limited), shall be at the sole risk of the customer as regards loss or damage by fire or other risks arising out of and during the progress of the building operations. The customer shall maintain adequate insurance against such risks and shall send a copy of this quotation together with conditions thereon to his insurers as advice that building works are being carried out on this property.

6) Property in goods sold by the Company shall not pass to the customer until the customer has paid all sums due under the Contract relating to the goods or any Contract with the Company and until payment the customer shall store the Company's goods so that they are clearly identifiable as belonging to the Company.

7) Where damp proof courses are injected to external faces of walls, vegetation and shrubs etc. must be cut back or tied up by others to ensure access by our drills is not restricted. Whilst every effort will be made by our operatives to protect plants we can accept no responsibility for damage however caused. Whilst every care and precaution will be exercised on our part to avoid such damage, no responsibility is accepted for the disturbance to ceiling structures. We are not responsible for damage to rotten, partially rotted and heavily infested timbers, where these have to be moved during the course of treatment. We do not accept responsibility for damage to W.C. bowls.

7a) The customer shall maintain adequate insurance against such risks and shall send a copy of our specification together with the conditions thereon to all owners of adjoining properties as required under the Party Wall Act 1996. The company will accept no liability for any claims arising from these works.

8) All rooms and areas to be treated must be completely void of furnishings, floor coverings etc. and waiting time and/or the cost of removal will be charged if such are present when our operatives arrive at the premises.

Our own operatives will remove furnishings solely at the owner's risk and in such cases no claims for damages to the furnishings will be entertained. Every care will be taken when treating floors and roof joists etc. to prevent the insecticide from penetrating ceilings and wall plaster. The materials used are colourless and do not stain, however we would point out that although we clean thoroughly before treatment there is always a risk of 'dirt staining' where treatment has been carried out close to ceilings and we cannot be held responsible for such damage occurring subsequent to work in these areas.

9) No responsibility will be accepted for the leakage or malfunction in electric, heating or plumbing systems that have been disconnected, or reconnected, or otherwise affected, by us in conjunction with our work. The client may prefer to engage a specialist engineer for this section of the work.

10) It is the Client's responsibility to obtain Listed Building consent where applicable prior to acceptance of contract.

11) Any date agreed for the completion is subject to alteration in the event of delays occurring through inclement weather, strikes or lockouts affecting the Building Industry, additions or variations to the works described in the quotation, materials or labour shortages, or any causes beyond the control of Timber Decay Treatment Limited.

12) Payment shall become due upon completion of the contract but where the completion of the works exceeds or extends over two weeks, interim or stage payments will be required fortnightly, the value of such payments will be equal to the value of work completed and materials on site at the date of application, payment shall become due upon the submission of an application.

Timber Decay Treatment Limited reserve the right to withdraw their labour and materials if payment is not made within 14 days of the date of the invoice application.

13) In the event of failure by the client to settle interim and/or final payments within 14 days of the date of invoice or application, interest will be payable by the client to Timber Decay Treatment Limited, at the rate of 15% per annum on the outstanding amount until payment received.

In the event of any delay by the client in making payment in full to Timber Decay Treatment Limited, or in the event of Timber Decay Treatment Limited incurring costs obtaining payment from the Client, Timber Decay Treatment Limited reserve the right to withhold the issue of any Warranty or Guarantee.

14) The quotation(s) included in this report do not include V.A.T. This must be added to the quotation figure.

15) We cannot accept any responsibility for subsequent disclosure of attacks concealed from us at the time of our inspection in sundry joinery items e.g. doors, architraves, windows, frames and linings, skirtings or furniture since painted (or similar) surfaces can conceal decay.

16) Where properties are occupied or partly occupied no responsibility can be accepted for any omissions resulting from surveys. Inspections in such cases are necessarily limited by the presence of floor coverings and furniture. Quotations are based on the visible evidence at the time of inspection, as the extent of infection in the case of fungal attack is extremely difficult to ascertain during the initial survey. Should further damage be revealed when the building is opened up we reserve the right to adjust our quotation to cover any extra works necessary.

17) Unless otherwise stated the provision of temporary shelter and protection, sanitary convenience or mess room facilities required under the Health and Safety at Work Act 1974 is not included in the quotation. Where facilities cannot be made available by the building owner an additional charge for the provision of these facilities may be required.

18) All work undertaken by us is carried out in accordance with a strict code of practice, and as members of the Property Care Association, we can assure the client that the works will be properly executed.

19) The client shall retain all ORIGINAL relevant survey reports, quotations, specifications, drawings, plans and receipted invoices, with any amendments and all warranty documents thereto issued by the Company (photocopies will not be accepted), these documents must be made available to the Company in the event of any warranty claim.

20) Authenticated copy documents can when available be supplied at a charge of £75.00 plus VAT per set. The above charge is subject to change without notification by the Company.

21) Where a Warranty is applicable to timber, dry rot or damp proof injection (not external dressings or structural waterproofing) it should be noted that our own Warranties can also be underwritten by an independent separate Guarantee if required.