

Report

Client Name And Site Details

Keli Martin
57 Stothard Street
Jarrow
Tyne & Wear
NE32 3AN
Internal Reference ID: MAR57NE323AN

Weather Conditions

Date of Inspection: 09-Dec-25
The weather conditions were: Dry overcast
The weather temperature was: 14 (°C).

The Property



Front Elevation

The property is a: Mid terrace ground floor flat
The property is constructed of : Brick slate
The property was built approximately : 1900s

The Survey/Specific Defects Inspection

In accordance with your instructions, we carried out a survey/specific defects inspection to the above property for the reported problem which was:

Wet Rot Survey

Our findings and proposals are set out below and should be read in conjunction with the enclosed document 'General Notes for clients and Health and Safety precautions'.

Orientation

The terms left, right, front and rear are used in accordance with facing the front elevation from the outside of the building.

The Scope

We must draw to your attention to the scope of our inspection. The inspection was solely to identify evidence of problems which were within those areas pointed out to us at the time of our visit which are listed above. Any areas not specifically referred to in this report have not been included and are not covered by the report or estimate.

Abbreviations Used In Report

W/W = Water Weight, SOP = Standard Operating Procedures.

External Building Defects

No building defects were noted at the time of our inspection.

Sub Floor Ventilation

The sub floor voids were ventilated by the following 'visible' number of airbricks:

- 2 To the front elevations
- 2 To the rear elevations

Remove 4 number air bricks, check airflow, adjust as necessary, clean debris & reinstall.

Install 2 x 225 x 150 additional airbricks.

This will increase the airflow through the floor voids, reduce the humidity and the moisture content of linked timbers, which will greatly reduce the chances of attack by wood rotting fungi such as dry rot (*Serpula lacrymans*) in the future.



Remove airbricks clean re-adjust and install additional airbricks



Remove airbricks clean re-adjust and install additional airbricks

Internal Room Inspection Details: Area 1

Room (current use): Rear room

Room designation: Living room

Ceiling

At the time of inspection there were no defects to the ceilings of this room.

Walls

At the time of inspection there were no defects to the walls of this room.

Floors and floor voids

At the time of inspection there were no defects to the floor voids of this room.

- Wood rot
- Woodboring insects

Moisture reading taken from the timbers was recorded as: 21 %.



High moisture



Rot and woodboring insects



New floor to living room



New floor to living room



Apply liquid membrane to concrete hearth

Summary

The timbers were suffering from the following issues:

- An attack of wood rotting fungi, this was identified as wet rot
- Rotting timbers were also suffering from an infestation of woodboring weevil (*Pentarthrum Huttoni*)
- A high W/W moisture level to the floor timbers, this was due to a lack of ventilation to the sub floor voids

Proposals below

We would propose for the following works to be carried out:

- Timber replacement and treatment for wood rot and woodboring insects, as per the schedule specified below.

Schedule For Treatment Of Wet Rot And Woodboring Weevil

- Open up affected area.
- Cut out affected timbers as per SOP.
- Treat all remaining timber cut ends as per SOP.
- Treat all masonry as per SOP.
- Clean out and sterilise joist wall socket holes as per SOP.
- Treat all surfaces of new timbers with dual purpose application.
- Treat and endwrap joists as per SOP.
- Install and fix new timbers as per SOP.
- Bag up and remove debris to safe external area.
- Clean and tidy site.

Additional Supporting Comments From Surveyor

We have quoted to carry out a guaranteed solution to resolve the issue fully this will come with a 25 year guarantee. The floor is bouncing, and I was able to push a screw driver through the joist ends, both rot and woodboring insects were noted. I would advise to carry these works out rather than trying to patch sections of the floor up, this has already been done in areas of the floor and would only be a short term fix. Apply liquid membrane to the concrete hearth as this was damp. Install wayrock sheet flooring to the living room.

Report produced under the guidance of Tyne Tees Damp Proofing Ltd by:

Steven Robinson

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Remedial Consultant

Sketch Plan