

Report

Client Name And Site Details

Sam Mutter
 26 Windsor Gardens
 Whitley Bay
 Tyne & Wear
 NE26 3BG
 Internal Reference ID: MUT26NE263BG

Weather Conditions

Date of Inspection: 29-Jul-25
 The weather conditions were: Dry sunny
 The weather temperature was: 19 (°C).

The Property



Front Elevation



Rear Elevation

The property is a: Mid terrace
 The property is constructed of : Brick Stone and slate
 The property was built approximately : 1900s

Reported Problem

Woodworm suspected to: **Damp & Woodworm Survey**

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.

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'.

Inspection

Our inspection confirmed an active infestation of common furniture beetle (*Anobium punctatum* - picture below).



Common furniture
beetle
(*Anobium punctatum*)

The infestation was noted to the following areas:

Ground floor rooms:

Hallway



Movement - vibration in corner of room



Woodworm noted to floorboards



Woodworm noted to floorboards

Proposal

No further treatment is necessary.

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

- Create discrete openings as required to facilitate treatment.
- Carry out treatment for woodboring insects using our environmentally friendly (water based with no solvents or propellants) micro biocidal fluid fogging system.
- Carry out repair to section of floor vibration movement was noted (see diagram)

Treatment

We will apply new generation, Microtec woodworm treatment chemicals using our specialist Electronic aerosol micro spray system. This system allows the work to be carried out with minimum disruption. Treatment by electro-aerosol allows the chemical to permeate all connected voids with extremely high surface coverage even to remote areas.

Protective clothing



Electro-aerosol applicator



Atomised micro-spray fogging



Exclusion Zone

There will be no permitted entry to the areas of treatment, during the treatment and for 1 hour after completion of treatment works. Exclusion will be to the whole of all rooms treated and if communal areas such as halls, landings are treated we advise vacating the whole property. This applies to humans and all animals/pets.

Fish tanks should be covered and sealed for the same duration. We advise that fish are removed and kept away from the area and that the tank water is changed prior to return of the fish.

General

Ancillary Items

No allowance has been made in our estimate for the removal or replacement of floor coverings, furnishings, furniture, roof void stored contents and any other items that may obstruct our work. Whilst we will be happy to roll back and loosely relay carpets, you should arrange for rooms to be cleared of anything delicate or of value, prior to our arrival on site. Unless otherwise agreed in writing, any time spent clearing areas to enable work to proceed will be charged for at our standard hourly day rates and added to your final account.

Extent of Survey

The areas we have reported upon are those inspected in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specified area has not previously been treated and guaranteed.

You should be aware that we have reported upon problems evident to us at the time of our inspection. We are not commenting in any general sense on the risks of dampness, fungal decay or any other defect not evident at the time of inspection, or that may develop in the future.

Payment

An initial payment of 30% of the contract value will be payable in advance, this will give us confidence to order job specific materials, and to book the time for your project into our technicians schedules. The balance should always be paid in full within 7 days of completion.

Additional Supporting Comments From Surveyor

In the absence of any guarantee or recorded treatment we would propose treatment for woodworm.

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

Steven Robinson

Steve Robinson A.Inst.SSE
Remedial Consultant