

The Phoenix Timber Treatment Service

Division of The Phoenix Timber Co Ltd,
Arden Chambers, Arden Street, Stratford-upon-Avon, Warwickshire. 0789-66205

Head Office: New Road, Rainham, Essex, RM13 8RJ. Rainham 53311

Manager:
M. Rickards. A.I.W.Sc.

Mr. A.A.Wilde,
15 Redwood Croft,
King's Heath,
Birmingham B147 PS.

RE: The Manor, High Street, Badsey, Nr. Evesham. Worcs.

To carry out the work detailed in our specification No. DM 2168 (including all necessary plant, materials and labour) as follows:

Chemical treatment only, including lifting and refixing floorboards - for the sum of £383. 7s. 0. Three hundred and eightythree pounds seven shillings.

No allowance has been made in the estimate for the following: Providing an electricity supply, moving furniture etc., or any other work specifically noted to be arranged by the client. Any additional expense incurred by ourselves for these items will be passed on to the client.

Upon completion of the work specified a 20 year guarantee would be issued, except for the Front Room Left, by Treatment Guarantees Limited in respect of the areas treated.

We now look forward to receiving your instructions to carry out the work. Would you please complete the attached Notice of Acceptance which should be detached and returned allowing approximately ten to fourteen days notice of the required commencing-date.

TERMS: Prompt nett cash on completion of work.
Deferred terms are available on request at an additional charge.

for PHOENIX TIMBER COMPANY LIMITED.

H. Grieverson
H. Grieverson.
Midland Division.

This estimate is based on the terms and conditions printed on the back hereof and in accepting the estimate the Client will be deemed to have read and accepted these terms.

1. This estimate shall only be binding upon the Company if accepted in writing within a period of twenty-eight days from the date of issue.
2. This estimate is based on the Report No. quoted and refers only to the work detailed in such area as recommended in that report. When the removal of skirtings is included in the Estimate no allowance is made for damage to plaster caused by removing the skirtings.
3. When opening up and making good are specifically included in this Estimate the material and labour involved will be restricted to the specification and any unforeseen work found to be necessary on opening-up will be charged extra at current market prices. Any estimate for renewing plaster on walls is based on the condition of the plaster as seen at the time of inspection and on the thickness required being not greater than 1". Any additional area or thickness will be charged extra. Such additional work will not be undertaken without first advising the Client of the cost. No redecoration will be undertaken by the Company.
4. Whilst the Company shall make every endeavour to start and complete the work by the dates indicated, it shall not be held responsible for any delays.
5. The prices are based upon the cost of materials and the rates of wages ruling at the time of this estimate, and are subject to adjustment for any variation of the items affecting the cost of the work. The Company shall, however, advise the Client in writing of any such variations and shall not be entitled to charge them unless the Client has been so advised before the start of the work.
6. Unless otherwise stated in this estimate, the prices quoted are on the understanding that the work can commence as soon as any preparatory work not undertaken by the Company is notified to the Company as having been completed and can proceed continuously without interruption and that any additional expenditure and charges resulting from a delay in completing such preparatory work or from a break in continuity through no fault of the Company shall be charged to the Client.
7. Payment is due nett within 14 days of the completion of the work or, if the work is done in stages, within 14 days of the completion of any stage of the work.
8. It shall be the responsibility of the Client to clear buildings and/or rooms to be treated of furniture and effects and any furniture and effects remaining in the rooms whilst treatment proceeds will be at the Client's risk. Any cost to the Company involved in removing and replacing furniture and effects will be charged extra according to the time taken. When it is impracticable within the time available to notify the Client of the cost, the charge will be added to the Account for the work.
9. Reasonable access for delivery of materials to the site and facilities for the execution of the work, shall be provided as required by the Company's staff.
10. Except where occasioned by the negligence of the Company or its servants the Company accepts no liability for accidental loss, damage or injury to the premises to be treated or any adjoining premises, or the contents of any such premises, or to any persons, or to any animal or plant life therein, or for any nuisance caused to the Owners or Occupiers of any such premises, and the Client shall release and indemnify the Company from and against all claims arising from such loss, damage or injury as aforesaid provided always that in no circumstances does the Company accept liability for:
 - (i) Damage to interior decoration and paint. Whilst the Company shall use its best endeavours to avoid any such damage there is always a risk of discolouration of ceilings, and particularly polystyrene tiles fixed to ceilings, etc., arising through the treatment of ceiling joists. Redecoration should not be attempted until the Protim has dried thoroughly.

- (ii) Any damage to the ceiling structure whether or not the roof space in which the Company's staff is to work is structurally in a weakened condition through insect or fungal attacks or for any other cause nor shall the Company be responsible for any damage to the electrical wiring which has become apparent or been sustained in the building or buildings in the course of the treatment.
- (iii) The collapse of insecure brickwork during damp course insertion. If, after the commencement of damp course work unforeseen difficulties arise due to irregular bonding of the brickwork or any other cause, the additional unforeseen work found to be necessary will be charged extra, (as in Clause 3).

The Client is advised to remove from the premises any liquids or foodstuffs liable to contamination during the course of treatment.

11. In accepting this estimate and instructing the Company to proceed with the work contained therein, the Client will be deemed to have personally undertaken the responsibility to pay the amount due to the Company and to be authorised to give such instructions and in particular to have obtained where necessary, the landlord's or superior landlord's permission to do so.
12. In areas in which it is a statutory requirement that the District Surveyor or Local Authority is notified before structural repairs are undertaken, the Company is obliged to notify the District Surveyor or Local Authority. Any work required by the District Surveyor or Local Authority which is not included in the Estimate will be subject to extra charge in accordance with Condition No. 3.
13. When chemical treatment is being carried out the electrical supply to the area being treated shall be switched off. However, the Client is required to provide a mains electricity supply, free of charge, for lighting purposes.
14. The Client is required to notify the Company of arrangements for its Operatives to obtain access to the premises. Any time lost through failure to make such arrangements will be charged extra.
15. The report on which this estimate is based is copyright and is the property of The Phoenix Timber Company Limited. It is supplied for information to the Client only and must not be reproduced in any form or put to any other use. The Company accepts no responsibility in Law for the accuracy or otherwise of the report, if the report has been made free of charge.
16. On completion of the work the Company shall issue a guarantee against re-infestation by the insects or fungi as detailed in the areas treated in the Company's usual form, a copy of which will be supplied on request.
17. The Company may (without prejudice to any antecedent claims) determine the contract if the Client shall default in any payment or shall commit any act of bankruptcy or being a company go into liquidation whether voluntary or compulsory.
18. Contracts and orders are only accepted upon and subject to these conditions. Unless expressly accepted in writing any qualification of these conditions in or upon the Client's acceptance or instructions to proceed by whomsoever written shall be deemed to be and shall be treated as inapplicable.
19. If any question dispute or difference whatsoever shall arise between the Company and the Client the same shall be referred to the arbitration of a single arbitrator to be agreed between the parties or in default of agreement to be appointed by the President for the time being of the Institute of Arbitrators in accordance with the Arbitration Act, 1950, or any statutory modification or re-enactment thereof.

Notice of Acceptance

To The Phoenix Timber Treatment Service, The Phoenix Timber Company Limited,
Arden Chambers, Arden Street, Stratford-upon-Avon, Warwickshire.

Re The Manor, High Street, Badsey.

Estimate No. DM 2168 £ 383. 7s. 0d.

Additional or optional work (if applicable) £

I/We accept the above Estimate in accordance with your terms and conditions.
The following details apply:—

1 Suitable date to commence work : * 4 You will be let into the property :
First date :

Alternative date : * 5 The key may be collected from :

2 Will the property be occupied
YES/NO*

3 Or furnished YES/NO* *(delete as necessary)

6 Invoice Address :

Signed :

Name
(BLOCK CAPITALS)

Address :

Date

NOTE: A firm booking can be made only if the above details are completed.

Property THE MANOR, HIGH STREET, BADSEY, NR. EVESHAM WORCS.

Description Furnished semi-detached house.

Instructions To inspect the timbers of the property.

Prepared for Mr. A.A.Wilde,
15 Redwood Croft,
King's Heath,
Birmingham B147 PS.

Surveyed by Mr. R. Davis.

On Thursday 1st October 1970

Date of issue Wednesday 7th October 1970

This report and specification is the
property of The Phoenix Timber Treatment
Service: Division of The Phoenix Timber Co. Ltd.,
Arden Chambers, Arden Street, Stratford-upon-Avon, Warwickshire. 0789-66205.
Members of the British Wood Preserving Association

In accordance with your instructions, we have inspected these premises and have pleasure in submitting our Report and Estimate in duplicate.

Would you please note that reference to rooms is made from inside the property, facing the front.

Evidence was found of infestation by the following timber pests. (See brochure for descriptive details.)

OBSERVATIONS AND SPECIFICATION (See General Specification Notes)

AREA AND INFESTATION.

TREATMENT AND REPAIRS.

ROOF. REAR ADDITION.

Evidence of infestation by the Common Furniture beetle was found in the rafters and ceiling joists.

Clean as necessary and treat with Protim Wood Preservative all the accessible timbers. Apply Protim Paste to all the large sectioned infested timbers.

2ND. FLOOR. ATTICS.

Evidence of infestation by the Common Furniture Beetle was found in the floorboards, sub floor timbers, the exposed purlins and roof truss timbers. It was noted that two purlins have been reinforced to prevent them sagging further. One section still shows evidence of movement.

Lift and subsequently refix the floor boards. Clean as necessary and treat with Protim Wood Preservative the sub floor timbers and the floorboards. Clean as necessary and apply Protim Paste to all purlins and roof truss timbers.

An ingress of moisture was also noted from the valley timbers on the area of the front left partition wall. This moisture was seeping into a large mechanical split on the top of a framing timber. The client's own builder should attend to the leaking valley tiles.

STAIRS.

Evidence of infestation by the Common Furniture Beetle was found in the stair timbers.

Clean as necessary and treat with Protim Wood Preservative all the accessible unpainted surfaces of the stair timbers.

FRONT ROOM LEFT.

Evidence of Common Furniture Beetle infestation was found on the top surface of the floorboards. Since the underside of the floorboards are plastered we are only able to treat the top surface and cannot issue our usual 20 year guarantee for this area.

Clean as necessary and treat with Protim Wood Preservative the top surface of the floorboards only.

contd.

1ST. FLOOR. LANDING AND ALL ROOMS.

Evidence of infestation by the Common Furniture Beetle was found in the floorboards and sub floor timbers. (No evidence of infestation was found in the oak panelling of the Rear Right Room). A close inspection of the panelled ceiling timbers could not be made at this time.

Carefully lift and subsequently refix the hardwood floorboards. Clean as necessary and treat with Protim Wood Preservative the sub floor timbers and the floorboards.

It was noted that several of the exposed framing timbers showed evidence of infestation by the Common Furniture Beetle. It is recommended that the clients own builder applies two liberal brush coats of Protim Wood Preservative during the normal course of maintenance. A quantity of Protim Wood Preservative will be left on site if required by the client, for which a further charge would be made.

CENTRE ROOMS RIGHT.

No inspection due to the hardboard covering the floorboards.

No treatment.

MAIN STAIRS.

No evidence of infestation was found.

No treatment.

GROUND FLOOR.

All rooms were of solid construction. No evidence of infestation or fungal decay was found in any of the joinery timbers.

No treatment.

GENERALLY.

External joinery showed evidence of fungal decay due to weathering, several cills appeared to be in an advanced state of decay. These should be attended to by the client's own builder during the normal course of maintenance. The external faces of the framing timbers appear to be in need of repair due to weathering. A close inspection of these timbers could not be made.

The over flow from the right flank toilet appears to have been running over for some time. It was noted that the stone work around the base of the right flank wall appeared damp. This should be attended to by the client's own builder.

for PHOENIX TIMBER COMPANY LIMITED.

H. Grieverson

H. Grieverson.
Midland Division.

General Notes

General Specification notes to be read in conjunction with the survey report

Moisture Meter Readings:

All forms of fungal decay in timber are related to excessive moisture. Where moisture readings are given, these were taken with the electric moisture meter, the Protimeter. The normal moisture content of structural building timber should be no more than 16%. Above 30% moisture, the fibres of the timber are saturated.

Chemical Treatment:

Chemical treatment is given to the areas specified by double pressure spray soaking the timbers to refusal, with Protim Low Odour Wood Preservative. Protim is an organic solvent preservative which contains pentachlorophenol ester and chlorinated hydrocarbon insecticides. It gives permanent protection against all wood boring insects, wood rotting fungi and termites.

Excessive dirt, dust or debris is removed by vacuum or brush as may be required for successful treatment of the timber.

Access is gained to the undersides of floorboards and to the sub-floor timbers by lifting sufficient floorboards to enable these parts of the timbers to be thoroughly treated.

Temporary cover is provided for water tanks to prevent the Preservative from contaminating the water.

Chemical treatment cannot be applied to the painted surfaces of infested joinery timbers. Unless otherwise stated, we normally recommend that the Client removes the paint and applies a liberal brush coating of Protim Wood Preservative in the course of redecoration. The Preservative will not affect subsequent decoration provided a few days are allowed for it to dry.

Where the underside of staircase, cellar timbers or other timbers has been coated with whitewash, the surface will be wire brushed to assist the penetration of preservative. When the painted surface cannot be scored by wire brushing, as in the case of emulsion paint, the specification does not include for the removal of such coating.

There is always a risk of discolouration of ceilings and of damage to polystyrene tiles fixed to the ceiling, arising through the treatment of ceiling joists, particularly where the ceilings are in a bad condition. Every effort is made to minimise this damage, but no responsibility can be accepted when it occurs.

Protim Paste:

When treating built-in or partly obscured timbers, and timbers of very large dimensions difficult to penetrate with conventional organic solvent Preservative, Protim Paste is specified. This is an emulsion Preservative which provides the equivalent of prolonged steeping in-situ and affords a greater degree of protection.

Wall Solution:

When dealing with dry rot (*Merulius lacrymans*) in addition to treating the timber as above, it is necessary to treat the exposed brickwork and the oversite in the area of attack. For this purpose the exposed brickwork is lightly sprayed with Protim Wall Solution, wire brushed to remove any mycelium, and thoroughly spray soaked again.

When replastering is specified, Protim Wall Solution is added to the gauging water of the rendering coat. When the Client arranges re-plastering, a sufficient quantity of this solution is left on site for the plasterer to add in the ratio of $\frac{1}{4}$ pint per gallon of gauging water.

Protim Plugs:

Where specified Protim Fungicidal Plugs are inserted into damp brickwork. These sticks of solid fungicide dissolve in the inherent moisture and create a heavy toxic barrier to wood rotting fungi.

Joinery Lining:

Joinery timbers such as skirtings, architraves and window linings in the area of attack are removed and replaced with Protim Fungicidal Joinery Lining fixed between them and the brickwork. This lining provides a combined physical and chemical barrier to wood rotting fungi.

Timber repairs and re-instatement:

All new timbers are 'Protimised' pre-treated softwood. Any existing timbers fit for re-use are set aside, treated and re-used.

Surfaces cut on site are treated with Protim Wood Preservative before fixing.

Unless otherwise stated, new ground floor flooring is constructed of square-edged floorboards laid on 2" x 4" joists, spaced at not more than 15" centres. The joists are laid on 2" x 4" wall plates, bedded on lead lined damp course.

Unless otherwise stated, no allowance is made in the estimate for the repair of weathered external joinery timbers. This should be dealt with by the Client in the normal course of maintenance.

Forming Access Openings to roof voids and eaves:

Where access openings are specified, the Client should advise us if a particular position is preferred. In the absence of such notification the openings will be sited where convenient to the Company, and will be trimmed and fitted with a lift off cover and left ready for decorating by the Client.

When treatment of flooring in bathrooms is specified, the specification automatically includes for removal and re-fixing of the bath panel, where possible, providing access to the flooring beneath the bath.

Ventilation:

Standard square mesh metal ventilators are used rather than terra-cotta air bricks. Metal ventilators have about 47% open air space compared with terra-cotta air bricks, which have only 6% open area.

In addition, where possible, openings are formed at joist level in the cross partition walls at approximately 3' centres in line with the existing or new ventilators to create a through draught.

Where specified, solid floors are channelled and fitted with a 9" x 3" vents to provide ventilation to adjacent timber floors.

Unless otherwise specified, the flooring finish is made good to match existing.

GENERAL:

Before remedial work is carried out it is necessary for the Client to remove furniture, floor coverings and all domestic items from the areas to be treated.

Unless otherwise stated, all rubbish resulting from our work is cleared away and the premises left neat and tidy.

All new and disturbed work is left ready for decorating by the Client.

The Client should arrange for the electricity supply to be left on for lighting purposes.

No allowance is made, unless otherwise stated, for restoring floors which are in bad condition or out of level, due to causes other than insect attack or fungal decay.

Any guarantee against re-occurrence of fungal decay is subject to the property being properly maintained in a sound, weather-proof condition.

Deferred terms for approved applicants can be arranged for amounts over £50.