

Case Study: Thamesfield House, Shepperton, TW17

The above property is a 400 year old Grade II Listed property situated directly opposite the river frontage at Shepperton Marina. Our brief was to inspect the property for damp, timber infestation and fungal decay prior to the property being converted into individual self-contained apartments.

The survey inspection comprised of a full comprehensive inspection of the 4-storey property to identify any issues related to the aforementioned problems. As a result, evidence of wet rot decay, the true dry rot fungus (*Serpular Lacrymans*), woodworm infestation and rising dampness were identified. Of particular interest, Death Watch Beetle was found to be present in suspended flooring and large dimensional timber beams. However, this was considered to be inactive therefore no specific treatment was specified.



Recommendations

Ward Damp-proofing recommended that structural beam ends were treated with deep penetrating fungicidal paste where identified as being structurally sound. All roof, staircase and intermediate flooring timbers were treated with an environmentally friendly preservative fluid to eradicate woodworm infestation. An injected damp proof course was installed to prevent the effects of rising dampness, as the property pre-dates the standard introduction of a damp proof course (circa 1870), along with specialist internal rendering applied to internal walls in conjunction with the same.

Warranty Period

As accredited specialists Ward Damp-proofing were able to issue long term guarantees in respect of the above treatments insured by the Guarantee Protection Insurance Company.

The End Result

A satisfied client.

