

# Dry Rot Eradication Domestic Property Rumney, Cardiff

Client: Private Homeowner

Completed: 2018

## Case Study No: 285

- Specialist Survey
- Wood Rotting Fungi Treatment
- Associated Building Works
- Long Term Guarantee

### The Project:

To investigate and later eradicate an attack of Dry Rot (*Serpula lacrymans*) to this domestic property in Rumney, Cardiff.



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# Dry Rot, Rumney - The Problem

Protectahome were asked to inspect this domestic property in Rumney, Cardiff for evidence of an attack of Dry Rot (*Serpula lacrymans*) to the suspended timber floor at ground floor level.

Protectahome's CSRT qualified surveyor attended the property and noted evidence of a substantial, and well established, dry rot outbreak affecting several floor joists and wall plates.

A further destructive investigation was undertaken to ascertain the extent of the outbreak and to determine that the cause of the attack was a combination of poor sub-floor ventilation combined with untreated and un-isolated timbers bearing into the damp external walls below DPC level.

It was also noted that the external walls were susceptible to increased dampness levels due to rainwater not being directed away from the base of the property.



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# Dry Rot, Rumney - The Solution

In order to not only eradicate the dry rot outbreak, but to ensure that reoccurrence would not take place, Protectahome were instructed to undertake both the dry rot treatment, and the associated building works.

Due to the extent of the attack, floor joists that had been severely damaged were replaced with fresh timbers whose bearing ends were isolated from the wall structure with a DPM.

The bearing ends of further floor joists in the vicinity with damage to lesser extent were also replaced before all timbers, including those that hadn't been partially or wholly replaced, were treated with a high strength specialist dry rot chemical treatment.

New and additional sub-floor vents were fitted externally, sub-floor airways cleared and cavity wall insulation removed in some sections in order to improve sub-floor ventilation.

Along the external wall floor junction, a new ACO -drain was fitted to decrease the likelihood of water pooling and penetrating the exterior masonry.

New floorboards were laid and internal plaster replaced so that the client could proceed with reinstating the finishes.

Protectahome oversaw the entire works contract with no split liability and all works were completed on time, and within budget, by Protectahome's own specialist operatives before a long term guarantee was issued for the works.



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