

Our Ref: PAD/vn/BR2006
Date: 7 November 2025

Mr Richard Darkin
c/o Mr James Wales
Stuart Radley Associates

BWT South East Ltd
172 Old Shoreham Road, Hove
East Sussex, BN3 7AP
Tel: 01273 737312
Freephone: 0800 999 3267
Email: bwtbrighton@gmail.com
Website: www.bwt-southeast.co.uk
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Dear Mr Darkin

Re: 10 Market Square, Horsham

Further to your recent verbal request, we confirm an inspection of the above property was undertaken to report on dry rot-timber decay.

An inspection was undertaken by our Surveyor, Phil DeGregorio on 6 November 2025, at which time the weather was overcast and dry. Our findings and recommendations are as set out below.

Description of Property

The property comprises of a detached building which is now a commercial property believed to have been built circa 1800s. We are given to understand that it is Grade 2 listed. It is built in predominantly solid design brickwork, including timber panel infills.

Unless otherwise stated directions are given facing the front of the property from outside.

At the time of the inspection the property was unoccupied, and as instructed, this inspection has been confined specifically to those areas detailed below:

Dry Rot - Timber Decay

This inspection has been limited to those walls and/or areas, which were specifically indicated to our Surveyor. Our recommendations are limited accordingly.

It was clearly evident that the floor is affected by timber decay. On inspection of the sub-floor area it was found that there was evidence of true dry rot fungus *serpula lacrymans*, alongside wet rot fungus *coniotheca puteana*, and various types of slime mould and cellar fungus.

It was noted that the floor structure is timber joists with timber floorboards which have been covered using a ply board. The full timber floor has lost its structural integrity to areas viewed.

Specialists in the Treatment of ■ Rising Damp ■ Woodworm ■ Dry/Wet Rot ■ Wall Tie Replacement ■ Basement Tanking

Head Office and Administration Centre:
172 Old Shoreham Road, Hove, East Sussex, BN3 7AP
Tel: 01273 737312 Freephone: 0800 999 3267

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Brighton, BN1 3BE - VAT No. 768 7845 56

For the purposes of the report we have not undertaken any inspection within the kitchen or rear floor areas and this may require further inspection at a later date.

Also within the floor void there are steel beams which would appear to be incorrectly supported and have unprotected ends. The ends of the steels in some surfaces are showing surface corrosion.

We are given to understand that any work regarding the steels, including new padstones, will be drawn up by a structural engineer for replacement flooring.

If we are given the specification of works for new padstones and a new floor structure we may be able to provide you with additional quotations for the replacement floor. For the time being we have not included for this within this report, but this can be added later upon your request.

It was found that there are 2 brick arch vaults within the cellar area. These are full of brick rubble. Because of the nature of the fungi that are present we recommend that this rubble is fully removed, and we have included for this within our quotation.

In brief, this report contains a quotation to remove the existing floor timber structure, to clean up the oversite floor, and to remove rubble from the vaulted areas. It also includes for the masonry sterilisation of the existing walls within the below-floor location (shown in green on the enclosed sketch plan), and the full oversite area to areas shown in yellow on the enclosed sketch plan. It does not include for any replacement timber or replacement floor structural structure, any structural repair to existing masonry or to steel beams.

Dry Rot spores are ubiquitous and there is no environment free of them.

Spores will germinate and grow in timber with a moisture content of between 20 and 30 per cent. The fine fungal thread (hypha) digests the cellulose and hemi cellulose fractions of the wood, but is unable to attack the structural linings. These remain as a brittle matrix, which cracks into cubes under differential stresses. Cuboidal cracking is also a characteristic of many wet rots and does not automatically indicate the presence of dry rot.

Fungal hyphae may clump together into a variety of structures known as mycelia which take various forms depending on the surrounding conditions. They may fill a humid cavity as a cotton wool-like mass, or grow across the surface of the timber, as grey-white skin. Active dry rot has a fresh white or greyish appearance.

Some hyphae group together to form conducting strands. Their main function is the conduction of nutrients, through inert non-nutrient materials (brickwork etc.) to permit eventual colonisation of other timbers. Their relatively impervious outer layer, together with an unusual alkaline tolerance, allows them to survive in the mortar layers within masonry and walls and an infested area maybe full of dry rot strands. The dry rot fungus may tolerate relatively lower moisture contents and, through this, and other quirks in its biology, is potentially capable of considerable destruction.

Our recommended schedule of works are for the minimal amount of works as necessary to eradicate the problem of dry rot fungus within this area. We were unable to determine the full extent of the dry rot outbreak as dry rot mycelium can grow behind the plasterboard and wall plaster. Our quotation is based on the limits and parameters of works as shown on the enclosed sketch plan. Should it be found during the course of our work that the dry rot has gone beyond these parameters we will, of course, keep you informed of any additional works/costs that maybe necessary to eradicate this problem.

Recommended Schedule of Works – Floor Removal

BWT South East technicians to undertake the following work: -

- 1) Remove structural floor, including all timber floor covering and joists from the immediate area, and remove to a suitable waste facility.
- 2) Clean out oversite area, including cellar and below where existing floor is located, removing all timber, dirt, debris and rubble.
- 3) Remove all rubble from the vaulted area, as shown on the enclosed sketch plan. Remove to a suitable waste facility.
- 4) Examine brickwork for further mycelial growth (should it be found that the dry rot has gone outside of the perimeter shown on the enclosed sketch plan we will, of course, keep you informed of any further costs/works that may be necessary).
- 5) Wire brush exposed brickwork to remove surface mycelia.
- 6) Drill holes in exposed masonry at 450mm staggered centres.
- 7) Apply fungicidal fluid to pre drilled holes on exposed masonry – including the walls marked green and floor area marked yellow on the enclosed sketch plan – at a rate of 2 ltrs per square metre.

Chemical manufactured by: Triton Chemical Company and Wykamol.

Chemical to be used: Trisol 23 Masonry Fungicide, approved under control of Pesticide Regulations H.S.E. No 6274. Base ingredient: 3-iodo-2-Propynyl-N-Butyl Carbonate (IBPC) as fungicide.

In order to comply with C.O.S.H.H. Regulations as issued by the Health and Safety Executive; the property/area treated should be vacated and not re-occupied by unprotected persons until dry. This can take up to forty-eight hours (48 hrs) after the time of any chemical treatment.

The client should make arrangements for the following work - which is not included for in the attached quotation - to be carried out.

Removal of any electrical installations and wiring, removal of any plumbing from the lower ground floor area so as to facilitate good access to carry out the above timber removal and masonry sterilisation

It was noted during the inspection that there is a leaking soil vent pipe situated below the rear left corner window. This should be repaired or replaced by a relevant service engineer under separate contract.

Our inspection is based upon a close but not intimate examination of the area specified. Inevitably there will be timbers which could not be fully inspected or at all without opening up. We have, so far as possible, inspected all accessible exposed surfaces available to us. Our recommendations are subject to the qualification of further necessary works that may be required once the fabric of the building or a particular element is exposed. This particularly applies to dry rot. We will, of course, advise you of any further infestation we discover during the execution of our works and advise accordingly upon extra costs that may be incurred.

As previously stated, should you have a specification of works for any repairs to the baring ends (including padstones) for the existing steels, and also specification for a replacement floor, we would be able to provide you with additional quotations for this.

As previously stated, we have made no allowance for any masonry sterilisation above floor level and if it is found that dry rot is affecting the immediate vicinity of the perimeter walls additional quotations may be required for works as necessary.

During the course of floor reinstatement it is necessary to include for improved sub-floor ventilation. This will require the additional installation of periscope air bricks across the front of the property below the shop window and also at the rear left corner below the window to the outside courtyard.

This has not been allowed for within this quotation but will be added to any floor replacement specification and is a key factor in controlling the environment of the sub-floor area to help prevent dry rot or fungal re-growth in the future.

Please note that due to the size and scale of the works we will require a deposit of one third of the total cost prior to commencement.

General and Contract Notes

Dry rot-timber decay works detailed in the main body of this report, to be carried out by us will be covered by a thirty-year guarantee, unless otherwise stated.

As this attack involves the Party-Wall, our guarantee would become voidable should any re-attack emanate from any adjoining property. This company accepts no liability for any spread of fungi in or from the adjoining property howsoever.

Our estimate does not include for any treatment to the adjoining property and you would be advised to contact the owners thereof with a view to this Company carrying out a survey of their property. Where a guarantee is issued it will be conditional upon building defects being corrected and the building being maintained in a weather tight and waterproof condition.

Our guarantee is conditional on the property being well repaired and maintained.

Successful eradication of fungal decay is dependent upon the prevention of further entry of moisture into the building.

Timbers in contact or adjacent to damp surfaces must be considered at risk from fungal decay.

Please Note: Where treatment has been recommended, unless otherwise stated, this is on the understanding that the specified area has not been previously treated or guaranteed.

Our quotation for the foregoing treatment is based on the assumption that all floor coverings will be removed from the area to be treated, prior to our operatives arrival, and that both an electricity and water supply are freely available for their use whilst on site.

Whilst we made all reasonable efforts to inspect those elements of the building within our brief, where timbers, wall surfaces, or other parts of the building where obstructed or inaccessible (restrictions include furniture, floor coverings, built-in units, wall linings, or the like) we are unable to report such parts as free from defects.

Our recommendations are therefore subject to re-qualification that future necessary works may be required once the fabric of the building is exposed.

The client is advised that the nature of our works is such that dust/noise may be produced particularly where hacking off of plaster/isolation of wall ties is undertaken. We will take precautions to minimise dust within the immediate work area wherever practical. However, we cannot accept responsibility for cleaning or damage caused and the client may wish to take additional precautions.

It is the client's responsibility to ensure all electrical circuits within those areas to be treated are safe and in good order. Electrical supplies within those areas to be treated should be switched off during treatments. Wherever possible, hidden or unprotected services (including pipework) should be indicated to us prior to commencement of works. BWT South East cannot accept responsibility for damage to hidden or unprotected services.

Where meter boxes, service connections, etc. are located BWT South East Technicians are to work up to and around these items unless removal and reinstatement is to take place by the relevant service engineers prior to our arrival on site.

Please note if it is found that metres/service connections are dislodged or become loose due to works in the vicinity we will inform the client so that provisions can be made for the services to be reconnected/made safe as soon as possible by the relevant service engineer. Please note BWT South East Ltd cannot be held responsible for metres, service connections etc which may become loose due to the nature of the work.

In addition, we must point out that the biology of Woodboring Insect Infestation and Wood Decaying Fungi is such that it may be present but not evident from visual inspection.

IMPORTANT: PARTY WALL ACT 1996: party walls are the joint responsibility of adjoining owners. Where the company's work necessarily involves a party wall, our client must advise the owner of the adjoining property before the commencement of any such work by BWT South East Ltd.

This report is for the addressee only and no liability will be accepted for any statement therein to any third party.

Our attached quotation is for carrying out item number/s detailed within the Recommended Schedule of Work contained in this report. The quotation form also states the terms and conditions upon which we undertake such work. Should you wish to put any or all of the works that have been quoted for in hand, kindly sign the enclosed acceptance form and return in the pre-paid envelope.

If you wish to discuss this report in greater detail please telephone 01273 737312 and speak to Phil DeGregorio, Surveyor.

In closing may we thank you for the opportunity of preparing this report for you and trust we may be of service to you in the near future.

Yours sincerely

Phil DeGregorio
BWT South East Ltd

Enclosures.

PS. To find out more about us why not visit our Website at www.bwt-southeast.co.uk

Paint Area Plan

Soil pipe
Leak

S

Below floor
uncovered
footings are identified
of walls

of exterior
facing

possible
in value

vent

vent

ADDRESS 10 MARKET SQUARE
Horseshorn

6/11/28

Key	HORIZONTAL DPC
Not to scale	VERTICAL DPC
Schematic	RENEWAL OF PLASTER HEIGHT OF
only	CLEAN CAVITIES
	AIR BRICKS
	OTHER

