

# PROPERTY CARE ASSOCIATION

## Examination for National Certificate in Remedial Treatment

1 March 2010

### MODULE 2: *The identification and remedial treatment of infested timber.*

#### NOTES FOR CANDIDATES

1. Read the instructions and questions carefully.
  2. Answers should be illustrated with sketches where appropriate.
  3. Any abbreviations must be given in full when first used.
  4. The duration of this written examination paper is 2 hours 15 minutes.
  5. The paper consists of two sections which are assessed separately: both must be passed.
  6. **All** questions should be answered.
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#### SECTION A

- 1) (This question should be answered in no longer than about **30 minutes**)

Outlined below are some basic facts about a property and a problem within it.

The property is mid-terrace house built in the 1920s. The ground floor accommodation comprises a front room, dining room and a kitchen which is in a later back extension. The original part of the property has suspended timber floors and the joists run from front to back; the addition has a solid floor. The owner, Mr M Saunders, has recently inherited the property; it is currently unfurnished. He has asked you to survey the ground floor for possible timber defects before the property is reoccupied because the dining room floor is springy along the wall adjacent to the kitchen. You have permission to remove skirting boards, lift floor boards etc.

Using your experience and knowledge, create and lay out a report including recommendations exactly as you would submit it to Mr Saunders. A sketch plan of the ground floor layout is provided for you to add notes to and use as part of your report. **Do not include your own name or that of your company in the report.**

## SECTION B

- 2) Describe the features of decay and the fungal growths that enable you to distinguish *Coniophora puteana* from *Fibroporia vaillantii*.
- 3) Describe the features of decay and the fungal growths of *Paxillus panuoides* and indicate where in a building you are most likely to find decay caused by this fungus.
- 4) Give details of how you would eradicate decay caused by *Serpula lacrymans* in the ends of several ground floor joists, including ancillary works to ensure that there is no re-occurrence.
- 5) Describe the features of attacked wood and any other evidence of insect activity that would lead you to suspect an infestation by sub-terranean termites.
- 6) *Anobium punctatum*, *Lyctus brunneus* and *Ptilinus pectinicornis* all have exit holes of similar size and shape (i.e. 1-2 mm diameter, and circular). Give details of the other features of the damage caused that enable you to distinguish between the three insects.
- 7) On occasion, wood already infested with wood-boring insects may be introduced into buildings. Describe the damage caused by **both** a forest longhorn beetle and a marine borer.
- 8) Describe the different characteristics of sapwood and heartwood in terms of how they are produced by the tree, their location in the tree, relative natural durability, treatability with wood preservatives etc.
- 9) Describe briefly how the natural durability of timbers is determined and give an example of a timber fitting **each** of the following descriptions:
  - perishable hardwood
  - very durable hardwood
  - non-durable softwood
  - durable softwood.
- 10) Explain why it is necessary for a remedial treatment surveyor to be able to distinguish between softwoods and hardwood.
- 11) Define what is meant by the term 'moisture content' and explain how moisture content is determined without the use of a moisture meter.
- 12) Give at least three reasons why an electrical moisture meter will give an incorrect reading even though the instrument itself (including the battery) is working correctly.
- 13) Describe the action would you take on obtaining a moisture content reading of 18 per cent in a ground floor skirting board associated with a suspended timber floor in a centrally heated house.