

PROPERTY CARE ASSOCIATION

Certificated Surveyor in Remedial Treatment

4 November 2014

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

(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 a 1930's semi-detached residence constructed of 9" brickwork incorporating a bitumen felt damp-proof course. The ground floor accommodation comprises a front room, rear room, kitchen and hall (including an under-stairs area). The timber joists run from front to back although the kitchen floor is of solid construction.

You have been invited by the owner, Mr A Bell, to inspect the whole of the ground floor for possible timber defects; he has given permission to raise floorboards etc if necessary. Furniture was sparse and floor coverings were limited to loose rugs. You were able to find an attack of wet rot and weevil in two joists and the ends of several floorboards in the under-stairs area.

Using your experience and knowledge, create and lay out a report including recommendations exactly as you would submit it to Mr Bell. 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

- 1) Describe the features of decay and the fungal growths of *Fibroporia vaillantii* and *Serpula lacrymans*, particularly those features that enable you to distinguish between the two fungi.
- 2) Describe the features of decay and the fungal growths of *Donkioporia expansa* and indicate which building components are most likely to be affected.
- 3) Describe the fungal growths associated with *Peziza* species and give details of the necessary remedial treatment.
- 4) *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.
- 5) Describe the features of wood which has been attacked by *Ambrosia* beetles and give details of the likely types of wood affected and when the attack will have taken place.
- 6) Describe wood that has been attacked by *Hylotrupes bajulus* and give details of the type of timber affected and the remedial measures necessary.
- 7) During a survey, you obtain moisture meter readings of 18 per cent in a ground floor skirting board associated with a suspended timber floor in a centrally heated house. Would this give you cause for concern? Explain your answer.
- 8) Give details of the treatment that you would recommend to eradicate an outbreak of *Coniophora puteana* in the ends of several ground floor joists which are bearing into an exterior wall.
- 9) Describe how you evaluate whether the sub-floor ventilation is adequate when you are surveying a terraced house with a suspended timber ground floor.
- 10) Give at least three reasons why a conductivity type electrical moisture meter will give an incorrect reading even though the instrument itself (including the battery) is working correctly.
- 11) When surveying a terraced house with a solid floor back extension, list all the possible sources of moisture leading to decay in the suspended timber floor in the original part of the building.
- 12) Describe the type(s) of preservative product(s) and their application method(s), together with any other measures that you would use to eradicate and infestation of death watch beetle in the end of an oak joist that is embedded in an outside wall.