

PROPERTY CARE ASSOCIATION

Certificated Surveyor of Timber and Dampness in Buildings

MODULE 3: The Identification and In-situ Treatment of Infested and Decayed 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 and both must be passed; the pass rate in both cases is 50%.
 6. **All** questions should be answered.
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SECTION A

(This section should be answered in no longer than about **45 minutes**; marked out of 25))

The property is a 1930's semi-detached house constructed of brickwork including a cavity and incorporating a bitumenised felt damp-proof course. The ground floor accommodation comprises a front room, rear room, kitchen and hall with a cupboard under the stairs. The reception rooms and hall have suspended timber floors; the timber joists run parallel to the gable wall. The kitchen has a solid floor which was installed over 5 years ago.

You have been invited by the owner, Mr B Hudson, to inspect the ground floor of the property for any timber defects as he has found small, ragged looking holes in the floorboards in the cupboard under the stairs near the kitchen wall. There are no radiators or appliances on either side of this wall.

You have permission to remove skirting boards, lift floor boards etc. and to undertake any destructive examination necessary to fully investigate the problem during this site visit.

Using your experience and knowledge, create and layout a report including recommendations for appropriate remedial measures exactly as you would submit it to Mr Hudson. 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 (All questions are worth 6 marks)

- 1) Describe the features of decay and the fungal growths of *Asterostroma* species and *Serpula lacrymans*, particularly those features that enable you to distinguish between these two fungi.
- 2) Describe the characteristic decay and fungal growths associated with *Donkioporia expansa* and indicate where in a building you are most likely to find decay caused by this fungus.
- 3) Describe the fungal growths associated with *Coprinus* species and give details of the necessary remedial treatment.
- 4) Common furniture beetle, *Lyctus* powderpost beetle and weevils all have exit holes that are similar in size. Describe the other features of the infestations that enable you to distinguish between the three insects.
- 5) Describe wood that has been damaged by *Hylotrupes bajulus* and give details of the type of timber affected and the remedial measures necessary.
- 6) Damage caused by less common beetle species may be found in buildings.
 - a) Describe the features of wood which has been damaged by *Ambrosia* beetles,
 - b) Give details of the likely types of wood affected and when the attack will have taken place, and
 - c) Indicate the importance of damage caused by the beetles.
- 7) Give details of how you would eradicate decay caused by *Fibroporia vaillantii* in the ends of several ground floor joists.
- 8) Explain what you understand by the term 'treated area' in a building which is to receive a localised treatment against wood-boring beetle and list all the areas which could be included.
- 9) Describe the type(s) of preservative product(s) and how you would use them, together with any other measures, to eradicate an infestation of death watch beetle in the end of an oak joist which is embedded in an outside wall.
- 10) What moisture meter readings would you expect to find in the timbers in a poorly ventilated roof space in mid-winter? Explain the reasons for the moisture contents being at these levels.
- 11) List the reasons why the dry rot fungus *Serpula lacrymans* can be difficult to eradicate from a building.
- 12) Give details of the type of product, the application method and the rate of application that you would use to treat a light infestation of *Anobium punctatum*. How long will the treatment take to completely eradicate the infestation?