
Fastrack

Dry Rot Control Concentrate

Background

For the successful treatment of Dry Rot (*Serpula lacrymans*), a good knowledge of its biology and behaviour is required. This is covered in detail in the Safeguard publication, "Dry Rot and its Control," and in BRE Digest 299, "Dry rot: its recognition and control."

As with all products designed to control dry rot, treatment with Fastrack Dry Rot Control Concentrate should only be considered a secondary measure. The primary aim of any treatment should be to locate and rectify the source of dampness causing the decay. Once this primary measure has been achieved, the following secondary measures should be taken:

- 1) Cut out and remove any decayed timbers together with a margin of at least 750mm beyond the last evidence of fungal decay. Immediately remove decayed timber from site and burn.
- 2) Remove all built in timbers, e.g. lintels, bonding timbers, etc., within the affected areas and replace with steel or concrete according to the local building regulations.
- 3) Where dry rot is present in the subsite soil, removal of the top 50mm should be considered.; subsite soil may also be sprayed with Fastrack Dry Rot Control Concentrate. Replacement of timber suspended floors with solid floor should be considered if appropriate.
- 4) Thoroughly clean down all exposed masonry using a wire brush to remove surface fungal growth. Thoroughly clean up and remove all dirt and debris which may contain fungal growth.
- 5) Full irrigation of masonry is not recommended due to attendant problems of injecting large quantities of water into masonry. It is also unnecessary and will also introduce excess biocide into the environment.

Where masonry sterilisation is deemed necessary, then:

- a) Thoroughly sterilise the surfaces of walls using Fastrack Dry Rot Control Concentrate (diluted 1:24 with water) using a coarse spray (not atomised); two or three liberal applications should be applied.
- b) Irrigation by injection into masonry should only be undertaken to isolate an outbreak of dry rot by imposing a "cordon sanitaire" (peripheral irrigation).¹
 - i. Between the outbreak and any timbers in close proximity but not yet affected.
 - ii. To isolate some built in timbers which have been decayed and are not readily removable. Such timbers should also be thoroughly treated with the appropriate ProBor preservative (datasheet available on request).
 - iii. To masonry where dry rot has become firmly established in timbers/masonry from an adjacent property or soil.

¹ Irrigation by application of a "cordon sanitaire" should only be carried out where deemed necessary to walls in excess of 130mm in thickness. Two to four rows of holes should be drilled around the perimeter of the infected wall at 230mm centres to approximately two thirds of the depth of the wall and angled downwards to aid full penetration of the sterilant.

Reinstatement

- 1) When considering reinstatement of timbers into previously infected damp walls careful consideration to the use of membranes, sleeper walls and joist hangers in accordance with local building regulations should be made.
- 2) Replaster exposed walls before replacement of woodwork. Consideration should be given to the use of toxic plasters in situations where a severe infection of dry rot has been identified; with particular reference to areas where access for treatment to both sides of masonry is not possible, e.g. terraced properties.
- 3) Replacement timbers should be pretreated by double vacuum or similar approved method. Alternatively, timbers may be steeped in ProBor DB (see appropriate data sheet) for three hours; following working any cut ends should be retreated.
- 4) All sound timber in the vicinity of the outbreak should be cleaned and thoroughly treated with the appropriate ProBor boron-based preservative, depending on timber dimensions.

NOTE: Following works it is essential that the property is kept in good order and is maintained in a dry state.

Dilution

For use on masonry, dilute 1 part Fastrack Dry Rot Control Concentrate with 24 parts water.
DILUTED MATERIAL MUST BE USED THE SAME DAY.

Application

The Control of Substances Hazardous to Health (COSHH) regulations apply to the use of this product at work. Ensure that the operator has read the relevant safety data sheet and is wearing the appropriate safety equipment. Always read the label.

Surface Treatment - Apply diluted Fastrack Dry Rot Control Concentrate using a low pressure spray unit; ensure that a coarse spray is used. Apply fluid so as to ensure even application and thoroughly saturate the surface. Several applications may be needed.

Irrigation - Drill holes at 230mm centres and down at an angle to approx. 2/3 the width of the wall. The holes may be filled during the surface spray treatment or separately or by low pressure injection using DPC injectors. In all cases, saturate to refusal.

Coverage

1 litre diluted product per 3 sq. metres on absorbent surfaces when used as a surface treatment in masonry.

Storage / Health and Safety

Store in original containers and keep tightly closed, above 5°C. Store in a safe place, keep out of reach of children. Keep away from food, drink and animal feedstuffs. For full health and safety information consult safety data sheet.

This product is approved under the Control of Pesticides Regulations 1986 for use as directed. HSE No. 7395. Always read the label.