



**Independent Surveyors for Fungal Decay, Woodworm
Dampness and Basement Waterproofing**

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SURVEY REPORT

Customer: Agnes Gourlay

Property: 39 Loudoun Road
Newmilns
KA16 9HJ

Surveyor: Michael Caldow

Survey Date: 12/11/2025

Ref No: 11635

Report Date: 12/11/2025

Property Description: Terraced House

May we take this opportunity to thank you for choosing Rowallan Timber and Damp Surveys to carry out this inspection. We confirm you have asked us to inspect the accessible areas for dampness.

Our objective in preparing this report for you is to ensure that you have full transparency of the problems identified, are aware of the costs involved and to provide you with the solutions to rectify these problems with the minimum of disruption.

So that you can be confident in our diagnosis, our surveyors are fully qualified to CSRT/ CSSW level.

Our inspection was restricted to the areas designated below and was of a non-disruptive nature. Should there be any other areas of concern to you that we have not commented on or if you would like a more detailed examination involving exposure works, we would be pleased to undertake this for you on receipt of further instruction (written permission will require to be obtained from the property owner). Parts of the property which cannot be accessed will not be reported upon and this will be stated in the report, however, should the surveyor suspect that a defect may exist, he may recommend that a further inspection is required.

All directions given in our report were taken from the outside of the property facing the front elevation wall.

Roofs

OBSERVATIONS

Inspection of the main roof was severely restricted due to method of construction (ie, attic rooms and dormers). Limited inspection was possible adjacent to hatch at apex and was further restricted by stored goods, dust and debris.

Some of the timbers are water stained. Moisture penetration via roof coverings, flashings, etc can result in the moisture content of timbers being excessive, in that, it would permit the germination of spores of wood destroying fungi. We therefore recommend that you arrange for the roof coverings to be inspected and repaired as required under separate contract. If during the course of this work you require further inspection, please do not hesitate to contact us.

No inspection of rear mono-pitch or flat roofs was possible.

First Floor Level

OBSERVATIONS

Inspection was generally restricted, in part, by floor coverings.

Evidence of moisture penetration was noted and we would refer to our previous comments regarding roof maintenance. Some remedial plasterwork is likely to be required prior to redecoration.

Ground Floor Level

OBSERVATIONS

Inspection was generally restricted by furniture and floor coverings. No sub-floor inspection was possible. The floors to the rear extension and entrance vestibule are solid concrete.

At the time of our survey, visual and instrumental inspection did not indicate the presence of rising damp.

Moisture ingress has occurred along the front elevation due to external defects to roof, rainwater goods and stonework which all require to be attended to by others.

This, together with decay noted to timbers around alcove and gas meter recess and significant deflection to ceiling along front elevation leads us to strongly suspect substantial decay will be affecting concealed structural timbers.

RECOMMENDATIONS

A sketch has been enclosed to assist in the identification of treatment areas.

Works by Specialist Contractor:

Carefully remove and set aside skirtings, facings, window linings, etc and reinstate/ renew on completion.

Take down and remove plywood panelling around vestibule.

Carefully strip out and remove wall linings to areas and heights as indicated and clear all accumulated debris behind.

Carefully hack off and remove existing wall plaster to areas and heights as indicated.

Completely strip out and remove alcove.



Carefully strip out and remove ceiling linings along front elevation.

Shore and support roof structure and carefully cut out and remove all joist end, rafter ends and associated wallplate along front elevation.

Shore and support masonry as necessary and remove timber lintels as indicated.

Replace the lintels with pre-cast concrete or steel re-building brickwork as necessary.

Wire brush surfaces and apply a liberal surface application of fungicidal fluid to the exposed brickwork/stonework.

Carefully lift floorboards along front elevation at ground floor and inspect exposed joist ends. If sound, treat with fungicide/preservative and relay/ renew floorboards. Otherwise arrange to provide supplementary report on condition.

Renew joist ends, rafter ends and wallplate in pre-treated timber ensuring that all surfaces coming in contact with masonry are isolated with a physical damp proof membrane.

Replacement joist and rafter ends will be bolted and connected to the remaining sections.

Install a ventilated, lathed membrane to exposed surfaces of masonry to isolate substrate from plaster finish. Gypsum bonding plaster or plasterboard is to be applied to membrane followed by finishing plaster.

Wall strapping, where applicable, is to be replaced in new treated timbers, fixed by means of mild steel holdfasts or hammer fixings and isolated from masonry by a physical dpm. Frame out alcove flush with wall.

Re-instate wall and ceiling linings disturbed with plasterboard having skim coat finish.

All ceilings will finish square edge. No allowance has been made for re-instatement of any cornice which may be present.

Reinstate plywood linings in vestibule.

Ancillary works required by others:

External remedial works.

Carefully remove, set aside and reinstate radiator.

GENERAL NOTES

We would draw your attention to the need for you to remove all fixtures, fittings, floor coverings, stored articles, etc from the areas designated for treatments, prior to works commencing on site.

Replacement timbers will be to standard stock items, sections and mouldings, unless otherwise specified.

Our cost assessment covers only those items specifically stated in the report to be undertaken by the Specialist Contractor. All other repairs and/or ancillary works are to be the responsibility of others, under separate contract.

If this attack involves the adjoining property, any guarantee would become void should any re-attack emanate from the adjoining property.

No allowance has been made in our cost assessment for the removal and subsequent re-instatement of any electrical, plumbing or other services unless otherwise stated.



At the time of the inspection, it was not possible to ascertain the construction of the masonry or the nature of the mortar joints. Our cost assessment is therefore based on the masonry being level, in sound condition and bonded with mortar. If, during the course of the work specified, extra work is found to be necessary due to the poor condition of the masonry you will be notified.

It will be seen our specification includes for the removal of existing plaster. In removing plaster, it is not unusual for dust to find its way to the remotest parts of the property. Whilst the Specialist Contractor will take precautions to minimise this nuisance wherever practicable within the immediate area of the works, we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. No responsibility is likely to be accepted by the Specialist Contractor for cleaning or for any damage that may be caused by dust.

Our inspection is based upon a close, but not intimate, examination of the areas specified. Inevitably, there will be concealed timbers that could not be inspected fully, or at all, without opening up. We have, as far as possible, inspected accessible exposed surfaces available to us. Our recommendations are, therefore, subject to the qualification that further necessary works may be required once the fabric of the building or a particular element is exposed, this applies particularly to dry rot. Should you require a full exploratory examination, we would be pleased to quote. If you proceed on the present basis, we shall advise you of any further infestation or fungal decay discovered during the execution of the works and advise/assess accordingly.

You should be aware that we have reported upon problems evident to us at the time of our visit, we are not commenting in any general sense on the risk of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn your attention to other defects, these should be regarded as helpful suggestions and not a full complete assessment of any problems that may exist. External weathered timbers (eg, windows, fascias, etc) and outbuildings are not covered by the scope of our survey.

About Rowallan Timber and Damp Surveys

We are a local, independent company providing professional advice and remedial solutions in relation to timber and damp problems in buildings.

Our reliability, professionalism and integrity have been proven by our many repeat customers and referrers. A small selection of our testimonials can be viewed on our website www.rowallansurveys.co.uk.

We would like to thank you once again for choosing us to carry out this survey for you. Our customer's opinions and satisfaction are very important to us and we believe in offering an exceptional service. We will, for that reason, follow up with a brief online survey from a specialist customer research company and would be delighted if you could provide us with your feedback. In the meantime, if you would like to comment on any aspect of our service, please feel free to call our office or drop us an email at info@rowallansurveys.co.uk.

Cost Assessment

We advise that a competitive cost to undertake **Works by Specialist Contractor** as specified in this survey report would be:

	£	18,480
VAT @ 20%	£	3,696
Total	£	22,176



Whilst we do not undertake remedial works directly, we can arrange for the works specified to be undertaken by one of our **Approved Specialist Contractors**. Although any contract will be between the customer and the Approved Specialist Contractor, you can be confident that work will be undertaken in accordance with our specification by skilled and experienced technicians complying with stringent industry standards in terms of workmanship and health and safety. Works will be carried out with the minimum of disruption and within the cost assessed by ourselves (subject to a reasonable period for acceptance and fluctuations in material costs).

Please contact ourselves should you wish work to be undertaken by an Approved Specialist Contractor and we will provide them all the necessary information for them to contact you directly and arrange mutually convenient work dates.

If works are undertaken by one of our **Approved Specialist Contractors**, upon final payment of the contract, a 10 year Guarantee will be issued offering you peace of mind by protecting your property for the future.

The surveyor who has been dealing with this property is Michael Caldow and can be contacted on telephone number 01563 529716 or mobile 07976 251978 or by e:mail at mc@rowallansurveys.co.uk.

M Caldow

Michael Caldow BSc CSRT CSSW



Part Ground Floor Plan—Front

