



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

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SURVEY REPORT

Customer: Barnetts

Property: 7 Drumilling Drive
West Kilbride
KA23 9BE

Surveyor: Michael Caldow

Survey Date: 01/07/2024

Ref No: 11094

Report Date: 01/07/2024

Property Description: Detached House

May we take this opportunity to thank you for choosing Rowallan Specialist Surveys to carry out this inspection. We confirm you have asked us to inspect the accessible timbers for fungal decay, infestation by wood boring insect and 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.

We have assumed that remedial works will be undertaken in conjunction with a more substantial scheme of alteration/ refurbishment and our specification has been prepared accordingly.

Roof Voids

OBSERVATIONS

Inspection was severely restricted due to flooring panels insulation materials, 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.

Where inspection was possible, no apparent surface visual evidence of fungal decay or infestation was noted.

Ground Floor Level

OBSERVATIONS

Black spot mould, symptomatic of a significant condensation issue, was evident throughout.

For your guidance and assistance, we have enclosed a copy of our Condensation Information Sheet giving general advice.

Various external defects including roofing, rainwater goods, rendering, etc have resulted in moisture penetration to various areas. Remedial work to these is to be the responsibility of others as part of general refurbishment.

Water ingress was noted from the chimney. If becoming redundant, chimney should ideally be removed and flue vented.

It would appear that debris in the cavity is creating a moisture bridge below the window Room Rear Left. Brickwork should be opened up and debris cleared by others

Following a reasonable drying out period, necessary remedial work to plaster can be assessed and undertaken by others as part of general refurbishment.

Plasterboard wall linings damaged by moisture ingress will require to be stripped and renewed in Utility Room.

At the time of our survey, visual and instrumental inspection did not indicate the presence of rising damp. We, therefore, make no recommendations for specialist damp-proofing treatments at this time.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) has been noted to flooring. Often referred to as woodworm, this is the most common wood-boring insect. It can be found in structural timbers where they lay their eggs on or in the timbers and the larvae feed upon and bore through the wood leaving a network of tunnels, thus damaging and weakening the structure.

A Dry Rot sporophore was noted to soffit of window in Room Rear Right. Dry rot is the most serious wood destroying fungi. It is malignant and will spread even through thick masonry in search of timber to attack. The extent of the outbreak must be fully eradicated and the building fabric sterilised to prevent re-infestation occurring.

Limited sub-floor inspection was possible adjacent to existing hatches.

The solum, although shallow and was not noted to be excessively damp. It should be ensured that sub-floor ventilation is kept clear and maintained. Slightly high patio levels are partially obscuring sub-floor ventilation at the rear and these should be lowered by others.



Plumbing defects have resulted in damage to chipboard flooring in Rear Extension and flooring should be replaced as part of general refurbishment.

RECOMMENDATIONS

Ancillary works required by others:

Strip out and remove timber window surround and timber sub-frame to Room Rear Right.

Strip plaster above window to allow sterilisation of surrounding brickwork.

Renew window framing, as required, in pre-treated timber ensuring that all surfaces coming in contact with masonry are isolated with a physical damp proof membrane and make good plasterwork.

Strip out and remove chipboard flooring to extension prior to commencement.

Works by Specialist Contractor:

Lift sufficient floorboards and apply dual purpose fungicide/ insecticide to all exposed accessible surfaces of floor timbers. Relay existing floorboards.

Wire brush surfaces and apply a liberal surface application of fungicidal fluid to the exposed brickwork around window in Room Rear Right.

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.

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.

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 Specialist 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:

	£	1250
VAT @ 20%	£	250
Total	£	1500

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 20 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
For Rowallan Specialist Surveys

