

Date of survey: 17/03/2023
Time: 13:30
Reference: 070
Client: Mr Rob Manson
Surveyor: Mr P Wood CSTDB
Survey type: Timber (loft space only)
Address: Summit View
Canalside
Fort William
PH33 7LY

Dear Mr Manson,

A survey was carried out at the above mentioned address by our surveyor Mr Peter Wood. Acting on your verbal instructions via telephone call to survey and report on potential woodworm in the loft space. This issue was initially detected on the original home report conducted prior to this survey being carried out and was outlined to be investigated further. If any of the above information is incorrect please contact us at the earliest opportunity.

Property details

1990's detached 1 storey property with living area incorporated into roof structure. The property is of modern timber frame design with a traditional "A" frame roof over laid with Marley modern roof tiles. External walls are believed to be of 4" concrete block construction and finished with wet dash roughcast render.

Loft Space

The loft area was covered with 2 layers of modern 150mm glasswool insulation that was moved to allow visual inspection to be carried out then reinstated when completed. On inspection there were no visible signs of an active outbreak of Anobium Punctatum (WoodWorm) on any of the roof rafters. All other accessible areas within the loft space were inspected and no obvious signs of any infestation were found at time of survey. Moisture metre readings were taken at several locations throughout the roof space and were found to be satisfactory in comparison with expected moisture content for roof timbers.

Findings

In conclusion to this report, I am able to confirm there is no active outbreak of wood boring insect attacking any accessible timbers inspected in the loft area during this survey. Houses built in the 1990's using modern construction grade timber will have been chemically treated in a large vacuum pressure vessel prior to going on general sale at any builders merchants ensuring maximum protection against wood boring infestation.

Should you have any further questions or seek any further clarification on any aspect of this report please do not hesitate to contact me.

Kind regards,

Peter wood CSTDB

info@woodpreservation.co.uk
07795573735