



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

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SURVEY REPORT

Customer: Jackie Oneill

Property: 4 Kennedy Drive
Dunure
KA7 4LS

Surveyor: Michael Caldow

Survey Date: 08/10/2026

Ref No: ROW14329SVY

Report Date: 08/10/2026

Property Description: First Floor Flat

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 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.

Roof Void

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.

Moisture ingress around the chimney has resulted in decay by wet rot to roof timbers.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted.

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.

The infestation noted during our inspection was slight scattered and treatment with insecticide will be sufficient to eradicate the problem.

RECOMMENDATIONS

It is essential that all stored items and debris are removed by the client prior to commencement.

Works by Specialist Contractor:

Carefully cut back and remove trimmer rafter section and 2No adjacent bridles.

Renew the above stated timbers in pre-treated timber ensuring that all surfaces coming in contact with masonry are isolated with a physical damp proof membrane.

Carefully remove, set aside and re-instate flooring panels and insulation material as the work progresses.

Clean down as deemed necessary all exposed roof timbers.

Apply insecticide to all exposed and accessible surfaces of roof timbers.

Ancillary works required by others:

Roofing repairs including replacement of decayed sarking boards as required.



Lounge Chimney Breast

OBSERVATIONS

Dampness was noted to wall plaster at high level and edge of ceiling duty to moisture ingress around chimney.

Following a reasonable drying out period, some remedial work may be required to plaster and wall/ ceiling linings. This work would be the responsibility of others.

GENERAL NOTES

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.

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.

Cost Assessment

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

	£	1650
VAT @ 20%	£	330
Total	£	1980



Whilst we do not undertake remedial works directly, we can introduce you to a **Specialist Contractor** to carry out the works directly for you. Although any contract will be between the customer and the Specialist Contractor, we select the Specialist Contractors we introduce carefully and 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. The Specialist Contractor will aim to complete the works 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 us to introduce you to a 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 a **Specialist Contractor**, upon final payment of the contract, a 10 year Guarantee will be issued by them in respect of specialist works, 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

