



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

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SURVEY REPORT

Customer: Angela Cairns

Property: 18 St Germain Street
Catrine
Mauchline
KA5 6RH

Surveyor: Michael Caldow

Survey Date: 11/12/2025

Ref No: 11673

Report Date: 11/12/2025

Property Description: Maisonette 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

OBSERVATIONS

Inspection was severely restricted due to method of construction (ie, attic rooms and dormers). Limited inspection was possible adjacent to hatches at rear eaves and apex and was further restricted by 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.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted to wall framing timbers with no evidence of infestation to exposed accessible surfaces of roof timbers. The infestation appears to be old, but no assurance can be given that it is inactive. Whilst no evidence of recent activity was noted, it would be prudent to monitor roof timbers for signs of activity during each flight season (late spring/ early summer).

Attic Level

OBSERVATIONS

Inspection was generally restricted by floor coverings.

Evidence of moisture penetration was noted to various areas and we would refer to our previous comments regarding roof maintenance.

Moisture ingress, a build-up of debris behind wall linings allowing moisture to bridge from external masonry onto internal surfaces and residual hygroscopic salt contamination from the historic burning of fossil fuels absorbing moisture from the air has resulted in damage to plaster and wall linings at both chimney walls.

Apparently old/ inactive woodworm was noted to section of flooring in box room.

RECOMMENDATIONS

Works by Specialist Contractor:

Carefully remove and set aside skirtings and reinstate/ renew on completion.

Carefully strip out and remove wall linings to both chimney walls and clear all accumulated debris behind.

Open up redundant fireplace and clear any accumulated debris.

Install a ventilated, lathed membrane to exposed surfaces of masonry to isolate substrate from new finish.

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

Install plaster vent to redundant fireplace.



First Floor Level

OBSERVATIONS

Inspection was generally restricted by furniture and floor coverings.

At the time of inspection, evidence of condensation was noted. For your guidance and assistance, we have enclosed a copy of our Condensation Information Sheet giving general advice.

Moisture penetration was noted to rear right corner of Room Rear Right and above Kitchen window. This may have resulted in fungal decay to concealed timbers. We recommend this area is exposed and a further inspection carried out.

Water damage was noted to flooring below kitchen sink which would appear to be the result of a historic leak. This may have resulted in fungal decay to concealed timbers. We recommend this area is exposed and a further inspection carried out.

RECOMMENDATIONS

Works by Specialist Contractor:

Room Rear Right

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

Carefully strip out and remove wall linings/ plaster to right-hand side of window and above alcove.

Whilst every reasonable precaution should be taken, repair to any unavoidable damage caused to decorative cornice is to be the responsibility of others under a separate contract.

Test bore lintels and, if sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

Install a ventilated, lathed membrane to exposed surfaces of masonry to isolate substrate from plaster finish.

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

Kitchen

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

Expose wall linings over window to allow test boring of lintel and, if sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

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

Carefully strip out and remove damaged floorboards below sink unit.

Test bore joist ends and, if sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

Fit new pre-treated floor boarding to the disturbed floor area.

Ancillary works required by others:

Carefully remove and set aside existing sink and base unit, etc. and reinstate/ renew on completion.



Ground Floor Level

OBSERVATIONS

Some minor dampness and poor quality plaster repairs were noted within storage area, however, we do not consider this significant in relation to the end-use of these areas.

Damp, contaminated plaster was noted to lower walls in Entrance Hall as a result of rising damp and moisture bridging from stonework around close door.

RECOMMENDATIONS

Works by Specialist Contractor:

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

Carefully hack off and remove existing wall plaster approx. 1.0m high along both sides of Entrance Hall.

Install a chemical damp-proof course using a silane diffusion method to those walls indicated in accordance with BS 6576.

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.

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.

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:

	£	6250
VAT @ 20%	£	1250
Total	£	7500

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

