



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

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## **SURVEY REPORT**

**Customer:** John Mabon

**Property:** 20 Annanhill Avenue  
Kilmarnock  
KA1 2LB

**Surveyor:** Michael Caldow

**Survey Date:** 18/09/2025

**Ref No:** 11578

**Report Date:** 18/09/2025

Property Description: Semi-detached

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.

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

## **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.

Dampness was noted to chimney breasts and we recommend opening up, clearing debris and installing a permanent vent to redundant chimney breasts. You should also ensure chimneys are properly capped and we refer to our previous comments regarding roof maintenance.

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

## **Ground Floor Level**

### **OBSERVATIONS**

Inspection was generally restricted by furniture and floor coverings. The kitchen floor appears to be solid concrete. No sub-floor inspection was possible.

At the time of inspection, evidence of condensation was noted to the kitchen ceiling and additional mechanical ventilation may be required.

Isolated moisture meter readings and flaking paint was noted below the front window. Externally, render appears generally sound at this area. This issue is most likely due to a cold-bridge caused by debris in the cavity (possibly from when windows were renewed). This may well be alleviated by a balance of heating and ventilation. Should the issue persist it may be necessary to open up the cavity, clear any accumulated debris and replaster. This work would be the responsibility of others under a separate contract.

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.



## GENERAL NOTES

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 without opening up. We have not, from our inspection, found any visual evidence of infestation or fungal decay excepting any that has been specified in our report and accordingly, we are not hereby recommending any treatment. We have, however, only inspected those exposed surfaces that were accessible at the time of our inspection and it would not, therefore, be prudent for you to regard such an inspection as totally reliable. If you need to be sure of the absence of any further visual infection, please inform us and we will then submit a quotation detailing the exposure work that would be required for a more detailed examination.

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](http://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](mailto:info@rowallansurveys.co.uk).

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](mailto:mc@rowallansurveys.co.uk).

M Caldow

**Michael Caldow BSc CSRT CSSW**

