



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

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## **SURVEY REPORT**

**Customer:** Marion McCubbin

**Property:** 14 Hawkshaw Terrace  
Muirkirk  
KA18 3QE

**Surveyor:** Michael Caldwell

**Survey Date:** 17/12/2025

**Ref No:** 11678

**Report Date:** 17/12/2025

Property Description: Semi-detached House

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 infestation by wood boring insect and accessible area advised 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 stored goods, flooring panels, insulation materials, dust and debris.

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:**

Protect electrical junction boxes and open water tanks as appropriate.

Carefully remove, set aside and re-instate flooring panels, 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.

## **Ground Floor Room Rear Left**

### **OBSERVATIONS**

An isolated damp stain was noted to the ceiling adjacent to the door. Carpet was lifted back in Bedroom immediately above which revealed replacement floorboards consistent with pipes being laid and the floorboards were warm indicating heating pipes below. Moisture meter readings were noted to the surface of the floor corresponding with the damp stain below.

Whilst damp readings may be residual, we would recommend that floorboards are lifted and pipework inspected for leaks. This work is to be the responsibility of others under a separate contract. If during the course of this work you require further inspection, please do not hesitate to contact us.

### **GENERAL NOTES**

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 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).

### 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
<b>Total</b>	<b>£</b>	<b>1500</b>

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

M Caldow

**Michael Caldow BSc CSRT CSSW**

