



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

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SURVEY REPORT

Customer: Raymond Wood

Property: 23 Ashgrove Street
Ayr
KA7 3AQ

Surveyor: Michael Caldow **Survey Date:** 23/03/2026

Ref No: ROW14090SVY **Report Date:** 23/03/2026

Property Description: 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 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.

Ground Floor – Room Front Right

OBSERVATIONS

Isolated moisture meter readings were obtained either side of the fireplace.

This would appear to be the result of a build-up of debris and residual hygroscopic salt contamination from the historic burning of fossil fuels absorbing moisture from the air.

No visual evidence of damp was noted and a balance of heating and ventilation may well be sufficient to alleviate this issue.

Should dampness manifest in the future we would suggest the following specification.

RECOMMENDATIONS

Protect fireplace and carefully remove and set aside skirtings and reinstate on completion.

Carefully strip out and remove wall linings and remove plaster from stone fire surround approx. 1.0m high either side of fireplace and clear all accumulated debris behind.

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.

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:

	£	750
VAT @ 20%	£	150
Total	£	900

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.

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