



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

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SURVEY REPORT

Customer: Elizabeth Wallace

Property: 10 Garnock Street
Dalry
KA24 4BT

Surveyor: Michael Caldwell

Survey Date: 27/04/2026

Ref No: ROW14140SVY

Report Date: 27/04/2026

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 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 apex hatch and was further restricted by insulation materials, dust and debris (no inspection via front eaves hatch was possible due to insulation).

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 bark borer (*Ernobius mollis*) was noted. As this insect only feeds upon bark and outer sap rings and infestation dies out when bark is removed, chemical treatment is not necessary.

First Floor Level

OBSERVATIONS

Inspection was generally restricted by furniture and floor coverings.

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

Ground Floor Level

OBSERVATIONS

Inspection was generally restricted by furniture and floor coverings. No sub-floor inspection was possible.

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

Damp readings were noted around the redundant fireplace on gable wall of Room Rear Left, however, no visual evidence of dampness was noted. A possible build-up of debris and residual hygroscopic salt contamination from the historic burning of fossil fuels absorbing moisture from the air is the likely cause of these readings. It would be prudent to open up redundant fireplace, clear any accumulated debris and fit a permanent vent. Should visual dampness manifest in the future it may be necessary to remove contaminated plaster and renew in renovating plaster.

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.



Basement Level

OBSERVATIONS

Inspection was generally restricted by floor coverings in part. The floor is solid concrete.

Recent damp-proofing works have been undertaken to isolated areas in Hall, Utility Room and to gable wall in Bedroom and guarantees are in place for this work.

Walls to bedroom, hall and utility room have been dry lined to form habitable accommodation. Damp readings were obtained to existing plastered walls in cupboards below stair, however, we do not consider these significant in relation to the end-use of these areas. Should consideration be given to upgrading these areas some damp-proofing works would be required at that time. We would suggest contacting the company who have previously undertaken damp-proofing elsewhere in order to maintain uniformity of guarantee.

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

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.



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 .

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

