



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

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SURVEY REPORT

Customer: Moira Hulme

Property: 38 Main Road
Kirkoswald
KA19 8HY

Surveyor: Michael Caldow

Survey Date: 14/07/2026

Ref No: ROW14210SVY

Report Date: 14/07/2026

Property Description: First Floor 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 infestation by wood boring insect.

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 insulation materials, dust and debris.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted adjacent to the access hatch.

Although the infestation appears to be old, 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).

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

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



