



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

30 John Finnie Street
Kilmarnock
KA1 1DD

01563 529716
info@rowallansurveys.co.uk
www.rowallansurveys.co.uk

SURVEY REPORT

Customer: Beverley Lawson

Property: 129 Castlehill Road
Ayr
KA7 2LG

Surveyor: Michael Caldow

Survey Date: 28/07/2026

Ref No: ROW14223SVY

Report Date: 28/07/2026

Property Description: Detached Bungalow

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 timber attic room linings and flooring. Limited inspection was possible adjacent to eaves hatches and was further restricted by 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.

Ground Floor Level

OBSERVATIONS

Inspection was generally restricted by floor coverings.

The Kitchen floor appears to be solid concrete.

A limited sub-floor inspection was possible where a floorboard was able to be lifted adjacent to the gable wall in Room Front Left. The solum was noted to be sealed, relatively dry and adequately ventilated with no elevated moisture content noted where joists were tested. It should be ensured that sub-floor ventilation is kept clear and maintained.

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

Extensive mould, symptomatic of a condensation issue, was evident throughout although surfaces were dry at time of inspection. For your guidance and assistance, we have enclosed a copy of our Condensation Information Sheet giving general advice.

The rear Porch/ Sunroom is of fairly rudimentary construction and will be susceptible to condensation.

Evidence of moisture ingress was noted to wall linings above fireplace in Room Front Right and we would refer to our previous comments regarding roof maintenance. Should the chimney become redundant it would be prudent to consider its removal to guard against future problems.

We have assumed that a substantial scheme of refurbishment will be proposed for the property. Following a reasonable drying out period, some remedial work will be required to plaster and wall linings and this can be carried out by others as part of the general refurbishment. If fireplace is removed it should be ensured that flue is cleared and vented.



Dampness noted around the redundant fireplace in Room Front Left 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.

During refurbishment we recommend that fireplace is opened up, any accumulated debris cleared and a vent fitted. Following a reasonable drying out period, some isolated remedial work may be required to 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.

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



