



Correspondence Address:

8 Low Road Auchtermuchty KY14 7AU

Customer Service Telephone:

St Andrews: 01334 461065

Auchtermuchty: 01337 827282

Dunfermline: 01383 661177

Edinburgh: 0131 603 4643

Dollar: 01259 781648

e-mail: info@thepreservationcompany.co.uk

web: www.thepreservationcompany.co.uk

REF: CW/A8309

Mr Duncan Fergusson
JG Wilson
18 High Street
Kinross
KY13 8AN

29 January 2024

Dear Mr Fergusson

Re: 36 High Street, Kinross, KY13 8AN

We write to confirm the results of our initial examination of the property on 23 January 2024. This non-invasive survey was carried out by our Mr Colin Wilks following your e-mail instruction of 19 January 2024.



Building Solutions for Dampness, Fungal Decay and Timber Infestation

Director: G. A. White. Registered company address: Kinburn Castle, St Andrews, Fife KY16 9DR

The Preservation Company of Scotland Ltd. Company reg number: 359187 (Scotland). VAT number: 995 5130 88

As specifically requested, our inspection was restricted in respect of dampness, timber infestation and decay to the accessible wall surfaces and structural timbers.

We trust that we have interpreted your instructions correctly, however if there is any doubt as to the extent of our investigations or if there are any omissions, we apologise and respectfully ask that you inform us as soon as possible.

The property is a traditional stone/brick built semi-detached house with slate roof coverings.

Our report directions are taken from a position facing the front elevation of the property from the garden.



Front elevation

At the time of our initial inspection, it was wet and cold.

At the time of our inspection the property was unoccupied, and unfurnished with a combination of fitted floor coverings. As such, we were only able to inspect a small area of the sub-floor timbers at this stage.

EXTERNAL OBSERVATIONS (From Ground Level)

Although not an exhaustive list, during our inspection, the following defects were noted. These “observations” do not constitute a detailed inspection, invasive or otherwise, and does not negate the requirement for possible further instruction and detailed inspection by requisite specialists in their field such as roofers, joinery contractors, plumbers, electrical contractors etc.

- Slipped/missing/chipped slates.
- Weathered brick and open joints to external walls.
- High ground levels relative to the internal floor level to the rear and right hand elevations.
- Defective rainwater goods.
- Limited/restricted ventilation to the sub floor.



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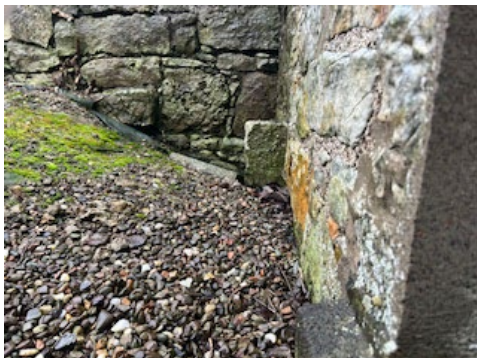
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Staining to stonework to front elevation



High external ground level between right hand gable and boundary wall



High external ground level to rear elevation

Please note that no allowance has been made at this stage for rectifying the above defects, or any other external repairs considered or found to be necessary unless directly specified otherwise within the body of this report. Failure to carry out essential repair and maintenance works to the external fabric may result in water ingress to the property and increase the risk of dampness and timber decay.

As any Guarantees issued are conditional upon the building being maintained in a good and proper state of repair for the duration of the Guarantee, it is essential that all necessary repair and on-going maintenance work is carried out by your own Joinery/Building/Roofing Contractors or otherwise, to prevent further possible rainwater penetration.



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INTERNAL OBSERVATIONS

RISING DAMPNESS

ROOM RIGHT

At the time of our inspection, moisture profile readings recorded with a hand-held electronic moisture meter, along with our visual observations, indicated the presence of rising dampness to the front wall of room right as designated in need of treatments on the attached over-marked floor plan drawing. This would appear to be due to (and in the absence of any evidence to the contrary):

- Bridging of damp proof course between the solid floor within the window recess and the wall plaster/render.
- Partial failure of the existing damp proof course.

NB. Where internal wall, ceiling and floor surfaces are affected by raised moisture levels, any joists/rafters/wallplates or concealed wall strapping/framing/lintels or other timbers meeting these areas could be affected by fungal decay. As such, and where possible, we recommend a sub-floor and/or invasive wall surface investigation be undertaken to ascertain whether any additional works are required to areas out-with the scope of our current inspection and any further works in this respect will be the subject of a supplementary report/quotation. Where we are instructed to proceed with specified strip/repair works we will, as a matter of course, inspect any newly exposed timbers for signs of decay and report accordingly.

PENETRATING DAMPNESS

GROUND FLOOR

ROOM RIGHT

ROOM LEFT (KITCHEN)

ENTRANCE HALL

At the time of our inspection, visible signs of dampness supported by elevated moisture profile readings, recorded with a hand-held moisture meter, along with our visual observations, revealed evidence of penetrating dampness to the wall fabric to the front of ground floor room left (kitchen) and to the rear, right and front walls of ground floor room right including the exposed stonework to the chimney breast area of ground floor room right. This would appear to be due to:

- Defective rainwater goods.
- Defective roof coverings.
- Defective chimneys.
- High external ground levels.



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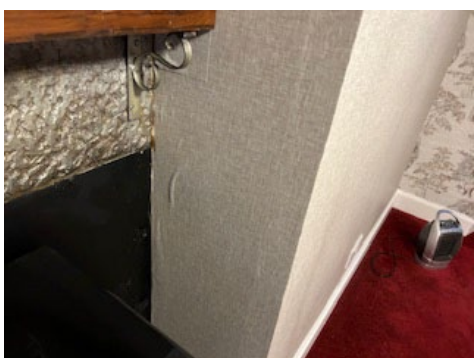
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- Build-up of debris behind the internal wall finishes, permitting 'bridging' of moisture from the outer to inner wall surfaces.



Penetrating dampness to
right hand gable wall in
ground floor room right



Penetrating dampness to
wall fabric adjacent to
fireplace

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FUNGAL DECAY

ROOF

APEX VOID

GROUND FLOOR

ROOM RIGHT

ROOM LEFT (KITCHEN)



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An examination of the accessible timbers, where possible, revealed the following defects:

- Wet rot (*Coniophora Puteana*) to the floorboards to the rear of ground floor room right, floor joists to the rear of room left and the rafters/sarking adjacent to the left hand chimney as viewed from within the apex void.
- Damp staining to floorboards adjacent to the right hand gable wall at ground floor level, partially obscured by the fireplace surrounds.
- Damp solum, strewn with rotted timber debris setting up condition suitable for the growth and germination of wood rotting fungi.
- Inadequate through ventilation.
- Elevated moisture readings in the accessible timbers.



Staining and high moisture readings to floorboards adjacent to right hand wall to ground floor room right



Decay to floorboards to rear of ground floor room right



Decay to rafter and adjacent sarking to apex void



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It is not known at this time as to the full extent of the decay present to the floor timbers and dampness to the solum. Due to the high external ground levels and the poor sub-floor ventilation it is thought that a full floor renewal may be required throughout the ground floor and due to the aforementioned factors it would be prudent to replace the existing suspended timber floor with a solid concrete slab with a floating timber floor over. We have not allowed for any floor repairs until a further, more invasive sub-floor inspection is carried out.

WOOD BORER INFESTATION

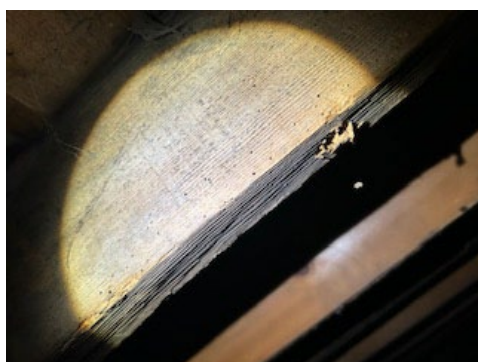
ROOF TIMBERS

APEX VOID

Our inspection of the apex void was restricted by the presence of the extractor fan ducting, water tank and space restrictions.

The coombed nature of the ceilings prevented an inspection of the rafter ends and associated wall plates.

A slight infestation of wood borer (*Anobium punctatum*) was noted to the accessible timbers which was active.



Active woodworm to roof timbers

RECOMMENDATIONS

Taking all of the above into consideration, we recommend the following works:

(This to be read in conjunction with the attached sketch plan drawing, where applicable)

RISING/PENETRATING DAMP SPECIFICATION

- Individually isolate electrical sockets and remove radiators from within the treatment areas as required – **BY CLIENT'S OWN CONTRACTORS.**
- Remove bathroom and kitchen fitments – **BY CLIENT'S OWN CONTRACTORS.**
- **The Preservation Company** to provide temporary dust protection as required.
- Remove sections of skirting/facing etc. as required to be laid aside for re-use and strip wall plaster to the height, distance and areas as highlighted. Remove resultant debris from site.



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- Remove any defective timber grounds and associated timber 'dooks' embedded within the building fabric.
- Inspect exposed timbers for evidence of fungal decay. Provide further comment/costs as required.
- Where shown, drill the base of the walls at a spacing, depth and height to be determined on site and inject with silicon-based emulsion paste, incorporating vertical isolation barriers where required. **NB:** The system recommended can be installed without necessarily obtaining access to both sides of the walls.
- Fit slim-line cavity drainage membrane to the exposed wall surfaces where the thickness of the plaster permits. This system method (where possible to install) relies less on wet trades and reduces the drying out time required by significant margins.
- Where required, reframe the walls using new pre-treated timbers of suitable (or agreed) dimension, ensuring the reverse sides of the timbers are suitably isolated/protected, where in direct contact with brickwork or masonry.
- Fix duplex plasterboard to exposed sections of framing.
- Plasterboard/bond and finish any exposed membraned sections.
- Make good any exposed plasterboarded surfaces to finish suitable for on-going re-decoration.
- Refit any previously removed skirting/facings etc. to original positions after treatments.
- Remove temporary dust protection.

FULLY GUARANTEED WET ROT REPAIRS

- Erect safe scaffolding platform and remove roof slates around left hand chimney and reinstate on completion of the works – **BY CLIENT'S OWN ROOFING CONTRACTOR.**
- Strip the sarking to the area adjacent to the chimney and remove all debris from site.
- Cut back 1st rafter to sound timber to front and rear elevation adjacent to the party wall.
- Secure new rafter sections of appropriate dimensions to the originals by means of mild steel bolts and timber connectors/square plate washers ensuring all contact surfaces are fully isolated and protected.
- Supply/fit new pre-treated sarking in preparation for the reinstatement of the laid aside roof slates.

FULLY GUARANTEED WOOD BORER TREATMENTS – APEX VOID

- The Preservation company to provide temporary dust protection as required.
- Cut hatches at predetermined locations to facilitate access to apex void.
- Clean down all accessible roof timbers, protect water and electrical services within the apex void using polythene/tape and spray treat all accessible timbers throughout the apex void using emulsion-based insecticidal fluid.
- Remove all temporary dust protection.



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Once the timber has been treated and as the treatment only becomes completely effective on the final emergence of larvae, it is at this point the infestation will completely die out. It should be noted that any suspected failure of the treatment cannot be ascertained for at least three years or more after treatment. Any re-inspection within this period would be inconclusive and therefore considered to serve no useful purpose.

EXPOSURE WORKS

- Uplift sections of flooring to the front and rear of ground floor room left and room right and lay aside for reinstatement.
- Inspect sub-floor timbers and solum for evidence of fungal decay and/or dampness.
- Reinstall laid aside floorboards to original positions.
- Provide further comment/costs as required.

SCOPE AND LIMITATIONS OF INSPECTION

This report is only in respect of timber decay, infestation and/or dampness evident to our surveyor at the time of inspection, or which ought to be reasonably evident to the surveyor at the time of his inspection and limited to the areas as specifically instructed by you/the client. Where no inspection was possible, or was restricted, limited, or handicapped in any way we shall be pleased to carry out an additional inspection should you arrange access and instruct us accordingly. No warranty will be provided that no further defects exist to presently concealed areas.

We are not qualified to comment as to the definitive presence or otherwise of any asbestos within the property, however to comply with HSE legislation, any textured plaster wall/ceiling finishes or any other materials which we suspect may contain asbestos, **within the treatment areas**, would have to be tested by an HSE/UKAS approved contractor prior to works commencing. If you are aware of any asbestos containing materials, we would be grateful if you could advise us immediately.

Unless we have been instructed otherwise, no investigation for either Japanese Knotweed or other invasive plant species within the boundaries of this or any neighbouring property has been carried out.

Unless expressed otherwise in this report, The Preservation Company of Scotland Ltd accepts no obligation in respect of:

- The general structure, as this should be the responsibility of chartered or other suitably qualified surveyors in respect of the structural and other conditions of the property which may influence any change in the property ownership. Our “external observations” do not constitute a detailed inspection, invasive or otherwise and does not negate the requirement for possible further instruction and detailed inspection by requisite specialists in their field such as roofers, joinery contractors, plumbers, electrical contractors etc.



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- The external joinery timbers where exposed to the elements.
- Furniture, garden fencing or otherwise.

It should also be understood that a survey at a specific date and time only relates to conditions noted at the time of survey and findings can be heavily influenced by climatic conditions. Conditions noted at initial survey may change over the passage of time.

GENERAL

In accordance with our terms and conditions and to be able to carry out the detailed treatments we require usage of running water and an electricity supply. If this is not possible, please inform our office as soon as is practicable.

In respect of any re-plastering work, occasionally hairline cracking can occur. This does not have any impact on the efficacy of the specialist works and should be made good by your decorator as required and after suitable drying out time has elapsed following our treatments.

Mould formations on new plaster, as it begins the drying out process, especially when applied on to membrane systems, is not un-common and should not be any cause for immediate concern. The mould will clear if the property is appropriately heated and ventilated.

HEALTH AND SAFETY

In carrying out the Treatments, every care will be taken to always ensure the safety of our Consumers and our operatives. To comply with current Health and Safety Legislation, it is essential that the areas requiring the treatments remain vacant and well-ventilated as far as is reasonably practicable. This applies both during the application of the treatments, and for a minimum of 8 hours after completion of the treatments.

Covid-19 - We will require you to aid and facilitate our team in strict compliance of social distancing and hygiene protocol as set out in current government guidelines (11 May 2020).

Whilst every care will be taken when implementing works incorporating lintel removals, structural timbers etc., should, when we expose building conditions considered to be unstable/unsafe, such as inadequately bonded walls, poor foundations, or such like, we may find it necessary to consult a qualified Structural Engineer. This will likely result in increased cost, dependant on the extent of works deemed to be required to make the building safe. You will be kept always informed of developments in the unlikely event that this course of action is necessary.

FIXTURES AND FITTINGS

Unless agreed otherwise and allowed for within our quotation, the client will be responsible for removal of carpets, furnishings plants and household possessions, prior to our arrival on



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site. We always take every reasonable precaution to protect your property with dustsheets and polythene etc. and shall clean up any debris arising from our works. It will however be your own responsibility to carry out the final washing down, dusting and vacuuming which may be required upon completion of our works.

Where applicable you must remove all fixtures and fittings in affected areas of the property before we commence work. If our report includes a report drawing, the areas of work are clearly identified and any fixtures or fittings on or against those sections of wall/floor will require to be removed. **This to include floor coverings, bathroom/kitchen fitments, radiators, and any other plumbing/electrical fitments.** We cannot be held responsible for any damage to any fixture or fitting (other than damage proved to be due to negligence on our part, or on the part of our servants or agents).

We cannot be held responsible for damage caused to any hidden services, concealed within/to the rear of wall plaster or within concrete floors, not brought to our attention prior to works commencing.

GUARANTEES

Upon completion of the contract and on payment of our account in full, our **20 Year Guarantee** will be issued against any re-occurrence of dampness rising through our damp proof course installation.

Where applicable and in respect of cavity drainage membranes our **10 Year Guarantee** offering protection against any occurrence of water penetration through our installed system will be issued in respect of the treatment works.

In respect of our completed wet rot repairs and treatments and common furniture beetle treatments and payment of our account in full, our **20 Year Guarantee** will be issued against any re-occurrence of outbreak in the treatment area.

Ancillary operations are not covered by any treatment guarantees although protection is afforded under the Consumer Protection Act 1987 in terms of your statutory rights.

As members of the Property Care Association, we offer a 10 Year Insurance Backed Guarantee on our own Company Guarantee provided by Quality Assured National Warranties (see www.qanw.co.uk).

We are also members of Trustmark (see www.trustmark.org.uk for details of the benefit of being associated with a member of this scheme).

Guarantees are issued and conditional upon the building being maintained in a good and proper state of repair for the duration of the Guarantee.



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ACCEPTANCE OF QUOTATION

We would be delighted to undertake the specified works for you. To proceed we require your signed acceptance of quotation and a deposit payment of 25% of the overall contract price including VAT. Details of how you can make payment are enclosed in our Quotation Acceptance document attached to this report. (If this is not attached, please contact us as it forms part of our contract and, as such, should be read carefully).

In the event and where we have charged an initial survey fee, this will be addressed in the attendant surveyor's overall contract cost calculations and will not show as a separate entity on the quotation acceptance or final invoice.

AGREEMENT OF THESE CONDITIONS

Given the current volatility in both the supply and cost of building materials our Quotation is valid for an initial acceptance period of 14 days only. After this time, and if found to be required, we reserve the right to alter the price you have been quoted. The information supplied in this report and quotation is for the intended recipient only. On no account should the information be passed on to any other person or organisation without the explicit consent of The Preservation Company Ltd.

CANCELLATION

Should you choose to cancel the contract then you may be responsible for meeting the cost of any outlays reasonably incurred by the Company, up to the point of cancellation.

Should you wish after acceptance to cancel this contract, please send written notice to:-

Mr Gavin White (Managing Director)
The Preservation Company Ltd
8 Low Road
Auchtermuchty
Cupar
Fife
KY14 7AU

Should you wish to accept our quotation, or indeed should you have any questions relative to any of the detail herein, please do not hesitate to contact our office manager Gail Grindley by e-mailing gail@thepreservationcompany.co.uk or by calling Head Office on 01334 461065, and your enquiry will be timeously attended to.



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Yours sincerely



Colin Wilks CSRT
Surveyor

Quotation

Quotation (REF): Q8309
Client: Mr Duncan Fergusson – JG Wilson
Property: 36 High Street, Kinross, KY13 8AN
Quotation Date: 29 January 2024

To all works detailed in this Quotation incorporating all labour and materials, as follows:

- Damp Proof Course as specified.
- Insecticidal Treatments specified (Roof timbers).
- Wet Rot works specified.
- Membrane installation, dry-lining and plaster works specified.

To all works as above: £3,458 + VAT

Optional* including Insurance Backed Guarantee cover: **£67.20** (£35 Insurance plus £25 Admin plus 12% IPT)

Enc
Report Drawing
Quotation Acceptance
Terms & Conditions
Insurance Backed Guarantee Information Leaflet



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