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November 19<sup>th</sup> 2020

Our Ref: 6246/d

**Stephen McCarthy**

4 Victoria Terrace

Inverness

IV2 3QA

Dear Mr McCarthy

**Re: West Eldon House, Kiltarlity**

Thank you for inviting us to report on this property. Our investigations and recommendations are totally independent of any Timber Preservation Companies and/or Home Reports and provide an honest statement of the condition of the property based on access allowed at the time. To aid our investigations, we use high tech., equipment such as Fibre-Optic Cameras, Ultrasonic Moisture Metres, Hygrometers, Thermal Imaging Cameras, combined with 32 years of practical experience and numerous qualifications.

We visited the property on 18<sup>th</sup> of November 2020. We have confined our inspection to the under mentioned accessible areas in accordance with your instructions. The purpose of our inspection was to determine the cause and resulting effects of woodworm infestations, timber decay and/or dampness, which may be affecting this property. If there are any omissions, or if you believe we have misinterpreted your survey instructions, please let us know at once.

The inspection was generally restricted due to, insulation materials and fitted floor coverings/laminate flooring, therefore, our findings are therefore limited and subject to further qualification.

***External Observations***

Where seen from the ground level, the property seems to be in a reasonable maintained condition. There are a few minor defects or matters which should be attended to in the near future, such as:

- Defective down-pipes/gutters
- Softening external joinery timbers such as the threshold sill at the front door.
- Broken, missing, or slipped slates
- A minor patch of "boss" cement render at the back door.

We would recommend that the client sees to these defects as a matter of course.



*Missing slate*



*The down pipe to the left of the front door was overflowing from the top and you will notice the beginning of algae staining on the masonry in behind the pipe. Possibly just needing to be cleaned out.*



*This photo is of the same down pipe at the lower section. It shows the pipe being disconnected and flowing directly onto the ground.*

## **Main Roof Void**

### ***Observations***

Full inspections were restricted for reasons stated.

The roof has been extensively renovated in the recent past to the extent where the slates were removed, and new sarking boards installed. Various structural roof timbers were also strengthened.

The older roof timbers were subject to woodworm infestations. In isolated areas the infestation was heavy to the extent where the outer layers are “honey-coombed”. This is often mistaken for decay. We can confirm that the infestations seen are inactive and we found no signs of timber decay that would warrant any form of remedial works.



*This photo shows a roof timber where the woodworm infestations are “inactive”. It is highly probable that woodworm treatments were carried out during the renovation of the roof.*



*This photo shows a rafter head that was badly affected by historic woodworm infestations and looks to be decayed, though we can confirm that there was no decay present. The moisture content reached 14.4% which is well within tolerable levels. It is when moisture contents reach mid 20%, we feel the need to further assess the situation.*



*This photo is of a ceiling tie timber that was badly affected by historic woodworm. However, it is only the outer layer that has slightly deteriorated and the timber remains sound and infestations are inactive.*



*This photo shows damp “staining” on the rafter. We confirm that this is historic “staining” and not active damp. New sarking boards can also be seen.*

Based on our observations within the roof void, we do not recommend any further treatments.

## **First Floor (All Areas)**

### *Observations*

Full inspections were restricted for reasons stated.

Where seen, there were no obvious signs of excessive damp, decay or active infestations and we therefore do not recommend any treatments at this time.

## **Ground Floor**

### *Observations*

We noted slight to moderate moisture meter readings in and around the door ingoes of the front and back doors, though not to the extent that internal remedial works would be required. This may be a result of the door seals needing to be re-pointed combined with slight internal condensation. In particular, the front door bottom threshold is subject to surface decay as shown in the photo below.



*This photo shows the lower door post where it joins the threshold plate beginning to decay. The reason for this is due to design in the junction. You will also note the defective pointing where the door post meets the masonry.*

*We would recommend you employ a local tradesman to repair the timbers accordingly and have a defective pointing upgraded.*

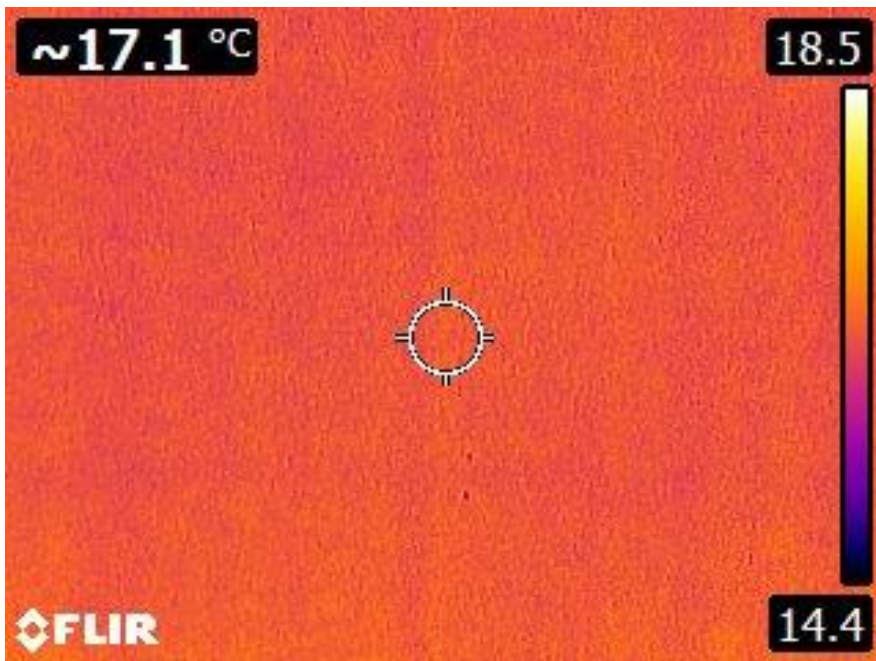
## Lounge

### Observations

We noticed a small damp stain in the ceiling towards the front wall. This is a historic stain and not a damp patch.



*Historic damp stain in the ceiling*



*This thermal image photo is a replica of the above photo. It demonstrates that the stain is not cold, which relates to it not being damp. If it were colder, then you would see a darker colour where the stain is.*



*Further investigations of the same ceiling stain using an ultrasonic moisture meter confirms that a reading of 9.7% demonstrates this stain is historic and well within tolerable levels.*

*We do not recommend any further treatments.*



## **Kitchen**

### *Observations*

We noted slight surface mould growth under the kitchen sink. This is common in an enclosed area where the walls and floors are of solid construction and colder than the ambient temperature of the room. Also, with the door being closed, an area like this will be prone to slight condensation, which is what is seen in the photo below. We consider this minor and once the property is fully occupied and consistent heating applied, it is probable that the condensation will decrease. Meantime, to rid the surface mould growth, this can be achieved by wiping the affected area with a mild bleach and water solution.

In the tall cupboard on the cooker wall where it abuts onto the rear wall, we noticed an isolated section of surface decay in the lower grounding timber. This appears to be historic and, in our opinion, does not pose a threat of manifesting into any colonisation or spread of decay. It is possible that this was a result of a leaking drainage pipe right next to the said area.



*Slight surface decay to the lower grounding timber.*



*Moisture readings of the isolated area reads 21.3%, which is still considered as "slight". If desired and as a precautionary measure, the affected area can be chiselled out and a preservative brush applied.*



## Generally

Moisture profiling to the remaining areas of the ground floor found no access areas of concern. Based on these observations we do not recommend any further treatments.

We trust you find the contents of this report and photos to be a true reflection of our visit to this property and to your satisfaction. However, should you feel we have made any omissions or have misinterpreted your instructions, please do not hesitate in contacting us.

Should you wish to discuss this report or indeed any aspects of this industry, please feel free to contact the undersigned.

Yours faithfully

*Alder Specialist Building Surveyors Ltd.*

*Pat McLellan*



Institute of Wood Science No 234  
C.S.R.T. (Certificated Surveyor in Remedial Treatments)  
C.R.D.S. (Certificated Remedial Damp Surveyor)



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Association of Project Management

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