



**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](mailto:info@thepreservationcompany.co.uk)

**web:** [www.thepreservationcompany.co.uk](http://www.thepreservationcompany.co.uk)

REF: CW/A8614

Dyer & Co  
195 Queensferry Road  
Rosyth  
KY11 2JH

10 May 2024

Dear Sir/Madam

**Re: 66 Mill Court, Rutherglen, G73 2SF**

We write to confirm the results of our initial examination of the property on 8 May 2024. This non-invasive survey was carried out by our Mr Colin Wilks following your e-mail instruction of 30 April 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 brick built ground floor flat in 3-storey block.

Our report directions are taken from a position facing the front elevation of the property from the main entrance doorway.



Front elevation

At the time of our initial inspection, it was dry and warm. In view of the fine weather conditions it was not possible to accurately comment as to the efficacy of the existing rainwater goods.

At the time of our inspection the property was occupied, and fully furnished with a combination of fitted floor coverings. As such, we were unable to inspect any 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.

- Cracked concrete window sills to some windows.

**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.**



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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.

## **INTERNAL OBSERVATIONS**

### **DAMPNESS/CONDENSATION**

#### **THROUGHOUT**

At the time of our inspection, moisture profile readings recorded with a hand-held electronic moisture meter, along with our visual observations, registered positive readings to many exposed wall and ceiling surfaces throughout the property. This would appear to be due to (and in the absence of any evidence to the contrary):

- Excessive levels of condensation throughout property. All external wall surfaces, some internal partition surfaces and all ceiling surfaces are plastered directly onto brickwork or concrete creating very cold surfaces ideal for the formation of condensation.

The wall/ceiling surfaces to various areas throughout the property were noted to be affected by black spot mould due to excessive condensation. Condensation occurs when warm moisture-laden air, cools to 'dew-point' (the temperature at which moisture condenses) against a cold surface. Intermittent heating and insufficient ventilation provide ideal conditions for condensation. As such, proper heating and ventilation must be maintained, to reduce moisture available for evaporation into the air within the property and condensing on the cold wall surfaces.

The wall/ceiling surfaces as stated are all plastered on the hard thus creating a very cold surface and a surface ideal for the formation of condensation and subsequent mould growth. Ideally these surfaces would be "warmed up" with the introduction of a layer of insulation. This can, in turn, lead to issues with the re-fitting of existing floor coverings, window trims, window ingoes and skirtings/facings however we can provide costs for this provision should it be required.

It is assumed that regular, daily air changes are not being carried out. This allows for stale, moisture filled air to be removed and replaced with fresh, clean air and thus reduces the amount of moisture within the property liable to condense on the cold surfaces.

A low, constant warmth should be applied at all times. Fluctuations in temperature can cause condensation to occur as every time the heating goes off and the temperature drops, the air cannot sustain the moisture and it will condense on the cold surfaces.



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Mould growth due to condensation to ceiling to room rear left



Mould growth due to condensation to walls to room rear left



Mould growth due to condensation to ceiling to room front right



Mould growth due to condensation to walls to room front right



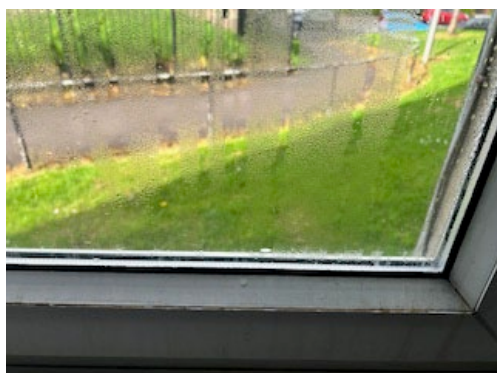
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High levels of relative humidity to room rear left



Condensation to window to room rear centre

## RECOMMENDATIONS

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

- No further action is required by The Preservation Company at this time.

## 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.



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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.
- 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.

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](mailto:gail@thepreservationcompany.co.uk) or by calling Head Office on 01334 461065, and your enquiry will be timeously attended to.

Yours sincerely



Colin Wilks CSRT CSSW  
Surveyor



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