NOTE ON ROT AND INSECT INFESTATION

The email below summarises the findings by [redacted] of Timberwise following a visual inspection to identify any indication of rot or insect infestation on 3rd July 2026.

Further to our site meeting at the above-mentioned property earlier today, please find detailed below a summary of my findings regarding the condition of the timbers to the first and second floor and the roof void areas.

Fungal Decay

No evidence of the dry rot fungus (serpula lacrymans) was noted in the areas inspected. There were some areas on the second floor where historic water ingress from previously leaking roof coverings had caused decay by wet rot (coniophora puteana). This was characterised by the small cuboidal cracking noted to the timbers. The areas that had become affected by this were around the ceiling to the left side of the chimney breast in the rear room to the second floor and to a floorboard to the rear of the front room to the second floor. Please see the images of this below. This type of damaged can be simply cut out and replaced now that the defects causing the issues have been repaired.





Woodworm

Evidence of common furniture beetle was noted to the floor timbers and floorboards to both floors and to the roof timbers. This appears to be historic in the floor timbers, and whilst it also appeared inactive to the roof timbers inspected, this was a limited inspection, and therefore it is recommended that the contractor carrying out repair works remains vigilant to any signs of activity such as sharp fresh holes, bore dust and beetle carcases. If these are found, please contact me and I can verify if any treatment is required.

If you have any questions on any of the above, please let me know.

Kind Regards,

[redacted]

[redacted]

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