

JM/GB

29th June, 2012

Mr Jerry Bishop,
DADCA,
Whinhill,
DORNOCH,
Sutherland
IV25 3RW



**John Morrison
Timber Preservation Ltd**
Woodworm, Fungal Decay and
Damp Proofing Specialists.
Insurance Reinstatement
Contractors All Trades

Dear Mr Bishop,

RE: DORNOCH SOCIAL CLUB, SCHOOLHILL, DORNOCH

In accordance with your instructions our Surveyor, Mr John Morrison, carried out an inspection of the following parts of the above property on 27th June, 2012.

The terms Left, Right, Front and Rear are used as if one is standing outside the building facing the front elevation.

All infestations referred to in this report are of the Common Furniture Beetle (*Anobium punctatum*) unless otherwise stated.

PART SURVEY

As instructed, the purpose of our inspection was to inspect the accessible roof void timbers within the main building in respect of wood boring insects & fungal decay.

No inspection was carried out to the roof void timbers within the front or rear extensions, therefore we cannot comment on their condition at this time.

MAIN BUILDING

ROOF VOID

Our inspection to the roof void timbers revealed evidence of a slight to moderate scattered infestation by the Common Furniture Beetle (*Anobium punctatum*). No close inspection was possible to the built-in rafter ends or ceiling joist sections, therefore their condition is unknown at this time. Where viewed, there was no apparent evidence of fungal decay.



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RE: DORNOCH SOCIAL CLUB, SCHOOLHILL, DORNOCH

We noted that there are a number of points where there is damp staining on the undersides of the sarking boards and suspect that this is due to faulty roof coverings, which we understand have been repaired in the past.

We understand that there is no intention at this time to treat the roof void timbers against wood boring insects as the property may be sold in the future. However, should you decide to treat the roof void timbers, an approximate cost to carry out treatments to this roof void would be £940 + V.A.T. This would involve laying light gauge visqueen sheeting on top of the insulation material on the false ceiling in the main hall in order to protect the insulation material during the course of treatment.

The areas we have reported on are those inspected in accordance with your specific instructions. If there are any omissions or if you believe we have misrepresented your instructions, please inform us immediately.

Please do not hesitate to contact our office if you require any further information.

Yours sincerely,

J. Bates
PP John Morrison, CSRT,
DIRECTOR