

Example independent timber survey

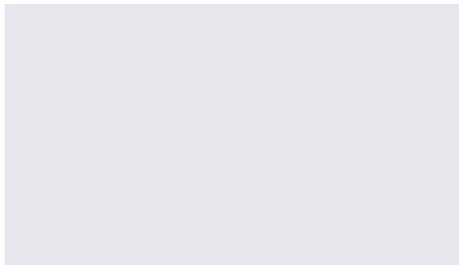
This is an actual survey report from a previous property, dated 20 November 2025. Its findings, photographs of the roof interior and recommendations are reproduced on the following 18 pages, with the original page numbers retained.

The survey company's branding and contact details, customer and property identifiers, identifying exterior photographs, and the surveyor's name and signature have been removed for privacy. The survey findings and recommendations remain unchanged.

The report records moisture concerns and recommendations for repair, drying and monitoring. It does not establish whether that follow-up work was subsequently completed.

The example shows the type of information an independent report can contain. Findings apply to the property inspected on that date. The scope, access, findings and recommendations for your property will be agreed separately. A report does not guarantee a mortgage or sale.

Introductory context prepared by EvoHome Improvements. Survey content remains the original surveyor's work.

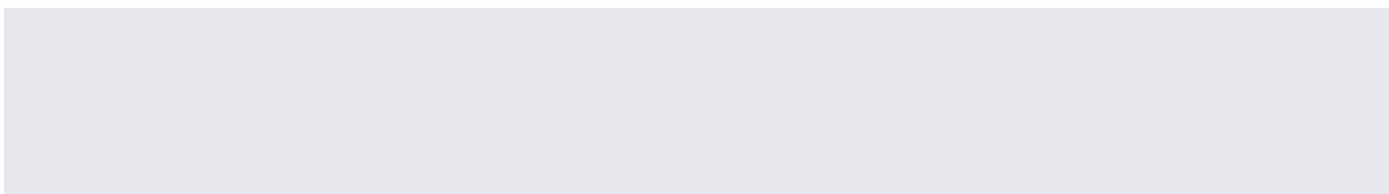
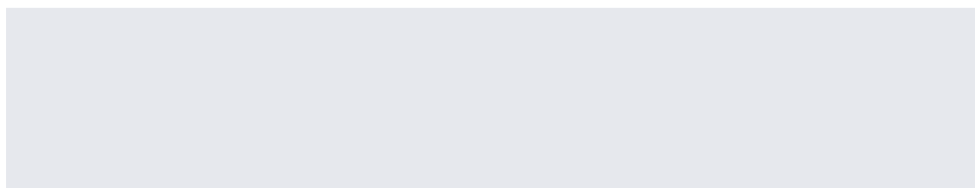


IDENTIFYING PROPERTY PHOTOGRAPH
REDACTED

Timber Condition Survey Final Report

CUSTOMER AND PROPERTY DETAILS REDACTED

20 November 2025



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1 Introduction

[REDACTED] were requested to undertake a Timber Condition Survey in order to ascertain the cause and extent of any damp, mould, moisture ingress or timber deterioration or decay.

Survey Overview:

In order to ascertain the true cause of your damp, moisture ingress, mould or timber related issue(s), we have undertaken a thorough and detailed investigation internally and externally. This has allowed us to ascertain the cause of any potential defects or deterioration that would increase the level of moisture penetration into the structure, which in turn can lead to timber decay and deterioration. Initially, we have obtained any important history regarding previous or present issues. We have undertaken a detailed assessment of the property exterior and have assessed every room where a full property survey was instructed, or the selection of rooms where a partial survey or area(s) of concern were instructed.

The structural integrity of the timbers were thoroughly assessed throughout every room where a full property survey was instructed, or the selection of rooms where a partial survey or area(s) of concern were instructed. In addition to this, if we deem it necessary and permission is granted, a small inspection hole will be drilled in order to assess any sub-floor timbers.

Moisture levels and Thermal Imaging were obtained where required, in order to ascertain if the timber was damp. Unless indicated otherwise, the timbers should be considered acceptable.

You will find that the initial section of the report provides the specific details regarding your property, its style, construction type and general condition, followed by an in-depth external assessment. Thereafter, the internal room assessments are detailed with the data obtained, the causes of the issues, and Thermal Images as taken.

Finally, you will find our detailed recommendations to correct and rectify the issues, based on our findings and survey results.

Detailed Survey Description:

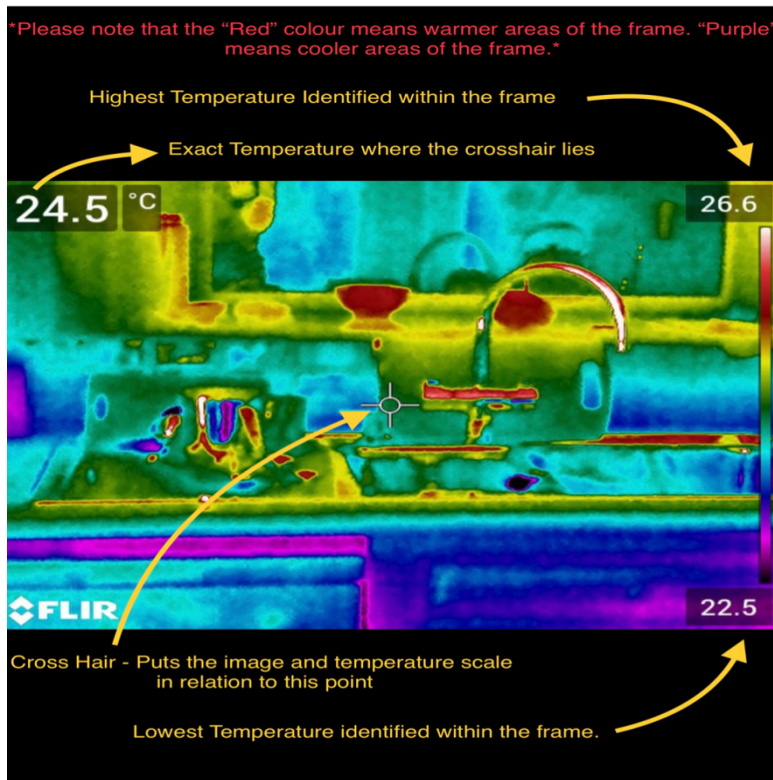
External Assessment:

In order to ascertain the extent of deterioration, defects and structure issues externally, and therefore to understand where moisture has been entering or penetrating the property, a top down survey has been undertaken of your property in full, or the section(s) of the property if areas of concern were surveyed. We fully assessed the chimney stacks and parapets where present, using increased zoom binoculars where required, or drones where agreed. We assessed the roof condition, where visible and accessible, for deterioration and defects that could aid moisture ingress. We assessed all elevations including windows and doors, taking into account the structure, for example if it is of solid or cavity construction. Levels of deterioration were assessed; these will increase the risk of moisture penetration, and materials that are trapping moisture within the structure. We have looked for any other issues externally, that have contributed to the internal issues being experienced. We have assessed the ground level in order to ascertain if this is increasing the level of moisture penetration in the base of the walls, and, in turn, the floor structure. Where adjoined to another property, we have also assessed the neighbouring structure(s) for deterioration or defects that could be affecting your property. If found to be necessary, we have assessed your water supply to the property for leakage, and if required we have assessed any adjacent drainage pipes that are deemed to have been a risk, and which we believed are contributing to the internal damp issues. On occasion, it is not possible to assess all drainage pipes, and therefore if an inspection with CCTV is required, we have detailed it in the recommendations.

Internal Assessment:

Initially, we undertook a visual assessment of the rooms to be surveyed, before obtaining 360 degree photographs of the room, and detailing visible defects, damp, mould or visible defects to timber/s.

In order to ascertain the levels and spread of any damp in the rooms or areas of concern, we have undertaken a Moisture Mapping Survey. This entailed obtaining RD (Relative Damp) levels at high, medium and low levels on all of the walls and chimney breasts. RD levels assess the moisture approximately 22mm within the wall, and the numerous levels provided us with the spread of moisture, and the increased levels which are likely to be the source points. We have also obtained MC (Moisture Content) levels where required. MC levels have provided us with the percentage of moisture at the points where they have been obtained. This has helped us to determine if the RD



levels are the result of general moisture absorption, or a result of moisture ingress. The MC levels have also indicated if damp proofing or tanking has been applied to the walls. In addition, we have obtained numerous RD or MC levels on the floor, in order to understand if and where moisture is penetrating the floor structure. All of the moisture levels that are of concern have been included within the report.

Where there are no RD or MC levels detailed for a specific wall or floor, it should be assumed that the levels were all found to be acceptable, and currently no issues were observed.

Thermal Imaging (LEFT) has been undertaken throughout each room assessed, or across any areas of concern assessed. Thermal Imaging assesses the surface temperature, and therefore areas of moisture ingress or damp are generally cooler, and therefore are clearly visible. The Imaging has provided us with crucial information, and the images of any areas of concern have been included in the report, in order that you can also see the moisture spread and severity in conjunction with the moisture levels provided.

Wet Rot, Dry Rot & Infestation:

Any timbers throughout the property or identified area(s) of concern have been assessed for signs of wet rot, dry rot, infestation, and deterioration. If a timber is identified as having an issue, a section of the report will be dedicated to it. The timber will be identified on site and within the report by a number system. This will be chalked onto the affected timber and titled for you to be able to correlate the assessment with the correct timber. Signs of any type of rot, infestation, or deterioration would be thoroughly identified and documented in the report along with any relevant photographic evidence. Any recommendations given with regards treatment to affected timbers will be given alongside the affected timber in the report and a summary given in the final recommendations portion of the report at the end.

Recommendations:

At the end of the report, you will find our detailed recommendations. These have been based on the survey data that we have obtained, and the detailed assessment of the property externally and internally. This, combined with the Surveyors experience, have allowed us to provide the necessary requirements to correct the defects and deterioration, and to correct the damp and, if present, mould and any timber deterioration or decay within the property.

Technical Information & Important Information

Technical Information:

Moisture levels have been obtained throughout the property or the areas of concern that have been agreed prior to our survey. Where accessible, we have relied on RD Relative Damp levels, and MC Moisture Content levels. Without intrusive methods, we were unable to assess deep beneath floorboards, or behind dry lining or similar.

The RD levels use radio frequency to ascertain the moisture 20mm within the wall or floor being assessed. This allowed us to ascertain the pattern of moisture. 0-169 = Acceptable, 170-199 = Risk of Damp, 200-999 = Varying Levels of Damp.

The MC levels are the percentage of moisture within the material being assessed, but are recorded on the surface of the wall or floor.

Thermal Imaging was undertaken, which assesses the radiated temperature emitted from the surface of the walls or floors being assessed. The surface temperature is affected by the moisture within the structure, and therefore areas of saturation which are not necessarily highlighted at surface level within the walls or floor have been highlighted.

Absorbed Moisture:

As a property ages, the level of absorbed moisture increases within the structure. This is the result of airborne moisture being created by processes such as cooking, bathing and the drying of clothes, which in turn causes condensation.

The moisture is absorbed into the structural materials such as plaster, bricks and block work, and despite breathing, evaporation and extraction, a certain amount will remain as residual moisture. Over the decades, the residual levels will increase, unless mechanical drying is undertaken such as Structural Dehumidification.

Therefore, an increased moisture level will be expected within a property, dependant on its age, and therefore slightly increased levels will be recorded as acceptable.

Mould Formation:

Mould is very often incorrectly related to damp, when, in fact, it is the result of warm airborne moisture that condenses and in turn mould is formed.

Warm airborne moisture is created when such things as cooking, bathing and the drying of clothes are undertaken. The warm airborne moisture travels around a property, and condenses on cold surfaces (such as damp walls or windows where the temperature is lower and closer to the dew point temperature), or in areas where it has become trapped (such as wardrobes or behind furniture items), allowing time for it to cool and condense.

The levels of airborne moisture and condensation are much increased when extraction rates are poor, and the correct ventilation is not applied.

Building Regulations:

The recommendations that have been included, are in line with the original construction, and have been made to correct the issues that are being experienced with regards to damp, condensation and/or mould based on the results of the survey undertaken.

Certain aspects of building works including renovations or repairs, are regulated by the current building regulations (Building Regulations 2010), and we recommend that you ensure the contractor employed to undertake the works, ensures that the regulations are fully adhered to.

(For more information see www.planningportal.co.uk)

Due to the interpretation of the regulations differing in many regions, and the feasibility of different properties varying, we recommend that your local Building Control Officer is consulted prior to any works commencing, should there be an uncertainty with the proposed works.

2 Property Details

Client	
Survey Date	20 November 2025
Address	
Surveyor	
Instruction	Assess the condition and structural integrity of timbers in loft area of property

Property Details

Use of Property	Domestic
Property Style	Detached Bungalow
Occupants	
Number of Floors	1
Listed Building	No
Conservation Area	No
Approximate Year of Construction	1930
Wall Construction and Covering	Cavity Wall & Partly Rendered
Roof Construction inc Visual Condition	Tiled (Acceptable Condition)
Historical Information	

This property is a detached bungalow domestic building. It appears to have been originally constructed before the 1930s. We believe that the original facade was built with a stretcher bond style cavity brick walls although rendered. The property was covered by a tiled-pitched roof.

Plans Provided	No
Full Access Provided	Yes
Comments	

Authorisation for drilling	No
Loft Accessibility	Yes, able to assess

External Details

External Condition Summary

On the forecourt and the pathway, some close vegetation and plants were observed.

DPC in Place

DPC Type and Cond. N/A

Vent Brick Details N/A

Guttering Condition N/A

External Fixtures Fittings

N/A

Windows & Doors uPVC

Pathways & Gardens Gravel & Grass

Chimney Stacks No

Condition Stacks Removed

Water Supply Checked N/A

Drainage N/A

Internal Property Details

Ground Floor Construction and Coverings N/A

Rooms Assessed

N/A

Heating Type N/A

Air Conditioning No

Blocked Fireplaces No

Internal room changes (Renovation/Extension etc)

N/A

Kitchen/Utility Room

Oven Extractor Details

N/A

Equipment Details

N/A

Bathroom(s)

Air Extraction Details

N/A

Other Details

Other Specific Room Details

None

Property Insulation Details

N/A

Specific Mould and Fungi Details

N/A

Specific Condensation Details

N/A

Exterior Elevations

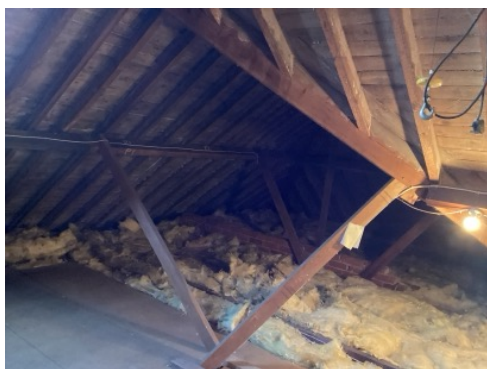
IDENTIFYING EXTERIOR PHOTOGRAPHS
REDACTED

Timber Condition Assessment

During the inspection, it was observed that the roof had been constructed using an older, traditional method in which timber lath boards were employed as the primary underlay beneath the roof covering. These laths predate modern breathable membranes and typically provide limited moisture control, relying heavily on adequate ventilation within the loft space. Their presence indicates that the roof structure likely predates contemporary building standards and may have been vulnerable to moisture retention an issue often exacerbated when spray foam is applied directly onto the underside of the roof covering.

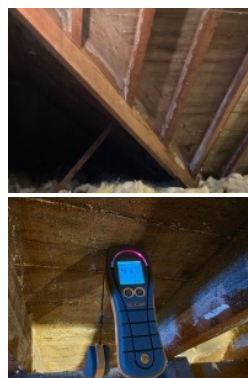
A series of moisture tests was carried out on representative timbers throughout the roof, including rafters, purlins, ridge components, and the lath boards themselves. The results indicated significantly elevated moisture levels within the lath boards, with readings reaching up to 58%. Moisture content in timber above approximately 20-25% is considered conducive to fungal growth, and readings approaching 30% or higher reflect saturation levels where decay mechanisms may become active. Therefore, the recorded values, particularly the reading of 58.9%, represent a substantial moisture anomaly that requires attention.

Other individual timber members (rafters, purlins, etc) showed moderately raised moisture levels, suggestive of being on the threshold of a “wet” classification, although not yet fully damp or structurally compromised. The trimmers around the Velux window was also noted to be damped. These elevated readings may be attributable to historical moisture entrapment caused by the spray foam, which can restrict the natural drying capacity of the roof coverings by forming an impermeable barrier. Additionally, the underlying lath system, being inherently less breathable than modern membranes, may have further contributed to moisture accumulation.



Timber Condition Assessment Continued

Despite the elevated moisture readings, no immediate or widespread structural failure was observed at the time of inspection. However, localised areas of softening were identified within certain lath boards, consistent with prolonged exposure to high moisture levels. Similarly, surface discolouration and early-stage fungal staining were observed on some timber members, indicating conditions favourable to decay, although no advanced rot was detected. Lastly, the roof timbers generally retained their load-bearing form, but preventative measures are strongly advised to stop progression toward decay.



3 Survey Details

Timber P 1

Moisture Content Level

19.0%



Deterioration

Was deterioration found? No

Deterioration depth (mm) 5

Is this within tolerance? Yes

(To be within acceptable tolerance, deterioration may take up no more than 10% of the smallest dimension of the timber in question (this is often the depth). This is to ensure that the structural integrity of the timber is kept to a proportional minimum.)

Recommendation

The observed movement should be monitored.

Timber Dimensions (to be replaced) (mm)

Timber Type (if known) (to replace with similar)

Timber Grade (if known) (to replace with similar)

Infestation

Was infestation found?	No
Infestation Type	N/A
Infestation Status	Historic -dark inside
Was it previously treated?	No
Treatment Date (if known)	
Treatment Method	

Wet / Dry Rot

Was rot found?	No
Rot Type	
Details	

The purlin identified as P1 was observed to exhibit a degree of twisting along its longitudinal axis. The deformation appears to be historical rather than indicative of ongoing structural movement, as there were no signs of fresh cracking, timber distress, or associated distortion in adjoining structural members. However, due to the potential implications of purlin movement on roof stability, it is recommended that P1 be periodically monitored. Routine inspections will help to verify that the twisting is indeed historic and confirm that no progressive movement is occurring over time.

Beneath the Floor

Sufficient air bricks?	Yes
Are the air bricks blocked?	No
Is there sufficient air movement / ventilation beneath the floor? (if accessible)	Yes
Air Brick Details	

Additional Comments

3 Survey Details

Timber R 1

Moisture Content Level

22.9%



Deterioration

Was deterioration found? Yes

Deterioration depth (mm) 8

Is this within tolerance? Yes

(To be within acceptable tolerance, deterioration may take up no more than 10% of the smallest dimension of the timber in question (this is often the depth). This is to ensure that the structural integrity of the timber is kept to a proportional minimum.)

Recommendation

The timber member should be allowed to dry after the repairs

Timber Dimensions (to be replaced) (mm)

Timber Type (if known) (to replace with similar)

Timber Grade (if known) (to replace with similar)

Infestation

Was infestation found?	No
Infestation Type	N/A
Infestation Status	
Was it previously treated?	No
Treatment Date (if known)	
Treatment Method	

Wet / Dry Rot

Was rot found?

Rot Type

Details

The rafter R1 showed elevated moisture due to a hole allowing water in. The moisture pattern indicates this localised ingress, not a roof system issue.

It's recommended to repair the hole quickly, then dry the loft naturally or with ventilation. Follow-up moisture readings should confirm proper drying and no secondary defects.

Beneath the Floor

Sufficient air bricks?

Are the air bricks blocked?

Is there sufficient air movement / ventilation beneath the floor? (if accessible)

Air Brick Details

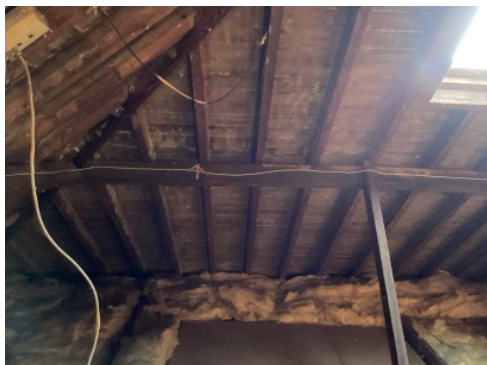
Additional Comments

3 Survey Details

Timber X

Moisture Content Level

43.3%



Deterioration

Was deterioration found? No

Deterioration depth (mm)

Is this within tolerance? Yes

(To be within acceptable tolerance, deterioration may take up no more than 10% of the smallest dimension of the timber in question (this is often the depth). This is to ensure that the structural integrity of the timber is kept to a proportional minimum.)

Recommendation

Area to be monitored.

Timber Dimensions (to be replaced) (mm)

Timber Type (if known) (to replace with similar)

Timber Grade (if known) (to replace with similar)

Infestation

Was infestation found? No

Infestation Type

Infestation Status

Was it previously treated? No

Treatment Date (if known)

Treatment Method

Wet / Dry Rot

Was rot found? No

Rot Type

Details

The area marked as X showed active water droplets around nail points, indicating moisture penetration. Moisture readings of about 43.3% exceeded the risk threshold for timber deterioration. No immediate damage was found, but minor water droplets suggest ongoing moisture ingress.

These spots should be monitored to see if moisture levels stabilise or rise. If levels stay high or worsen, further inspection of the roof covering or fixings is needed to prevent decay or corrosion.

Beneath the Floor

Sufficient air bricks?

Are the air bricks blocked?

Is there sufficient air movement / ventilation beneath the floor? (if accessible)

Air Brick Details

Additional Comments

4 Recommendations

To rectify the current issues, we recommend that the following work and rectification is undertaken

1. It is recommended to improve loft ventilation to promote adequate airflow from eaves to ridge and support the drying of moisture-affected timbers. Allow the loft space to dry completely after removing the spray-foam insulation and completing any necessary repairs.
- 2.1 It is recommended to monitor the condition of the lath boards, particularly those with moisture readings as high as 58.9%, to verify whether the elevated levels decrease over time.
- 2.2 Assess the potential need to replace severely saturated laths with a modern breathable underlay system if high moisture content persists.
3. The twisted purlin marked P1 should be periodically monitored to confirm that the deformation is historical and that no progressive movement is occurring.
4. Repair the hole adjacent to rafter R1 to prevent further water penetration. After the repair is completed, allow the affected timber and the surrounding loft area to dry naturally or through assisted ventilation, followed by repeat moisture testing.
5. Monitor the areas marked X, where active water droplets were observed around nail points and readings of 43.3% moisture were recorded. If water ingress continues or elevated moisture levels persist, further investigation into possible defects in the roof covering or nail penetrations will be required.
6. Inspect external roof coverings, including tiles, flashings, and junctions, for defects contributing to water ingress, especially in areas corresponding to moisture-affected internal locations.
7. On completion we recommend that structural dehumidification is undertaken to accelerate the drying process of the structure.

The results of the survey were based on the information and data obtained whilst on site and we believe that these are a true and accurate assessment of the property and the defects within it.

The recommendations are based on the results and defects detected as found during the survey. We believe the recommendations as above will resolve the issues if completed in full.



Date: 20 November 2025

Typical House

