



# SOUTAR PRESERVATION SERVICES

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26<sup>th</sup> August 2014

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FORFAR  
DD8 1EX

## **Pavillion Building, Newtyle Public Park, Newtyle**

**Date of Survey Report: 22<sup>ND</sup> August 2014**

Thank you for inviting our Mr Lyon to survey and quote for the timber treatments in this property.

This report is our copyright and is for the benefit of the addressee only and we accept no responsibility for this report or our survey towards any other person.

Upon your instructions a part survey of the above property was made and confined to the areas scheduled below. We now set out our findings and recommendations in accordance with our Standard Specification of Wood Preservative Treatments.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such part of the property is free from defect.

Unless noted otherwise all infestations are by the common furniture beetle *Anobium Punctatum*.

### **Observations**

This property is a timber framed and lined building. At some time in the past the bottom section of the external lining boards had been cut up in order to carry out repairs to the frame and a ply coverplate/skirting piece fitted.

#### (A) **Roof**

##### **Observations**

The roof coverings and rainwater goods appear to be in a fair condition, but we would recommend a roofer check these over. The external fascia timbers also appear to be in a sound condition.

Internal inspection revealed evidence of woodworm infestation to roof timbers.

Woodworm, Fungal Decay & Dampproofing Specialists

Directors ■ D.Soutar C.S.R.T. ■ C.E.Soutar  
Registered In Scotland  
Reg. No. 119680



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Decay by Wet Rot (*Coniophora puteana*) was evident to the jack rafter and adjacent rafter at the north east hip bearing to the east elevation and to rafter feet and joist ends Nos. 7, 8 & 9 from the north west hip corner. The adjacent pitch kicker timbers were also decayed.

**TREATMENT RECOMMENDED: FULL ROOF VOID TREATMENT**

All accessible exposed roof timber surfaces are to be suitably cleaned of dust and insecticidal fluid is to be applied to all such exposed surfaces.

**FULL WET ROT TREATMENT**

To include our technicians to carry out the following works:-

Remove sarking up approx. 1.0m over rafters described above.

Cut back decayed rafter feet and joist ends as described above.

Replaced rafter ends will be 4 times bolted to the remaining sections.

Replacement joist timbers where not spanning from wall to wall or bearing beam, will be 4 times bolted to the remaining sections.

Fit new pitch kicker timbers to new rafter feet.

Where ends of timbers cannot be cut back new ends will be fitted and existing ends treated by fungicidal paste application.

Your own roofer to remove roof coverings to permit repair of decayed timbers.

(B) **External Walls**

Observations

Following the removal of the ply coverplate, attacks by Wet Rot (*Coniophora puteana*) were evident to various sections of the vertical and horizontal frame members, grounds and sill pieces (see enclosed sketch and photographs).

A moderate widespread infestation is also evident to certain timbers and breakdown due to the infestation is occurring in two of the vertical members.

**TREATMENT RECOMMENDED: FULL WET ROT TREATMENTS**

To include our technicians to carry out the following works:-

Remove ply coverplates and discard any damaged sections.

Remove all sill and grounds and discard.

Remove all decayed horizontal sections detailed on enclosed sketch and discard.

Cut all affected vertical member detailed back to sound timber.

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Where necessary fit new bottom horizontal members and fix into concrete using resin bolts.

Where necessary fit new vertical section using resin and reinforcement.

Treat all remaining exposed horizontal and vertical members with a fungicidal paste.

Fit new grounds and sill pieces.

Replace coverplates, fitting new external grade ply to replace damaged section.

Fill any damaged section at base of linings with a resin filler.

As this is a completely wooden structure and there is an active infestation on certain of the structural timbers we would recommend the following treatments are also carried out by our technicians:-

Drill internal linings on internal and external between each vertical member and between each horizontal dwang and back spray with an insecticidal fluid.

**Note:** As the linings are painted externally and varnished internally no treatments can be carried out to these surfaces.

Following our treatment your own contractor to re-paint to your own specification.

No allowance has been made for any other works other than that specified in the body of our report.

Upon completion of the work and settlement of our account our 30 year guarantee will be issued in respect of the areas treated by this Company.

Please do not hesitate to contact this office should any further information be required.

Yours faithfully  
for **SOUTAR PRESERVATION SERVICES LTD**



D. Soutar, C.S.R.T.  
Director  
Encls: