



John Morrison

TIMBER PRESERVATION LTD

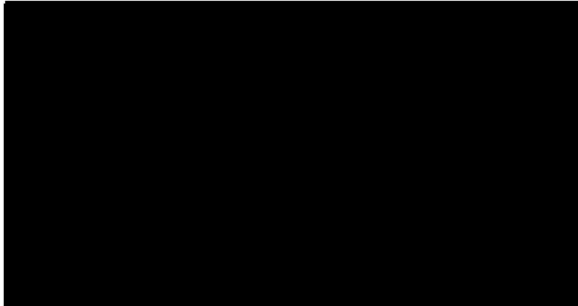
**WOODWORM, FUNGAL DECAY &
DAMP PROOFING SPECIALISTS**

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JM/JE

24th February 2026



**John Morrison
Timber Preservation Ltd**

Woodworm, Fungal Decay and
Damp Proofing Specialists.
Insurance Reinstatement
Contractors All Trades

RE: INVERGORDON TOWN HALL

In accordance with your instructions our Surveyor, Mr John Morrison, carried out an inspection of the following parts of the above property on 3rd February 2026.

The purpose of the inspection was to identify areas of potential decay and infestation etc. but not to provide costs at this stage as no exposure work was carried out and the extent of any such decay would only become apparent once further more detailed inspections were carried out.

On the email this report is attached to is the link to a Drop Box of pictures which should be viewed when reading this report as we will make reference to the photographs within this report.

Our report and recommendations are set out below and should be read in conjunction with the attached specification(s) located at the end of this report.

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.

EXTERNAL OBSERVATIONS

Our external inspection to this property was conducted from ground level only. We would wish to point out that our inspection to roof coverings was virtually non-existent, we did however note the following defects.

- On the front elevation stonework is defective at various points and there is a high probability this has allowed moisture into the fabric of the building. A specialist will be required to carry out all necessary repairs to sandstone face stones etc.
- Gutters were noted to be blocked with vegetation and internally we are aware there is damp staining on a number of ceiling and coombed areas. Therefore there is a high probability that there are defects affecting roof coverings. These should be inspected at close quarters and all necessary repairs carried out.



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RE: INVERGORDON TOWN HALL

- On the right hand elevation again we noted areas of defective pointing and defective stonework, a number of gutters are blocked.
- It was also noted that windows on the right elevation have been blocked up in the past in some cases with blockwork and in other cases there seems to be plywood overlays. It is unclear as to whether the original windows were removed before plywood overlays were put in place. We noted wet rot affecting the window serving the stage area.
- We noted the roof over the stage itself appears to be a flat roof and again no inspection was carried out to this roof and roof coverings etc.
- We noted towards the rear there are defective rainwater goods and some fascias are becoming affected by fungal decay.

All external defects should be inspected and all necessary repair works carried out.

INTERNAL INSPECTION

ROOF VOID TIMBERS

Our inspection to roof void timbers was very limited indeed and was limited to the area in and around the access hatch just above the main office to the front of the property. Where seen at this point revealed evidence of a slight scattered infestation by the Common Furniture Beetle (*Anobium punctatum*). Our inspection was curtailed due to insulation material and the coombed ceiling areas. Never the less we have concerns about the condition of rafter ends at wallhead height and also, given the fact there is damp staining on a number of the ceilings internally and particularly the front office, then there is a high probability there is fungal decay affecting roof timbers.

We noted some evidence of moisture ingress in the areas that we viewed and therefore further more detailed inspections are required when permission is given to carry out exposure work.

No inspection was possible to the roof timbers in and around the theatre area or the flat roofed timbers above the stage area therefore their condition is unknown at this time.

FIRST FLOORS

1. Room Front – Main Office

Our inspection was limited in areas due to fixed floor coverings, furniture and stored articles etc. but where seen within Item 1 there is evidence of damp staining on the coombed areas. This is as a result of moisture ingress and further more detailed inspection is require to be carried out in order to ascertain condition of rafter ends, wall framing timbers and timber safe lintels over window openings etc.

A limited inspection was carried out to the middle room due to fixed floor coverings and stored articles within the room. Where a small section of floorboards were viewed in an office at the rear left hand corner there was no apparent evidence of infestation where viewed.

RE: INVERGORDON TOWN HALL

We noted some damp staining on the left hand wall within this office and again we suspect this is due to external defects such as guttering and pointing etc. Please refer to photographs taken of the front main office.

Right Hand Staircase To Fire Exit

Some damp staining on the ceiling area at lower level and damp staining to the bottom of the fire exit doors.

Staircase Down To Ground Floor Area

Ceiling area slightly cracked, limited inspection to the staircase due to the fixed stair carpet, noting that it is a timber staircase.

GROUND FLOORS

Our inspection to the ground floors was somewhat limited due to fixed floor coverings but we noted there is a mixture of solid constructed floors and timber suspended floors. Some of the timber suspended floors appear to be overlaid with plywood or similar therefore no sub floor inspection was carried out in order to ascertain the condition of joist sections, wallplate sections or the condition of the solum areas. We do have concerns as to the condition of joist end sections on both left and right elevations as in some cases we suspect that sub floor ventilation is somewhat limited due to the fact that pavement levels have risen, particularly on the right hand side and obviously there is an adjoining building on the left hand side.

In the theatre stage area the floor seems to be chipboard flooring and we suspect this may have been added or laid on top of the original floor sometime ago. Again we would strongly recommend that further more detailed inspections are carried out to sub floor timbers.

REAR LEAN-TO BUILDING

ROOF

An inspection to the roof timbers revealed some evidence of moisture ingress but again this is due to defective roof coverings and rainwater goods etc. as per our photographs. We also noted evidence of a slight scattered infestation by the Common Furniture Beetle (*Anobium punctatum*).

FIRST FLOORS

Our inspection to the first floors again was somewhat limited. We noted damp staining on a number of ceiling areas. This, we suspect, is due to moisture from defective roof coverings as previously intimated. Some of the staining could very well be attributable to condensation due to lack of heating and ventilation levels.

RE: INVERGORDON TOWN HALL

On the rear lean-to extension there is a semi basement area, the floors of which are solid construction however this was predominantly used in the past as a storage area and this is where the boiler and heating systems are located. There is evidence of dampness affecting a number of the perimeter walls, this is primarily due to penetrating damp due to the external ground levels being higher than internal floor levels etc. and the walls are plaster on the hard. In any future upgrade it would be beneficial to carry out appropriate damp proofing works to the internal faces of the perimeter walls and to dry line walls and insulate appropriately.

Within the basement area we were able to view some of the first floor joist sections and where seen there was no apparent evidence of decay affecting the joist sections where viewed.

During the course of our survey we also noted some of the timber sash and case windows are defective and these will require to be repaired / replaced during the course of any upgrading works.

SUMMARY

In summary the property has unfortunately been affected by dampness and moisture ingress due to a lack of maintenance over many years. Sandstone to the front of the property is defective and this will require immediate attention together with roof coverings and rainwater goods etc.

As per the photographs moisture ingress has occurred at various points but predominantly towards the front and first floor areas. There is a distinct possibility that rafter sections, wall framing timbers, first floor joist sections and timber safe lintels could all be affected by fungal decay all of which require extensive repair works together with the appropriate treatments.

The condition of the ground floor timbers is clearly unknown at this stage but again we suspect there may be decay affecting ground floor timbers and further exposure works would have to be carried out to confirm this.

With any older building there is also a risk that when one opens up to carry out any renovation work decay may be found that wasn't obvious previously therefore it would be wise to incorporate in any costings a contingency sum for any such work.

We respectfully draw your attention to the fact that this survey was of a limited inspection. We cannot, therefore, be held responsible for any other defects other than those mentioned in this report.

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

RE: INVERGORDON TOWN HALL

Where we have drawn your attention to items out with the scope of our survey, as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

Please read carefully the content of this report and all its enclosures. This survey must not be regarded as a substitute for a structural survey.

Please note it is important to point out that there are various concealed timbers that cannot be inspected during a normal survey of a property such as timber safe lintels, bonding timbers, wall framing and lath, wallplugs, built-in joist ends and wallplates, etc. which are all hidden by wall linings. We therefore cannot comment on these or any other concealed timbers at this time.

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We trust the above is clear but should you have any questions please do not hesitate to contact us.

Yours sincerely



STANDARD SPECIFICATION OF WOOD PRESERVATIVE TREATMENTS

WOODWORM

Common Furniture Beetle (*anobium punctatum*), Powder Post Beetle (*lyctus spp*) and Death Watch Beetle (*xestobium rufovillosum*). The basic treatments have a common application to the above species of wood boring insects.

1. Roof Voids: Treatment referred to as FULL ROOF VOID TREATMENT. All exposed roof timbers are to be cleaned down and insecticidal fluid is to be applied to all exposed surfaces at appropriate rate.
2. Floor Timbers: Treatment referred to as FULL FLOOR TREATMENT. Floorboards to be lifted approximately every 1.5m. All accessible timbers to be cleaned down and insecticidal fluid to be applied to all exposed surfaces. The floorboards treated and relaid on completion.
3. Staircase Treatment: Treatment referred to as FULL STAIRCASE TREATMENT. All exposed surfaces to receive application of insecticidal fluid at appropriate rate. Our report will specify any need for the removal of plaster etc. to facilitate treatment to the underside of stair timbers.
4. Joinery Timbers: Treatment referred to as FULL JOINERY TREATMENT. E.g. Skirtings, facings, wood panelling, etc. but excluding windows. A brush coat of insecticidal fluid plus pressure injection into existing flight holes at appropriate rate. Our report will specify any need for the removal of plaster etc.
Note: Any joinery timbers with paint, varnish or any other surface coating will not be covered by our Guarantee

WOOD ROTTING FUNGI

TRUE DRY ROT FUNGI (*Serpula lacrymans*)

This treatment referred to as FULL DRY ROT TREATMENT.

Serpula lacrymans is by far the most serious wood destroying fungi found in buildings. Once established it can spread extensively and result in total decay of the timbers attacked. The cause is mainly due to the lack of ventilation, also timbers exposed to damp conditions. Because of the nature and biology of the fungus, extensive work may be necessary to trace and eradicate the complete extent of the growth and cause of the outbreak.

- a. Remove linings, skirtings and studding, remove plaster and rendering as specified, to trace the fullest extent of the attack.
- b. Remove all decayed timbers approximately 1m beyond the visible existence of the attack.
- c. The exposed stonework or brickwork to be cleaned using wire brush.
- d. Fungicidal fluid to be applied to the surface of brickwork, etc. together with irrigation, at the appropriate rate.
- e. All replacement and adjacent timbers within approximately 1.5m to receive liberal coats of fungicidal fluid at the appropriate rate.
- f. Defective damp proof courses to be removed and replaced using a protective D.P.C.

WET ROT FUNGI (*Coniophora puteana*)

This treatment referred to as FULL WET ROT TREATMENT.

Coniophora puteana is the most common species, but not as serious as true dry rot fungus, although if not dealt with, can cause severe damage. It will flourish in very damp conditions with inadequate ventilation.

- a. Decayed timbers are to be removed from the area
- b. Timber replacement and treatment with fungicidal fluid as specified in report.
- c. Defective damp proof courses to be removed and replaced using D.P.C.

Note: We reserve the right to make minor departures from any of these standard treatments as we deem necessary without notice.



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