



Survey Report

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Dallas Dhu Distillery
Forres
IV36 2RR

Barley loft, Malting Floor and Kiln
Room

NL/AL/SCO1241.3

31 March 2016

Mr M Pendery
Historic Scotland District Architect
Fort George

PROPERTY ADDRESS

Dallas Dhu Distillery
Forres
IV36 2RR

SURVEY DATE: 19 January 2016

PROPERTY DESCRIPTION: Traditional commercial stone and lime building.

Weather conditions were cold but dry with ice on roads and roofs.

At the time of survey, the property was partially furnished and occupied.

We would like to thank you for instructing us to inspect and report on this property. Our inspection has been confined to the areas detailed below and to the accessible timbers only. If you require a more detailed inspection to these areas or to sections of the property out with the report, please let us know at your earliest convenience.

Set out below, are details of our findings and of our recommendations and specification for specialist wood preservation treatments.

All specialist remedial works will be carried out in accordance with the relevant British Wood Preserving and Damp-Proofing Association Code of Practice.

Particular attention will be paid to Health and Safety, Control of Substances Hazardous to Health and Environmental Issues.

As requested, a partial survey only was carried out to the areas indicated to us and we therefore cannot comment on the condition of the remaining areas of the property. Any contract entered into as a result of this survey will therefore be limited accordingly.

OBSERVATIONS

BARLEY LOFT AND MALTING FLOOR

A significant outbreak of the dry rot fungus (*Serpula lacrymans*) was discovered at the south east elevation of the barley loft, extending from roof level and downwards in a typical pyramid pattern through to the ground floor level.

It is our opinion that this outbreak is as a result of water ingress that is occurring at roof level due to cracked and blocked gutters.

Damp issues were found in the internal plaster on both levels but this appears to be mainly a salt contamination problem caused by the inappropriate use of cement render and cement pointing externally.

FURTHER OBSERVATIONS

An inspection of the barley loft was carried out with the aid of a torch.



Area of inspection

Front elevation

A rafter feet inspection along this elevation was carried out with a steel probe.

Many rafters were found to be decayed with *Coniophora puteana* (a wet rot) and to an extent that repairs are required. The main purlin adjacent to the rafters was also inspected and probed. This similarly requires attention.

The left hand window vent had a sporophore on the top left corner. Decay was clearly visible along the top and side rails. This window would need to be removed and repairs carried out. Although a distance away, the other window might need minor repairs.

The timber floor boards below the decayed window are showing severe signs of decay. Structural breakdown of the timbers is in evidence adjacent to the wall and undoubtedly there will be decay to the built in joist ends below here.

Although no inspection of the stonework below the plaster was inspected, there will certainly be mycelium and strands below here which if not exposed, could cause extensive problems at a later stage.

Gable elevation



The gable wall was inspected from floor board level.

The window adjacent to the front elevation was found to have a timber lintel supporting the stone work above. It should be noted that the remaining window and door both have concrete lintels. I would suspect that this wall has been wet for many years and continuing problems exist on this elevation. There has been work carried out externally to the skews on both roof elevations and indeed sarking and timber repairs have already been carried out to the opposite site to the front elevation. Due to the possible condition of this wall, this lintel should be replaced.

There is a total of 8 no built in timbers ranging from purlins to joists. The remaining purlins have been wrapped in some form of dpc. These timbers could be at risk especially as the lintels have already been replaced.

For the purpose of this report an allowance for carrying out repairs to all built-in timbers on this elevation has been allowed.

OBSERVATIONS

MALTING FLOOR



Dry rot sporophore were in evidence in numerous places on the front wall and on surrounding timbers. This is due to moisture traveling from the upper level and down into the timbers on the ground floor.

Decay was evident in a number of built-in joist ends and to at least one number timber lintel and once again the plaster is very damp which is an ideal breeding ground for the dry rot to move between areas. Damp staining carried along from the corner to at least 6m.

The concrete floor in this area has dropped by at least 25mm. There is no obvious cause for this and it appears the entire floor slab has dropped in unison rather than crack into smaller parts. The only way for this to drop is for the sub-base to be loose or washed away by excess water penetration under the concrete. Or the slab had initially settled in this position after being laid.

The soakaways should be checked or the underground drainage investigated to make sure no cracked or broken pipes are letting water spill into the ground near here.

The floor could be monitored for the foreseeable future to make sure movement has indeed stopped.

OBSERVATIONS

KILN ROOM



An inspection of the kiln room was carried out from ground level.

A large dry rot sporophore was in evidence in the timber lintel above the large window and where seen, the ends of the lintel appear decayed with severe water staining also in evidence.

The upper section of this window appeared to be decayed and will need to be removed and repaired. At the very least, the top rail of the frame will need to be replaced.

On inspection externally, it was found the gutter above the window area is cracked at the cast gutter joint. Water has been spilling from here for what appears to be a length of time, as the wall is marked with water staining.



Water staining to the external kiln wall

The upper section of internal plaster in this room was in poor condition but is of original construction. This plaster needs to be retained and as little disturbance to it as possible.

The lower section of plaster is of newer construction and an area would need to be removed for treatments to be carried out.

There are 2 no timber lintels on this wall, either side and lower than the main window.

At this stage they seem unaffected by decay or rot but these timber lintels should be treated in-situ as a first-aid measure in case strands have reached this far down.

Listed below is recommendations for carrying out these works. It would be a combination of client and contractor working together and to liaise with each other to carry out the contract.

The contractor has been listed first, with the client second. All works would have to be planned to make sure the works were carried out in the right order and to make sure the contract was started and finished with as little delay as possible.

RECOMMENDATIONS

BARLEY LOFT AND MALTING FLOOR

Barley Loft

External works

Remove slates up 1m from gutter level, up the rake of the roof. Remove slates from gable end and in as far for repairs to 15 no rafter ends can be carried out.

Remove sarking boards to gain access to the rafter feet. Keep as much of the original sarking as possible but discard any decayed boards.

Suitably support rafters with Acro props and spreader batons. Carry out repairs to rafter feet by cutting away decayed timbers and fitting TRS beams to the same dimensions. These bespoke beam kits are made from kiln dried C24 timber and fitted with zinc plated 8.8 grade high tensile bar. More details can be forwarded along with specification if required.

Refit sarking, incorporating new boards as necessary. Felt roof with Rubberoid Roofshield breather membrane and refit slates.

Replace cracked section of cast guttering and reseal all joints in this vicinity. Paint cast to match as near as possible with coloured Hammerite paint.

Internal works

Suitably support the principle rafter with an Acro prop. Carry out a repair to the principle rafter by cutting away the decayed timber and fitting a TRS beam.

At this stage allow for the following timber repairs with TRS beams. A further inspection could be carried out to ascertain the exact extent of decay but at this stage they have been allowed to be repaired.

- Five built-in joists
- Three built-in purlins

Replace the damaged timber floor boards with timbers to match the same dimensions. An allowance of 2m² has been allowed.

Remove the timber window and carry out repairs to the decayed and damaged timbers. Prime, undercoat and paint the window before refitting.

Sterilize all the exposed masonry as follows:

Apply a surface coating of fungicide to the stonework and wire brush to remove mycelium and all loose/friable particles.

Apply a further two coats of Boron Ultra 12 fungicide to the masonry.

Surface treat any adjoining timbers with boron Ultra 12 to kill off any viable spores.

Malting Floor

Suitably support first floor joists with Acro props and spreader batons. Carry out repairs to joist ends by cutting away decayed timbers and fitting TRS beams to the same dimensions. These bespoke beam kits are made from kiln dried C24 timber and fitted with zinc plated 8.8 grade high tensile bar. More details can be forwarded along with specification if required.

An allowance for 14 no joist ends has been allowed. Note joists will be cut back 150mm from the wall for 13no and 450mm for 1no.

Remove the timber window and carry out repairs to the decayed and damaged timbers. Prime, undercoat and paint the window before refitting.

Sterilize all the exposed masonry as follows:

Apply a surface coating of fungicide to the stonework and wire brush to remove mycelium and all loose/friable particles.

Apply a further two coats of Boron Ultra 12 fungicide to the masonry.

Surface treat any adjoining timbers with boron Ultra 12 to kill off any viable spores.

CLIENT

Client to undertake the following

Barley Loft

Erect suitable access scaffolding externally to gain access the roof

Erect suitable access scaffolding internally to gain access to the internal aspects of the roof, the exposed stonework on the gable ends and high level built-in timbers.

Chip off plaster from the gable end full height and full width and chip off plaster from the front wall full height and from the corner to the second principle truss.

Replace the two timber lintels above the windows on the front elevation and replace the timber lintel above the window on the gable end. These lintels should be replaced in concrete.

Remove all plaster and debris and roughly sweep down walls and floors.

Malting Floor

Chip off plaster from the gable end full height and from the corner in towards the centre of the room. Chip off plaster from the front wall full height and from the corner to the 14th joist.

Replace the two timber lintels above the windows on the front elevation and replace the timber lintel above the window on the gable end. These lintels should be replaced in concrete.

Remove all plaster and debris and roughly sweep down walls and floors.

Remove the electric panel heater from the wall.

Make sure external down pipe soakaway is functioning properly.

RECOMMENDATIONS

KILN FLOOR

Suitably support the masonry above the centre window timber lintel.

Remove the decayed lintels and treat the masonry with fungicide.

Install precast/pre-stressed concrete lintels with a minimum 150mm bearing at each end.

Build up over the lintels with common brick and mortar.

Our quotation allows for one row of brickwork only unless otherwise stated.

Remove the timber window and remove from site. Carry out repairs to the top and side rails. Prime, undercoat and paint the window before refitting.

Note the window will be wedged back in with hardwood wedges.

As the plaster is being kept, carry out the following

Apply a surface coating of fungicide to the stonework and wire brush to remove mycelium and all loose/friable particles.

Drill and inject the mortar joints with BORON fungicide.

Apply a further two coats of Boron Ultra 12 fungicide to the masonry.

Using the Probor Injection System, drill and inject with BORON ULTRA 78 PASTE the timber safe lintels on the gable end.

CLIENT

Client to undertake the following

Erect suitable external access scaffolding so as the window can be resealed into the opening and then erect suitable access scaffolding so as to carry out treatments to the gable wall and to replace the timber lintel internally.

Remove the electrical points and lights

Remove the coal and coke for the floor.

General

Please stack/store furniture well back from the walls affected. Carpets should be rolled back as far as possible, but at least 2mtrs from the walls. We shall be pleased to provide additional polythene to help protect these items. Any items of furniture left will be covered by us with polythene. We have allowed for covering the stairs with stair runners.

It will be seen from our specification that we have included for hacking off existing plaster. In hacking off plaster it is not unusual for dust to find its way to the remotest parts of the property. We will take the precaution to minimise this nuisance wherever practical within the immediate area of our work but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property (if requested our technicians will be pleased to provide you with polythene sheeting, with our compliments). We regret we can take no responsibility for cleaning or for any damage caused by dust.

We have allowed for removal of all debris from site resulting from these works.

All chemicals used are BORON and have the following benefits.

- One-hour re-entry time - Lowest for any insecticide
- Low odour - Leaves no smell
- Excellent penetration - Does not evaporate, stays in the wood
- Safe formula - Kills only wood boring insects not spiders, birds or bats
- Non-flammable - Is actually a flame retardant
- Non-toxic - About the same toxicity as table salt
- Environmentally friendly - World-wide safety reputation, still requires no hazard warnings

[REDACTED]

This cost is based on both areas being carried out at the same time. If necessary, these can be split into two separate costs which can be viewed as two separate contracts.

The enclosed estimate refers specifically to the works as stated to be carried out by Scotia Preservation & Maintenance Ltd.

All other repairs and/or ancillary works, whether stated or not are to be the responsibility of others under separate contract.

Additional works will only be undertaken upon receipt of the client's further written instructions.

Upon completion of the contract and full payment, our long-term guarantee will be issued, offering you peace of mind by protecting your property for the future.

It is essential that the property is kept in a wind and watertight condition. Any deviation from this could invalidate any guarantee.

This property has been surveyed by Mr Neil Logan CSRT, and should you have any queries regarding any element of this report, please do not hesitate to contact our office.

We look forward to your future custom.

Yours faithfully

Neil Logan CSRT
Director