SITE survey. APP

SITE SURVEY REPORT

Dry Rot and Timber Decay Inspection

Prepared for	Calder Valley Housing Trust
Date	24 Sep 2026
Site	9 Chapel Row, Hebden Bridge
Prepared by	S. Haworth

FORM

Dry Rot and Timber Decay Inspection

1. Property

Project	9 Chapel Row, Hebden Bridge: timber decay inspection (completed example)
Client	Calder Valley Housing Trust
Site	9 Chapel Row
Site address	9 Chapel Row, Hebden Bridge HX7 8AD
Inspection date	24 Sep 2026
Surveyor	S. Haworth
Reason for the inspection	Suspected decay reported
Moisture sources seen	Roof or gutter leak, Damp at low level on walls, Blocked or missing ventilation
Moisture meter used	Pin moisture meter, timber setting
Timber reading you treat as wet enough for decay	20

> Property Care Association: dry rot can only grow because the wood is wet, and wet rots affect timber kept excessively wet, often joist or beam ends and posts where they meet wet walls or the ground. Leaks, rising and penetrating damp, poor ventilation and poor weather protection all lead to wet rot. Find and record the moisture source first.

2. Rooms and timbers

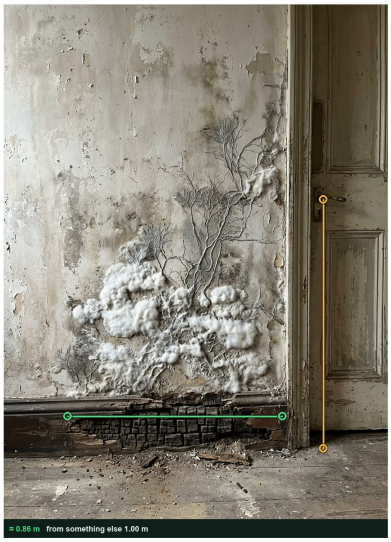
Rooms and areas 1: Front room, party wall side by the door

Room or area	Front room, party wall side by the door
Timbers checked	Skirting, Floorboards, Floor joists
Signs seen	Darkened timber, Cracking into squares, Shrinking or distortion, Musty smell
Moisture meter reading on the timber (as displayed)	31
Against the threshold	At or above the threshold: wet enough for decay
Suspected cause (to be confirmed by a specialist)	Dry rot suspected

> Property Care Association: dry rot can grow through masonry and through very small cracks, away from the timber it is feeding on. Check timbers beyond this area, including in the next room, and get a detailed survey by a specialist.

Access	Seen through an existing opening
Length of the affected timber or area (m)	0.86

Length of the affected timber or area (m): measuring photo



Height or width of the affected area (m)	1.06

Height or width of the affected area (m): measuring photo



Visible affected area (m²)	0.91

Photos





Rooms and areas 2: Hall

Room or area	Hall
Timbers checked	Skirting, Door or window linings
Signs seen	Darkened timber, Soft or crumbling timber
Moisture meter reading on the timber (as displayed)	24
Against the threshold	At or above the threshold: wet enough for decay
Suspected cause (to be confirmed by a specialist)	Wet rot suspected
Access	Seen in full
Length of the affected timber or area (m)	1.10
Height or width of the affected area (m)	0.15
Visible affected area (m²)	0.17

Photos



Rooms and areas 3: Loft

Room or area	Loft
Timbers checked	Roof timbers
Signs seen	Small round exit holes
Moisture meter reading on the timber (as displayed)	14
Against the threshold	Below the threshold
Suspected cause (to be confirmed by a specialist)	Wood-boring insects suspected

> Property Care Association: the common furniture beetle leaves small round exit holes about 1 to 2 mm across. Bore dust (frass) around holes can suggest activity but can be misleading, so a qualified professional should confirm whether it is active before any treatment.

Access	Seen in full
Length of the affected timber or area (m)	0.60
Height or width of the affected area (m)	0.20
Visible affected area (m^2)	0.12

Photos



Rooms and areas inspected	3
Readings at or above the threshold	2
Areas with dry rot suspected	1
Wet rot suspected	1
Insects suspected	1
Highest timber reading	31
Visible affected area, total (m²)	1.2

> Timber at or above your threshold. Find and fix the moisture source first, then recheck the readings once the timber has had time to dry.

Limits of the inspection (floors not lifted, linings not removed, furniture)	Floorboards not lifted; the existing hatch in the front room was used. Kitchen units not moved.

3. Actions and sign-off

Recommendation	Specialist timber survey needed

> Property Care Association: where dry rot is suspected, the property should have a detailed survey by a specialist to find the cause of the water and the full extent of the damage, and opening up is often needed.

Are further actions needed?	Yes

Further actions 1: Book a specialist timber survey of the front room, hall and the party wall side.

What needs doing?	Book a specialist timber survey of the front room, hall and the party wall side.

Who will do it?	S. Haworth
Due date	8 Oct 2026
Status	In progress

Further actions 2: Repair the leaking front gutter joint and clear the blocked air bricks.

What needs doing?	Repair the leaking front gutter joint and clear the blocked air bricks.
Who will do it?	Repairs team
Due date	1 Oct 2026
Status	Completed
Inspector name	S. Haworth
Position or company	Surveyor, Calder Valley Housing Trust
Inspector signature	