

Dry Rot and Timber Decay Inspection

A dry rot and timber decay inspection: moisture sources, each room or area with the timbers checked, signs of rot or wood-boring insects, meter readings, access limits, photos, and whether a specialist survey is needed.

1. Property

Project

Client

Site *

Site address

Inspection date *

Time

Surveyor *

Reason for the inspection (choose one)

- ☐ Suspected decay reported
- ☐ Follow-up from a survey
- ☐ Damp investigation
- ☐ Routine check

Moisture sources seen (tick all that apply)

- ☐ Roof or gutter leak
- ☐ Plumbing leak
- ☐ Penetrating damp
- ☐ Damp at low level on walls
- ☐ Blocked or missing ventilation
- ☐ Condensation
- ☐ None seen

Moisture meter used

Timber reading you treat as wet enough for decay

On the meter's timber scale. Many surveyors use about 20%: timber kept below about 20% moisture content is generally too dry for fungal decay. Enter the figure you work to; readings at or above it are flagged.

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.

Weather capture

Digital form: use Record current conditions. On paper, record date/time, temperature (°C), wind (mph and direction), conditions and source. Keep observed conditions separate from forecast estimates.

2. Rooms and timbers

Rooms and areas (copy this block for each one)

Room or area *

Timbers checked (tick all that apply)

- ☐ Skirting
- ☐ Floorboards
- ☐ Floor joists
- ☐ Door or window linings
- ☐ Roof timbers
- ☐ Wall plates or lintels
- ☐ Stairs
- ☐ Other

Signs seen (tick all that apply)

- ☐ Darkened timber
- ☐ Cracking into squares
- ☐ Shrinking or distortion
- ☐ Soft or crumbling timber
- ☐ Cotton wool-like growth
- ☐ Strands on masonry
- ☐ Fruiting body
- ☐ Small round exit holes
- ☐ Fresh bore dust (frass)
- ☐ Musty smell
- ☐ None seen

Moisture meter reading on the timber (as displayed)

Against the threshold (if applicable; worked out automatically in the app)

Wet (worked out automatically in the app)

Suspected cause (to be confirmed by a specialist) (choose one)

- ☐ Dry rot suspected
- ☐ Wet rot suspected
- ☐ Wood-boring insects suspected
- ☐ No decay seen
- ☐ Not sure

If applicable: 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.

If applicable: 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 (choose one)

☐ Seen in full ☐ Seen through an existing opening ☐ Not accessible

Length of the affected timber or area (m) (if applicable)

The extent you can see, for example along a skirting or across a floor. Measure from a photo with a door or a rule in the same plane, or use a tape. Measuring from a photo gives an estimate. Hidden decay often runs further.

Height or width of the affected area (m) (if applicable)

Visible affected area (m²) (if applicable; worked out automatically in the app)

Photos (photos: attach, or note the file names)

Rooms and areas inspected (worked out automatically in the app)

Readings at or above the threshold (if applicable; worked out automatically in the app)

Areas with dry rot suspected (worked out automatically in the app)

Wet rot suspected (worked out automatically in the app)

Insects suspected (worked out automatically in the app)

Highest timber reading (worked out automatically in the app)

Visible affected area, total (m²) (worked out automatically in the app)

If applicable: 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.

Do not name the fungus or insect from a photo or video alone. Record what you see; identification is for a specialist.

Limits of the inspection (floors not lifted, linings not removed, furniture)

Walk Cam: dry rot and timber decay inspection

Walk Cam video walk-through: available in the SiteSurvey app only.

3. Actions and sign-off

Recommendation * (choose one)

- ☐ Specialist timber survey needed
- ☐ Fix the moisture source and recheck
- ☐ No decay seen

If applicable: 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.

Recheck due (if applicable)

Set when the moisture source is fixed. Timber needs time to dry before a recheck means anything.

Days to the recheck (if applicable; worked out automatically in the app)

Are further actions needed?

- ☐ Yes ☐ No

Further actions (copy this block for each one; if applicable)

What needs doing? *

Priority (choose one)

- ☐ Urgent ☐ High ☐ Medium ☐ Low

Who will do it?

Due date

Status (choose one)

- ☐ Open ☐ In progress ☐ Completed

Inspector name *

Position or company

Inspector signature

Signing records what was found on the day. It does not make unsafe equipment safe or replace a thorough examination, design check or service by a competent person.