

# Richardson & Starling

## Building Preservation and Refurbishment

# Survey Report



Property Surveyed: 16 Strachan Street, Falkirk, FK1 5DP,

Instructed by: James Devoy

Surveyed by: Callum Wade CSTDB

Date of Survey: 24th November 2025

***Celebrating 85 Years in Business***

**Property Care Association Member**

Registered in England No. 944470

Registered Office: Pacific House, Parkhouse, Carlisle, CA3 0LJ





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[www.richardsonandstarling.co.uk](http://www.richardsonandstarling.co.uk)

15<sup>th</sup> December 2025

Our Ref: CW/CW/S25/00906

James Devoy  
16 Strachan Street,  
Falkirk,  
FK1 5DP

Dear Sir

**Property Surveyed: 16 Strachan Street, Falkirk, FK1 5DP**

In accordance with your written instruction our surveyor, Callum Wade visited the above property on 24th November 2025 to inspect the outbreak of true dry rot (Serpula Lacrymans) located in the entrance hallway cupboard and hallway door timbers, and we now submit our findings, specification and quotation for the appropriate remedial treatment and associated builders work.

For reference purposes all directions are taken from outside the property facing the front elevation.

This report to be read in conjunction with the enclosed drawing.

In order to facilitate the application of our recommended treatment it will be necessary for “**the client**” to carry out the preparatory and reinstatement works detailed under the heading “client’s responsibilities” on the enclosed “Schedule of Works”.

**Property Description**

The inspected property is a left hand, semi-detached house.

**Weather Conditions**

Our survey was carried out during dry and mild weather.

## **External Observations**

A visual external inspection was carried out from ground level and the following defects were noted.

- a) Defective brick pointing.

We would recommend that a competent builder inspect and repair the above noted defects. No allowance has been made for these repairs in our quotation.

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A contributing factor to decay of property fabric is penetration of moisture. We would recommend that the external fabric of the property is monitored on a regular basis and repaired as required to prevent penetrating damp.

## Internal Observations

### Ground Floor

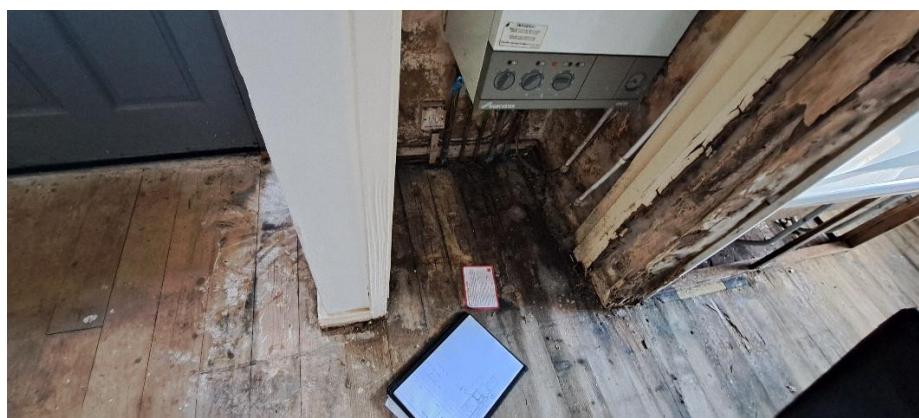
#### Hallway, Room Rear Left (Bathroom)

Our inspection of the flooring timbers was restricted to a superficial examination of the floorboards as there were no lifting boards. Our findings are as follows:

The accessible timbers were inspected and an outbreak of the true dry rot fungus (*Serpula Lacrymans*) was found to be affecting the floorboards and door timbers all as indicated on the attached drawing.

### Cause of the attack

This attack would appear to have been caused by unprotected timber absorbing moisture from water leakage due to defective internal plumbing thereby creating the conditions suitable for the germination and growth of the wood rotting fungi. The cause must be rectified without delay to eliminate excessive moisture from within the property.



## Recommendations

In view of our findings we recommend treatment as detailed in the "Schedule of Works" below.

We have endeavoured to establish the full extent of the outbreak; however, it has not been possible to inspect any hidden timbers, built in timbers or behind wall linings. Should upon further opening up and exposure the dry rot is found to exceed our specification treatment area, then a further report and quotation would be submitted for your perusal and consideration.

### Door Frame Doors & Finishes

We have allowed for the renewal of the door frames, doors and associated ironmongery. We will endeavour to match the existing items where possible, however it should be noted that it may not be possible to match the existing exactly. Where it is not possible to match the existing, we will attempt to match the existing character of the house.

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### **Lintels**

Due to the presence of wall plaster at the time of our survey, we were unable to determine if timber lintels are present above the internal doors. Whilst it is assumed that any lintels will be concrete, should it be uncovered that these are of timber construction and affected by timber decay, we will provide a cost for their renewal with a pre-stressed concrete type.

### **Asbestos**

According to the Control of Asbestos Regulations 2012, any property constructed or has undergone refurbishment works prior to the year 2000 may contain asbestos containing materials. Due to the disruptive nature of our works, we have allowed within our quotation for sampling of specified areas (as per attached sketch.) If test samples are found to be positive, it will be necessary for you to arrange specialist contractor to remove prior to works. Should you require Richardson and Starling to arrange this, please contact our surveyor to discuss.

### **Gas Boiler**

It will be necessary for your trades to remove the boiler, pipework and associated controls on walls specified for treatment on the attached drawing prior to our works commencing. Your trades will be required to carry out reinstatement following completion of our works.



### **Scope of Our Inspection**

Where no infestation by wood-boring insects or attacks by wood rotting fungi was observed within the areas inspected and no treatment recommended, it should be recognized that the biology of these insects and fungi is such that infestation or attacks may be present in early stages of development, which present no visible or other perceptible evidence. Moreover, it is always possible that evidence may have been present in accessible sections of timber. As such this report does not purport to express an opinion about the condition of uninspected parts and should not be taken as making any implicit statements about such parts.

## **Schedule of Works | Richardson & Starling Operatives**

### **Prior to works**

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- Enviraz to carry out asbestos testing to walls specified for treatment

### Dry Rot

- Cut and fit polythene protection from entrance to area of treatment.
- Remove wall fabric as indicated on the attached drawing, bag and remove from site.
- Remove ceiling fabric as indicated on the attached drawing, bag and remove from site.
- Uplift flooring as indicated on the attached drawing, bag and remove from site.
- Cut pockets at perimeter of exposed area to ensure the full extent of the dry rot growth has been identified. Issue further report if required.
- Inspect window casement and issue further report if required.
- Prop joists from below.
- Cut out and renew flooring timbers using treated timber, isolating from wall head with a physical damp proof membrane.
- Inspect doorway lintels and mid-floor joists and issue further report if necessary.
- Wire brush exposed wall areas to remove surface Mycelium. Drill prepared walls of 225mm thickness or over (on both sides of internal walls over 338mm thick) at staggered centres (in mortar joints), the holes being inclined downwards, and extend to just over half the wall thickness and irrigate and surface spray with fungicidal fluid.
- Supply and fit new backer boards and wet wall panels.
- Supply and fit new bathroom suite.
- Treat all accessible timbers in the treatment area with fungicidal fluid at the rate of 1 litre per 4m<sup>2</sup>
- Supply and fit timber framing with plasterboard and skim coat finish to external walls.
- Plaster internal walls and finish with a skim coat finish.
- Supply and fit plasterboard and skim coat to ceiling.
- Supply and fit new treated T& G flooring over exposed area.
- Supply and fit new doors and ironmongery.
- Supply and fit new skirtings and facings
- Bag all debris and carry out builders clean to work area.

## Schedule of Works | Client's Responsibility

To facilitate the application of our recommended treatment it will be necessary for “**the client**” to carry out the preparatory and reinstatement works as detailed below. No allowance has been made for these works in our quotation.

### Externally

- Check roof covering for ingress of water and repair as required.
- Check guttering, downpipes and drains and repair as required.
- Check and repair external pointing and render.

### Internally

- Supply water, power and light for the duration of the works.
- Allow use of welfare facilities (Toilet) for our operatives.
- Remove floor coverings (Including Underlay), furnishings and stored articles from the treatment area prior to our Operatives commencement on site.
- Carry out required re-decoration on completion of our works.

## Quotation

The cost of our recommended treatment and associated works is shown on the attached quotation and is based on the assumption that the work can be carried out in one continuous operation.

This quotation and specification must be read in conjunction with the general notes below which form part of the contract offer.

When you wish to proceed with the specified works please complete the attached acceptance of quotation and return to our office. On receipt our contacts administrator will contact you to arrange a suitable date to commence the specified works.

## Guarantees

Upon payment of our account in full we will be pleased to issue our Warranty covering the Guaranteed preservation works carried out by us in the treatment areas specified which are:

1. Dry Rot Treatment – 30 Year Guarantee

We can offer you details on taking out Guarantee Protection Insurance to protect your warranty and will supply you with this information upon request. Please advise us if you wish to take advantage of this Guarantee Back-up Scheme.

The areas we have reported on are those inspected in accordance with your instruction. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know immediately.

Our quotation is valid for a period of one month and works commencing within three months from date of issue.

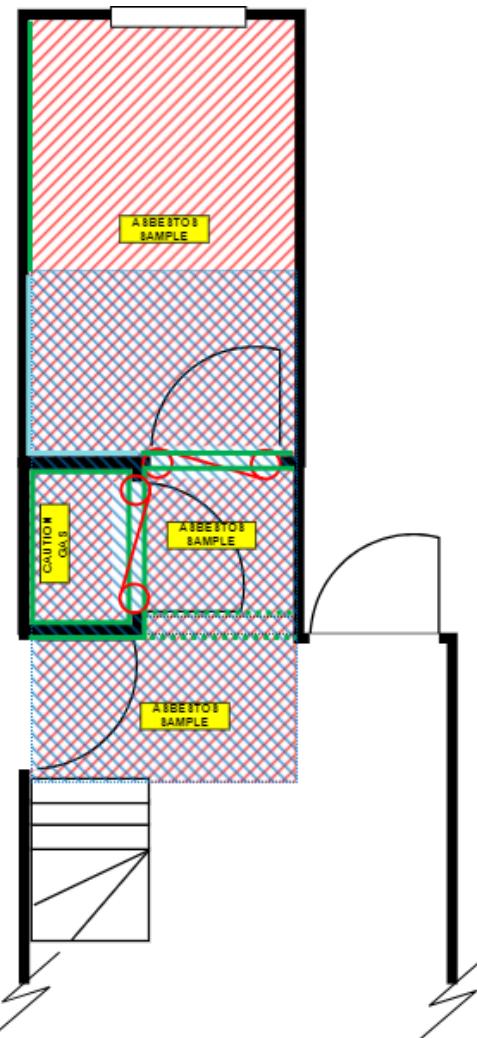
Richardson and Starling are committed to our Health and Safety responsibilities to both clients and staff. Please familiarise yourself with the Health and Safety notes enclosed.

We hope the contents of the report are clear, however, should you require further information please do not hesitate to contact our Surveyor who will be pleased to assist you.

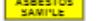
Yours faithfully  
For and on behalf of Richardson & Starling.



**Callum Wade CSTDB**  
**Senior Surveyor**  
Email: [callum.wade@woodrot.com](mailto:callum.wade@woodrot.com)  
Mobile No : 07889074826



**Legend**

-  Strip ceilings, inspect mid floor joists, issue further report if required.  
Renew ceiling linings and finish with a plaster skim.
-  Uplift flooring, remove organic debris from solum, treat with fungicide  
Supply and fit new joists wall plate and floorboards.
-  Remove existing door frame and doors. Supply and fit new to match  
existing including ironmongery.
-  Strip plaster, treat walls, supply and fit new cement backer boards and  
wet wall panels.
-  Strip plaster above opening, treat walls, renew wall fabrics.
-  Strip plaster full height, treat walls, renew wall fabrics and skirting/grounds.
-  Asbestos survey to be carried out prior to work being scheduled..

RS to remove existing, supply and fit new bathroom suite.

 <p><b>Richardson &amp; Starling</b></p>	<p>Property Address - 16 Strachan Street Falkirk FK1 5DP</p>	<p>Drawing - Drawing 1 of 1</p>
	<p>Surveyor - Callum Wade</p>	<p>Date - 15/12/2025</p>



## QUOTATION

15th December 2025

Our Ref: CW/CW/S25/00906

 16 Strachan Street,  
 Falkirk,  
 FK1 5DP

**Property Surveyed – 16 Strachan Street, Falkirk, FK1 5DP**

Item	Quotation	Specified Works (Excluding VAT)	VAT @ 20%	TOTAL inclusive of VAT
1	Guaranteed treatment for the eradication of dry rot specified in our report dated <i>15<sup>th</sup> December 2025</i> <i>excluding bathroo suite renewal</i> as detailed in our Schedule of Work, under the heading 'Our Operatives'.	£8,700.00	£1,740.00	£10,440.00
2	Supply and fit new bathroom suite including a 1200mm sit in bath, thermostatic shower, WC, WHB + shower/bath screen to match existing where possible, excluding bath panels.	£2,730.00	£546.00	£3,276.00
	<b>Total</b>	<b>£11,430.00</b>	<b>£2,286.00</b>	<b>£13,716.00</b>

### Acceptance of Quotation

Dear Sirs,

Your quotation above is accepted in accordance with the Conditions of Tender and Contract shown below, which I have read and understood.

Signed..... Print..... Date.....

 Please complete and return the above acceptance of quotation, alternatively, you can e-mail the completed acceptance to [kirkcaldy@woodrot.com](mailto:kirkcaldy@woodrot.com).

## Client Contact Details

To assist our Contracts Department, please complete in **BLOCK CAPITALS** and return along with your Acceptance form.

Full Name: .....

Present Address:

.....  
.....

Post Code: .....

Last Permanent Address (over 2 years if different from above):

.....  
.....

Post Code: .....

Invoice to be sent to (if different from above)

.....  
.....

Post Code: .....

Guarantee (if applicable) to be sent to (if different from above)

.....  
.....

Post Code: .....

Contact Telephone Number (Between 9.00am and 5.00pm) .....

Contact Telephone Number (Evenings) .....

Email Address .....

Date .....

## General Notes – to be read with our report

1. These notes and specifications must be read in conjunction with our report and quotation and form part of the contract offer.
2. The enclosed report has been prepared for your exclusive use in accordance with the instructions received. Please satisfy yourself that the report incorporates these instructions. Should it not do so please contact our surveyor. No liability will be accepted in relation to third parties relying on the survey report.
3. Where no infestation by woodboring insects or attacks by wood rotting fungi was observed within the areas inspected and no treatment recommended, it should be recognised that the biology of these insects and fungi is such that infestation or attacks may be present in earlier stages of development which present no visible or other perceptible evidence. Moreover, it is not always possible that evidence may have been present during our inspection by paintwork, floor coverings, bulky furniture, etc, or have been present in non-accessible timbers. In addition, this report does not purport to express an opinion about the condition of uninspected parts and should not be taken as making any, implicit statements about such parts.
4. Where no inspection was possible restricted, limited or handicapped in any way we will be pleased to carry out an additional inspection should you arrange authorised access to these areas and instruct us accordingly.
5. Please note that floor coverings and furniture must be removed, and any preparatory works detailed in the attached schedule(s) required by our tradesmen must be completed prior to the arrival of our operatives. Foam backed carpets foam/rubber undelay or similar materials should be removed for a period of 28 days following treatments. Vinyl based floor coverings which include some types of carpet tile should not be laid over treated floors and should you have any doubt with regards to chemical make-up of your floor coverings you should obtain advice from your suppliers.
6. A supply of electricity and water must always be available for our operatives use.
7. Contained in our reinstatement price is a rate for the reinstatement of plaster to a maximum thickness of 20 mm. Should additional thickness be required this will be charged at our standard rate.
8. Our quotation concerning the removal and reinstatement of items connected to hot and cold water supplies excludes the costs of any alterations, renewals or additions to these supplies caused by the friability/inaccessibility of lead and other forms of pipework or joints and also alterations in connection with new units or the repairing of same. Any additional cost incurred will be passed to the client for payment.
9. We would ask you to note that the items within our specification covering tanking or precautionary treatments will be out with the terms of the guarantee as previously explained to you.
10. Execution of the works can cause dust nuisance and whilst our technicians will remove all resulting rubble and debris from the property during and following completion of our works, we unfortunately cannot dust or vacuum the property. Furthermore, whilst normal precautions will be taken clients are advised to remove/protect dust sensitive articles/areas.
11. Should you wish to terminate the contract after acceptance but prior to commencement we reserve the right to apply a cancellation charge.
12. Our inspection and quotation does not extend to external joinery timbers and therefore no allowance has been made for any remedial works required unless specifically detailed in our report.
13. The areas detailed under the heading "Our Operatives" are the apparent extent of the fungal attack at the time of our inspection. Should we find that on opening up these areas that the growth extends beyond the specified limits then it will be necessary to continue the stripping and treatment until a margin of 1m has been obtained beyond the last visible sign of growth. The cost of this work will be subject to an additional quotation.
14. In situations where cavity wall insulation is present it will be necessary to remove the insulation material to allow an effective eradication treatment to take place in the case of dry rot. This may also be required if damp insulation bridges the damp proof course. Should this be necessary an additional quotation for removal only will be provided.
15. Where no sub-floor inspection was possible due to the lack of solum depth or access at the time of treatment or on receipt of your instructions a hatch could be cut in the appropriate floor and a further report issued.
16. Unless instructed we have not allowed for the reinstatement of ornamental cornice as this itself is a specialist trade. However, if instructed we will arrange for a specialist to inspect and quote for the works.
17. Where masonry is found to be loose, brittle or poorly constructed we cannot be held responsible for any movement or damage occurring during our works. Should remedial works be required to the existing masonry then this would be subject to an additional quotation.
18. Any guarantee or insurance cover in respect of woodworm, fungal decay or rising damp will be valid when the cause of woodworm, fungal decay or rising damp identified in this report are effectively dealt with. If this requires work to be done by other parties such work must be completed within three months of completion of our treatment if no other time is specified in our report.
19. The company reserve the right to alter the specification provided on occasions where improved or more suitable stock materials and/or methods would be more appropriate.
20. Payment by American Express credit cards is not accepted.

## Health & Safety precautions.

Richardson & Starling has always been conscious of its health and safety responsibilities to both its clients and staff.

The Control of Substances Hazardous to Health (COSHH) Regulations relate to the use and handling of hazardous substances, including pesticides. The law clearly defines the responsibilities of companies involved in industries such as the treatment of timber and the installation of damp-proof courses. In the last few years, Richardson and Starling has developed a range of treatment techniques aimed at reducing the amount of pesticides and chemicals used without affecting the quality of protection offered to our clients.

Our treatments are designed to cause the minimum of inconvenience and our technicians are trained to use formulations safely and with care. All treatments have been approved for use by the Health and Safety Executive under the Control of Pesticides Regulations, where appropriate.

You should observe the warning signs that will be displayed in a prominent place before work commences.

- 1. Access to work areas: - you should not enter an area whilst work is in progress.**
- 2. Allergies: - it is recommended that people who suffer from respiratory problems, such as asthma, should not enter the property whilst work is in progress.**
- 3. Pets: - cats, dogs, birds and other household pets should be removed from the work area.**
- 4. Fish: - should be removed from the work area.**
- 5. Plants: - should be removed from the work area.**
- 6. Food and drink: - should be removed from the work area.**
- 7. Other items: - should be protect or removed from the work area, where necessary.**
- 8. Naked flames: - all naked flames (fires, pilot lights, boilers) in or adjacent to the work area should be extinguished.**

You should observe the warning signs that will be displayed in a prominent place after the works has been completed.

The type of work undertaken and the ability to ventilate the work area will determine the time for which the safety precautions will need to apply after completion of the work. The minimum access restriction that will apply after treatment and of which you need to be aware is two hours. However, it may be necessary to restrict access to certain areas for longer periods of time. For example, we would recommend that the minimum access restrictions be extended to 24 hours for people who are known to suffer from allergies.

## Conditions of tender and contract to be read in conjunction with our report.

### CONDITIONS OF TENDER AND CONTRACT

#### A.

##### Conditions of Tender:

- (1) All prices in tenders are subject to alteration by the Company at any time in the event of any increase in the price of materials, rates of wages or circumstances or costs beyond the Company's control including industrial disputes.  
 (2) Tenders will remain open for acceptance for twenty eight days unless earlier withdrawn.

#### B.

##### Conditions of Contract:

- (1) Every care will be taken by our staff to ensure that the Work is carried through without causing damage to the property or fittings but because of the nature of the Work, the fragility of ceilings, plaster and other fittings, there is always the possibility that some damage may occur. It is a condition of this contract that the Company will not be liable for any loss or damage to the property or fittings unless such damage can be directly attributed to negligence by the Company.  
 (2) Contracts are made with and orders are accepted by the Company only upon and subject to the Company's Conditions of Tender and Contract as stated herein. Unless expressly accepted in writing by the Company, any variations, qualifications or exclusions of any of these Conditions shall be invalid and inoperative. The placing of an order for the Work with the Company will constitute acceptance of these terms by the Customer and these terms shall govern all work done, goods supplied and services rendered by the Company.

The order for the Work shall only be deemed to be accepted when the Company issues a written acceptance of the order for the Work at which point and on which date the contract for the Work shall come into existence.

- (3) The Company shall not be responsible for any claims for loss or damage resulting from delays, stoppages or hindrances of whatsoever kind in execution of the Contract arising from circumstances outwith the Company's control including but not limited to strikes, lock-outs or other industrial disputes (whether involving the workforce of the Company or any other party), failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order, rule, regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or subcontractors. Any delivery date or date of completion must be regarded as approximate only and whilst every effort will be made by the Company to avoid delay, the Company cannot accept liability for any loss whether direct or indirect arising from such delay.

- (4) Unless specifically stated otherwise in the price for the Works shall be subject to variation by the Company at any time without notice to allow for any increased costs (including those of labour and overheads) coming into effect between the date of the quotation estimate or order and the date of delivery under or completion of the contract.

- (5) The terms of payment unless otherwise stated are, that payment is due within fourteen days of the supply of the goods, execution of the work or carrying out of the services, or within fourteen days of the date of the Company's invoice whichever is the earlier. If payment is not received for work done by us within 14 days from the date of invoice, interest may be charged on the outstanding balance at 3% above the Bank of England base lending rate.

(6) The Company shall be entitled on request to a payment to account of 95% of work done and materials on site during the course of the contract, payment to be made within fourteen days of written application.

(7) All contracts are subject to the Company obtaining credit references relating to the customer which it in its sole discretion considers satisfactory and the Company shall have the right at any time either before commencement or during the contract where it does not have such references to insist on some guarantee of or security for payment as a condition of commencing or doing further work under the contract. By your acceptance of these terms you hereby consent to us obtaining such a report on you from credit reference agencies.

(8) On failure to make prompt payment of any sums due under the Contract, the Company shall be entitled to stop all further works and/or deliveries and shall be entitled to immediate payment on all work done and/or deliveries made.

(9) The Company reserves the right at all times to transfer, assign or sub-contract such part of the Work as it in its sole discretion considers necessary.

(10) Daywork will be charged at the rates then currently charged by the Company, such day rates will be supplied by the Company on request.

(11) The Contract price does not include the cost of providing water and artificial light nor the cost of any necessary scaffolding, guard rails and toe boards, adequate hoists, or any costs incurred in satisfying or complying with any statutory provisions or regulations relating to the safety, health and welfare of persons employed at the site or building, and it is understood that these will be provided and any costs met by or on behalf of the customer and in any event not at the Company's expense. A satisfactory access for haulage and delivery to the site in economic loads will be provided by the Customer. The Company will be entitled to increase the contract price charged to account for the failure of the Customer to provide satisfactory access to the site.

(12) The basis of the Contract is that the job can be progressed to completion without a break unless otherwise stated by the Company. The Company will be entitled to increase the contract price charged to account for any increase in costs arising from breaks in continuity.

The Customer shall obtain and maintain all necessary licences, permissions and consents which may be required for the Work before the date on which the Work are to start

(13) Any movement of furniture, fitments or other work not specifically included in the contract price will be undertaken by the Company only at the Customer's request and risk and the time taken will be charged to the Customer at daywork rates.

(14) Any defects in the Company's workmanship and/or materials shall be rectified at the Company's expense provided proper notice of such is given to the Company within six months of completion of the Contract or the date of invoice whichever is the earlier. This warranty is given in place

of all other warranties, conditions and obligations imposed or implied by statute or otherwise, including without prejudice to the generality of such exclusion, all warranties or conditions as to the quality or fitness for any particular purpose, whether or not that purpose has been named to the Company, all of which are hereby excluded.

(15) The maximum liability of the Company hereunder is limited to the invoiced value of the Contract and the Company will in no case accept liability for any consequential loss suffered by the Customer including any claim for loss of profit.

## Conditions of tender and contract to be read in conjunction with our report. (Continued).

(16) The parties agree that the proper law of all contracts undertaken by the Company is Scots law and the courts of Scotland will have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this Contract or its subject matter or formation (including non-contractual disputes or claims).

(17) Notices

17.1 Any notice or other communication given to a party under or in connection with this Contract shall be in writing, addressed to that party at its registered office (if it is a company) or its principal place of business (in any other case) or such other address as that party may have specified to the other party in writing in accordance with this clause 17, and shall be delivered personally or sent by prepaid first-class post or other next working day delivery service, or by commercial courier, fax.

17.2 A notice or other communication shall be deemed to have been received: if delivered personally, when left at the address referred to in clause 17.1; if sent by pre-paid first class post or other next working day delivery service, at 9.00 am on the second Business Day after posting; if delivered by commercial courier, on the date and at the time that the courier's delivery receipt is signed; or, if sent by fax or e-mail, one Business Day after transmission.

17.3 The provisions of this clause 17 shall not apply to the service of any proceedings or other documents in any legal action

(18) Severance

18.1 If any provision or part-provision of the Contract is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause 18 shall not affect the validity and enforceability of the rest of the Contract.

18.2 If any provision or part-provision of this Contract is invalid, illegal or unenforceable, the parties shall negotiate in good faith to amend such provision so that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the intended commercial result of the original provision.

(19) Waiver

19.1 A waiver of any right under the Contract or law is only effective if it is in writing and shall not be deemed to be a waiver of any subsequent breach or default.

19.2 No failure or delay by a party in exercising any right or remedy under the Contract or by law shall constitute a waiver of that or any other right or remedy, nor prevent or restrict its further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

C.

Warranty and Guarantee:

The Company's treatments are covered by Certificates of Warranty, as summarised below.

In pursuance of the undenoted Contract, RICHARDSON & STARLING (Northern) LIMITED, hereinafter called 'the Warrantor', HEREBY WARRANTS for a period as noted in the

report and warranty from the date of completion of the said Contract, subject to the terms and conditions given below THAT (i) in the event of any new infestation, continuation, or revival of attack by wood-boring insects or wood-rotting fungi in any timber or masonry chemically treated by them for the prevention or eradication of such attack in accordance with the said Contract, or

(ii) THAT in the event of a continuation or revival of dampness in the area or areas chemically treated by them for the prevention or eradication of such dampness in accordance with the said Contract, they will carry out all necessary treatment or re-treatment to (i) the infected timber and masonry or (ii) the area or areas, free-of-charge and will bear the cost of all exposure and reinstatement work, excluding redecoration, which may be necessary to carry out such treatment or re-treatment. In the event of a claim being made under this Warranty, the Company will require a deposit to cover the expense of examination, re-fundable in the event of the claim being found justified.

### TERMS AND CONDITIONS

(1) Nothing contained in the terms of these Warranties shall be construed as depriving either person or persons claiming benefit hereunder, or the Warrantor, of their respective rights under Common Law.

(2) Subject to compliance with the terms and conditions, these Warranties shall apply during the period they are in force to any subsequent owner or owners of the property treated.

(3) Where treatment has been carried out for the prevention or eradication of fungal attack on timber or masonry or both, or the insertion of a chemical damp-proof course, the acceptance by the Warrantor of any claim for re-treatment under those Warranties shall be conditional upon.

(a) The satisfactory execution immediately after treatment, of any structural or other alteration and works recommended by the Warrantor, and

(b) the full and proper maintenance at all times, of all water systems and other services in the property, and

(c) all reasonable precautions being taken to protect the property from dampness at all times, both internally and externally.

(4) These Warranties shall apply only to those areas specified in the Contract details set out below.

(5) These Warranties shall not apply to:

(a) any areas not fully treated in accordance with the Warrantor's specification for guaranteed treatment.

(b) any part of the guaranteed areas which are repaired, altered or added to after completion of the guaranteed treatment unless the Warrantor is informed in writing before such repairs, alterations or additions are commenced and any supplementary treatment which may be deemed necessary by the Warrantor as a result of such repairs alterations or additions is carried out by the Warrantor and paid for by the owner on the basis of the Warrantor's charges ruling at the time of such supplementary treatment And in respect of (i) above:

(c) any items of furniture or easily movable article constructed of timber.

(d) any plywood.

(e) any timber within the treatment area which is painted or varnished

## Other Services Include.

- Woodworm Treatment
- Dry Rot Treatment
- Wet Rot Treatment
- Rising Damp Treatment
- Control of Penetrating damp.
- Control of Condensation
- Remedial Wall Tie Replacement
- Concrete Repairs – Lintels, Sills, Mullions and Steps
- Timber Window Restoration & Draughtproofing
- Underground Waterproofing (Water management system) to Basements and Cellars
- Structural Repairs (Wall stabilisation, Masonry repairs, Masonry crack stitching)

## Our Guarantee

With the increase in values over recent years, buying property is now a major undertaking. Unlike other capital items such as cars and boats, your property should provide a financially rewarding investment. The remedial treatment industry contains many companies eager to be paid to rid your property of damp and decay.

But how do you know which companies you can trust to do an honest job?

Your first safeguard is insistence that your specialist contractor is qualified by membership of the Property Care Association (PCA) and the Guarantee Protection trust (GPT). Membership of the GPT shows that we have satisfied the technical and financial requirement of the UK Trade Association (PCA) and can offer insurance back-up to our long-term guarantees. You can be confident in the knowledge that any remedial work undertaken is performed to the highest standard and is backed by a long-term guarantee against rising damp or decay in structural timbers that you can trust.

Whether your property is Domestic or Commercial, it represents a significant asset – one that should appreciate. Without proper remedial treatment, to solve your property problem, it could depreciate rapidly.

## Our Customers include.

Homeowners: Local Authorities: Solicitors & Building Societies: Architects & Surveyors: Housing Associations, Property & Estate Management: Building Contractors & Developers: Property Holdings: Banks: Shops & Offices: Community Projects.

## Our Branches.

Glasgow, Edinburgh, Stirling, Kirkcaldy, Perth, Dundee, Aberdeen, Oban, Ayr, Dumfries, Hawick and Carlisle.

### Property Care Association Member

Registered in England No. 944470

Registered Office: Pacific House, Parkhouse, Carlisle, CA3 0LJ



# Why choose Richardson & Starling?



## Delivering Property Care Since 1935

We have been delivering solutions to property problems for 90 years and aim to give our clients a quality service they can trust.



## Reviewed and Recommended

We have hundreds of positive reviews left on Google, Trustpilot, Yell and Facebook. You can read what our customers say about us on our website.



## Guaranteed Peace of Mind

Our guarantees on remedial work range from 5 to 30 years. And if you ever sell your property, all our guarantees are fully transferable to the new owner.



## Award-Winning Contractor

Our customer service and repair standards have seen us win multiple industry awards.



# Richardson & Starling

1935

2025

Celebrating 90 Years in Business

FULLY ACCREDITED AND CERTIFIED SPECIALISTS



For more information please visit our website

**[www.richardsonandandstarling.co.uk](http://www.richardsonandandstarling.co.uk)**