

Richardson & Starling

Building Preservation and Refurbishment

Survey Report



Property Surveyed: 6 Battery Terrace, Oban, PA34 5DN

Instructed by: Crioich Ltd T/A Dawsons Estate Agents

Surveyed by: Callum Wade CSTDB

Date of Survey: 20th January 2026

Celebrating 85 Years in Business



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27th January 2026

Our Ref: CW/KM/S26/00073

Crioch Ltd T/A Dawsons Estate Agents
6 Battery Terrace
Oban
PA34 5DN

Dear Sirs,

Property Surveyed: 6 Battery Terrace, Oban, PA34 5DN

In accordance with your written instruction our surveyor, Callum Wade visited the above property on 20th January 2026 to inspect the prevailing damp conditions within the property, and we now submit our findings and budget cost for the appropriate remedial treatment and associated builders work.

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

Property Description

The inspected property is a ground floor – stone built flat.

Weather Conditions

Our survey was carried out during a dry mild period.

External Observations

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

- a) High external ground levels to the rear elevation.
- b) Defective stone pointing.
- c) Eroded stonework to front and rear elevation.
- d) Possible defects to rainwater goods

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.

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

Room Front Left, Room Rear Left (Kitchen), Room Rear Right (Bedroom), Room Centre Right (Bathroom), Room Front Right, Entrance Vestibule

Restrictions

Due to fitted floor coverings and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible. Should access be made available to inspect the restricted areas we would be pleased to return to the property and carry out a further survey and submit our findings as requested.

Using instrumental analysis in conjunction with physical observations we have formed the conclusion that dampness in the form of penetrating damp exists on the external walls of these rooms.

It should be noted that, due to the survey being carried out on a dry day, we were unable to observe the effectiveness of the rainwater goods of the property, therefore we were unable to determine the precise points of entry for the moisture ingress to the building. We recommend that the external fabric of the property is appropriately inspected and that any necessary repairs are carried out.

It should be further noted that some areas of walls appear to be plastered on the hard on external walls. This may contribute to moisture penetration due lack of cavity between the porous stone and the wall linings.



Room Rear Centre (Bathroom)

Restrictions

Due to fitted floor coverings, wall tiles and bathroom suite access to the wall surfaces was restricted and no inspection to the flooring timbers was possible. Should access be made available to inspect the restricted areas we would be pleased to return to the property and carry out a further survey and submit our findings as requested.

Using instrumental analysis, we were unable to record any readings which would suggest the presence of rising or penetrating damp. Some staining was noted to the upstands of the bath

Recommendations

In view of the above we recommend the removal of the contaminated wall fabrics, apply a damp proofing membrane to the exposed wall areas and reinstate wall fabrics using a renovating type plaster or dot and dab plasterboard, finishing with a skim of plaster, we would advise that a budget cost of £14,000 + VAT should be considered.

Condensation

These rooms were observed to have wall areas showing evidence of condensation. Proper heating and ventilation must be maintained to reduce the moisture available for evaporation into the air within the property condensing on wall surfaces.

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.

Client's Responsibility

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.

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.

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

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Property Care Association Member

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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 underlay 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.

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.

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