

Richardson & Starling

Building Preservation and Refurbishment

Survey Report



Property Surveyed: 106 George Street, Oban, PA34 5NT

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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21st January 2026

Our Ref: CW/KM/S26/00072

Crioch Ltd T/A Dawsons Estate Agents
1 George Street,
Oban,
PA34 5RX

Dear Sirs,

Property Surveyed: 106 George Street, Oban, PA34 5NT

In accordance with your verbal instruction our surveyor, Callum Wade visited the above property on 20th January 2026 to inspect the prevailing damp conditions within the property as per the provided home report, 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 second floor – stone built tenement 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) Loose and broken slates
- b) Vegetative growth and corrosion visible to gutters
- c) Defective external pointing
- d) Cracked render to gable end.

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

Second Floor

Room Front Left (Bedroom)

Restrictions

Due to fitted floor coverings, stored items, shower cubicle and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis, we were unable to record any readings which would suggest the presence of penetrating damp

Hallway Cupboard

No inspection was possible due to stored items.

Room Centre Left (Bathroom)

Restrictions

Due to fitted bathroom suite, floor coverings and tile wall coverings access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis, we were unable to record any readings which would suggest the presence of penetrating damp

Staining was noted to the ceiling consistent with historic moisture penetration.

Room Rear Left (Sitting Room)

Due to fitted floor coverings, stored items and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis in conjunction with physical observations we have formed the conclusion that dampness in the form of penetrating damp exists to the left hand side of the window and above the electric heater.

The dampness located above would appear to be the result of lateral & vertical water penetration due to the aforementioned external defects.

Room Rear Centre (Kitchen)

Due to fitted kitchen suite and floor coverings access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis, we were unable to record any readings which would suggest the presence of penetrating damp

Room Rear Right (Bedroom)

Due to fitted floor coverings, stored items and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis in conjunction with physical observations we have formed the conclusion that dampness in the form of penetrating damp exists above the fireplace on the rear wall.

The dampness located above would appear to be the result of lateral & vertical water penetration due to the aforementioned external defects.

It should be noted that distortion to the lining timbers of the press cupboard on the rear wall was noted, alongside high moisture levels. This is consistent with the damage characteristics of several wood rotting fungi. However, without further exposure being carried out, it was not possible to determine the extent or species of fungus.

Room Centre Right (Bedroom)

Due to fitted floor coverings, stored items and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis, we were unable to record any readings which would suggest the presence of penetrating damp

It should be noted that movement was noted to the in the vicinity of the external wall.

Room Front Right (Living Room)

Due to fitted floor coverings, stored items and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis in conjunction with physical observations we have formed the conclusion that dampness in the form of penetrating damp exists on the dividing wall between this wall and the Room Centre Right (Bedroom) and to the right hand side of the small curved window at the front elevation.

The dampness located above would appear to be the result of lateral & vertical water penetration due to the aforementioned external defects.

Hallway

Due to fitted floor coverings, stored items and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis, we were unable to record any readings which would suggest the presence of penetrating damp

Room Front Centre (Bedroom)

Due to fitted floor coverings, stored items and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible.

Using instrumental analysis, we were unable to record any readings which would suggest the presence of penetrating damp

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 £6,000 + VAT should be considered.

It should be noted that, due to having no access to the second floor externally, that we were unable to determine the precise point 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.

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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Mobile No : 07889074826

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