

Richardson & Starling

Building Preservation and Refurbishment

Survey Report



Property Surveyed: 57 Main Street, Pathhead, EH37 5PZ

Prepared for: Cornerstone Letting Agents

Prepared by: [REDACTED]

Date of Survey: Friday 8th December 2023

Celebrating 85 Years in Business



Richardson & Starling (Northern) Limited
Unit5, Rutherford Square
Brucefield Industry Park
Livingston, EH54 9BU

Tel: 0131 554 2241
Email: edinburgh@woodrot.com
www.richardsonandstarling.co.uk

24th January 2024

Our Ref: JB/AA/L24/00019

Cornerstone Letting Agents
2 Torphichen Street
EDINBURGH
EH3 8JQ

To Whom it May Concern,

Property Surveyed: 57 Main Street, Pathhead, EH37 5PZ

Please note this report supersedes our report dated 15th December 2023 and 19th January 2024

In accordance with your written instruction our surveyor, Jason Barrie visited the above property on Friday 8th December 2023 to investigate the prevailing damp conditions throughout the property 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 is to be read in conjunction with the attached drawing(s).

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” in the “Schedule of Works” detailed below.

Property Description

The inspected property is a terraced house. The floor is made up of concrete on the ground floor.

Weather Conditions

Our survey was carried out during a period of light rain.

External Observations

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

- (a) It would appear the pointing to the front elevation has been repaired with a concrete based mix. Pointing should be made of a lime based mortar.

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

The inspection was limited to the accessible areas as per your instructions and should be considered a snapshot in time only at date of inspection.

Restrictions

Due to fitted floor coverings wall fabrics access to the wall surfaces was restricted and no inspection of the subfloor 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.

Finding

Upper Floor Room Front Left (Bedroom)

Using a calibrated electronic moisture meter in conjunction with physical observations, elevated moisture levels and water staining was noted the plaster full height within the Edinburgh Press cupboard. The tenant has also been running a dehumidifier within the area as condensation is gathering on the surface of the wall.



Room Rear Left (Bathroom)

The extractor fan within this area was tested and in working order, the tenant has been advised that they have been told not to use the fan as it is not ducted correctly. We recommend a continuously running humidistat fan be installed within the bathroom.



The dampness in this area as marked on the attached drawing would appear to be due to condensation caused by cold spotting within the Edinburgh Press cupboard and a lack of ventilation within the Bathroom on the Upper Floor.

Condensation

These rooms were seen 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.

During our inspection(s), hygrometer readings were taken, and the averages were: Relative Humidity 70%, an Air Temperature of 18°C, and a Dew Point of 12.4°C



For reference the surface temperature within the cupboard at the time of survey was around 14°C.

It is recommended to maintain a heat of around 18-21°C and a Relative Humidity of between 40-55% to prevent the possibility of Mould growth. Ideal conditions for mould spores to germinate is when the Relative Humidity is in excess of 60%.

Recommendations

In view of the above we recommend the installation of a Filter less Fan Air Extractor Unit in the Bathroom as indicated on the attached drawings. **Please note:** we have not allowed for the removal of the existing fan.

Condensation Control:

Where possible, trickle vents to be kept open at all times. the property should also be ventilated correctly in the morning and nights. By opening the windows in each room and front door for

approximately 30-60 seconds this will allow a cross ventilation and reduce the amount of air-borne moisture available to form condensation. Windows should be closed during the day to retain heat.

The tenant should be encouraged to keep the property heated between 18-21°C when possible.

The tenant is encouraged to isolate any moisture production by closing the doors and allowing the fans to remove the moisture laden air. All washed items drying indoors should also be isolated within the bathroom when possible to allow the fans to remove any air-borne moisture.

Any mould to be wiped down with an anti-mould cleaner and treated with anti-condensation paint (Dryzone). Furniture and stored items to be moved out from walls to allow airflow in behind.

Please Note: There has been a change in the PIV and fan installation regulations and an upgraded type A RCD may be required as part of the install.

If you decide to proceed with the installation this will have to be checked and additional costs of **£109+VAT** per unit may be incurred.

Dust

Part of our specification includes for the removal of the existing plaster. When removing plaster, it is not uncommon for dust to find its way into remote parts of the property. We will protect the immediate area with polythene but would respectfully recommend that you take further precautions out with the works area to protect floor coverings and furniture in other parts of the property. Regretfully we can take no responsibility for cleaning or any damage caused by dust.

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.

Schedule of Works | Richardson & Starling Operatives

Prior to works

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

Envirovent Work

Cut and fit polythene protection from entrance to area of treatment.

Supply and fit Filter less Fan Air Extractor Unit as marked on the attached plan.

Bag all debris and carry out builders clean to work area(s).

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. Please note that first decoration applied to the re-plastered walls should be a matt emulsion to allow drying of the walls.

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 contracts 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:

Filter less Fan Air Extractor Unit– 5 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 & Starling are committed to our Health and Safety responsibilities to both clients and staff. Please familiarise yourself with the Health and Safety notes below.

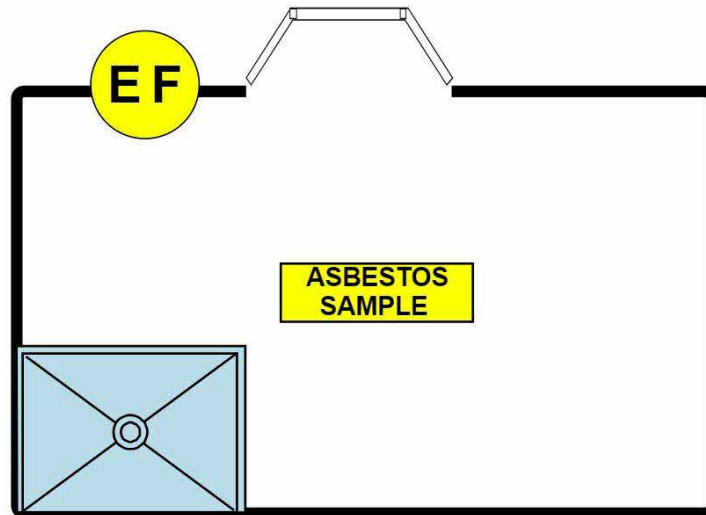
We hope the contents of the report are clear, however, should you require further information please do not hesitate to contact our Surveyor who will be pleased to assist you.

Yours faithfully
For and on behalf of Richardson & Starling.

Jason Barrie
Trainee Surveyor



UPPER FLOOR



FRONT ELEVATION

ASBESTOS SAMPLE


Prior to works

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

EF

Envirovent Work

- Supply and fit Filter less Fan Air Extractor Unit.

 <p>Richardson & Starling</p>	Property Address - 57 Main Street PATHHEAD EH37 5PZ	Drawing - 1 of 2 (NOT TO SCALE)
	Surveyor - Jason Barrie	Date - 13/12/2023

QUOTATION

24th January 2024

Our Ref: JB/AA/L24/00019

Cornerstone Letting Agents
2 Torphichen Street
EDINBURGH
EH3 8JQ

Property Surveyed: 57 Main Street, Pathhead, EH37 5PZ



Please note this report supersedes our report dated 15th December 2023 and 19th January 2024

Item	Quotation	Specified Works (Excluding VAT)	VAT 20% @	TOTAL inclusive of VAT
1	Insertion of a guaranteed Filter less Fan Air Extractor Units into the walls specified in our report dated 24 th January 2024 as detailed in the schedule of works under the heading "Our Operatives"			
	Contract Total			

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..... 31/01/2024

Please complete and return the above acceptance of quotation, alternatively, you can e-mail the completed acceptance to edinburgh@woodrot.com.

Client Contact Details

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

Full Name: [REDACTED]

Present Address:
[REDACTED]

Post Code: [REDACTED]

Last Permanent Address (over 2 years if different from above):
57 Main Street, Pathhead, UK

Post Code: EH37 5PZ

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) +44 0131 535 1072 Letting Agent
+1 917 859 9678 Owner (Pacific Time)

Contact Telephone Number (Evenings)

Email Address [REDACTED]

Date 31/01/2024

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.

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 out with 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 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 undernoted 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



Richardson & Starling

Why Choose Us?



Delivering Property Care Since 1935

We have been delivering solutions to property problems for over 85 years and aim to give our clients a quality service they can trust.



Reviewed & Recommended

More than 800 positive reviews and recommendations left on Google, TrustPilot, Yell.com, Yelp.com, Reviews.co.uk and Facebook. Visit our website to see what our clients say about us.



Guarantees You Can Trust

Our guarantees on remedial work range from 5 to 30 years. All our guarantees are fully transferable to new owners if the property is sold to give you and them peace of mind.



No Deposit Required

No payment is required to get the job started and most contracts are not paid until the works are complete. (Large jobs may have interim payments)



Award-Winning Contractor

Property Care Association 'UK Contractor of the Year' three times in a row 2016-2018. Our customer service and repair standards have gained us multiple industry awards.

Fully Accredited & Certified Specialists



For more information please visit our website

www.richardsonandstarling.co.uk