

# Richardson & Starling

Building Preservation and Refurbishment

## Survey Report



**Property Surveyed: 178 Dumbarton Road, Flats 1-1 & 1-2,  
Glasgow, G**

**Prepared for: Glasgow City Building**

**Prepared by: Melvin Niven c.s.r.t. c.s.s.w.**

**Date of Survey: 13<sup>th</sup> July 2023**

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18<sup>th</sup> July 2023

Our Ref: MN/MB/23/1357

Glasgow City Building  
350 Darnick Street  
Glasgow  
G21 4BA

FAO: Mr MacAuley Wood

Dear Sir,

**Property Surveyed: 178 Dumbarton Road, Flats 1-1 & 1-2, Glasgow.**

In accordance with your verbal instruction our surveyor, Melvin Niven visited the above property on 13<sup>th</sup> July 2022 to investigate the exposed mid-floor joists. We now submit our findings.

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

**Property Description**

The inspected properties are traditional 1<sup>st</sup> floor tenement flats.  
commercial premises.

**Weather Conditions**

During our survey it was overcast and dry.

**Internal Observations**

**1<sup>st</sup> Floor Level**

**Flat 1-1**

Area (A) Room Front Left (Kitchen)  
Area (B) Room Front Right  
Area (C) Room Centre Left (Bathroom)  
Area (D) Hallway  
Area (E) Room Rear Left  
Area (F) Room Rear Right

Our inspection to the exposed mid-floor joists at the front and rear elevation wall and bathroom revealed extensive previous repairs have been carried out to the joists, deafening and flooring.

Superficial decay by the wet rot fungus (*Coniophora Puteana*) was noted to 1 No joist at the window opening of area (E), however as the decay is superficial and the cause of the decay has been repaired, we see no need for further treatments.

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Due to defective plumbing to the property above, the ceiling of the bathroom has collapsed and the chipboard to the flooring has perished.

We recommend that cause of the leak be rectified and that the mid-floor joists be dried. It is anticipated that the water damaged deafening and deafening boards will require to be renewed.

### **1<sup>st</sup> Floor Level**

#### **Flat 1-2**

Area (G) Room Front Left  
Area (H) Room Front Right (Kitchen)  
Area (I) Room Centre Right (Bathroom)  
Area (J) Hallway  
Area (K) Room Rear Left  
Area (L) Room Rear Right

Again, extensive repairs have been carried out to the floor joists.

Defective plumbing has damaged the ceiling to the bathroom.

We recommend that cause of the leak be rectified and that the mid-floor joists be dried.

## **Recommendations**

No treatments required on the basis of this inspection.

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.



Melvin Niven C.S.R.T. C.S.S.W  
**Senior Surveyor**  
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# Richardson & Starling

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