



LEVEL 3

Your survey report

Property address

Fishguard & Goodwick Urban
District Council, Town Hall, Market
Square, Fishguard,
Pembrokeshire, SA65 9HE

Client's name

M Fishguard and Goodwick Town
Council

Inspection Date

4th February 2026

Surveyor's RICS number

1123406

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A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

 Reminder

Please refer to your **Terms and Conditions** report sent on the 8th January 2026 for a full list of exclusions.

About the inspection

Surveyor's name

Nigel Stone MRICS

Surveyor's RICS number

1123406

Company name

Nigel Stone Surveyors Limited

Date of the inspection

4th February 2026

Report reference number

8173-B

Related party disclosure

We are not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

Fishguard & Goodwick Urban District Council, Town Hall, Market Square, Fishguard, Pembrokeshire, SA65 9HE

Weather conditions when the inspection took place

When we inspected the property, the weather was dry and fine. The weather in the days prior to inspection was mixed with showers and dry periods.

Status of the property when the inspection took place

Part of the property was occupied by Fishguard and Goodwick Urban District Council whilst the remainder of the building is used as a Library and Market Hall. The building was furnished.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, 'What to do now', and discuss this with us if required.

B

Condition ratings

Overall opinion of property

The building comprises of a two storey Grade II listed property with Meeting Rooms to ground floor and Library to first floor. Adjoining inter connecting structure with flat roof over and containing Offices, Kitchen, Plant Room and Disabled Toilets with stairs up to first floor.

Adjoining Market Hall Building containing toilets and Museum to first floor.

Enclosed yard to rear providing private on site car parking with lean to covered area off right hand boundary wall and a detached stone Building to rear near entrance gates which we understand was a former Slaughter House but is now used as a Garage and Store.

The property is a substantial commercial building which will require a significant commitment to maintain the building.

We understand that significant sums of money have recently been spent on the property in refurbishing and maintaining the property, however, further works have been identified during the survey which will require urgent attention and are likely to be expensive. In a building of this age and type there is always works to be done.

One of the biggest concerns is the condition of the perspex sky light roofing system to the domed/curved roof to the Market Hall Building. This is currently leaking and we believe that the existing system of perspex is not suitable for this type of structure. A new sky light system should be installed which should comprise of insulated toughened glass, this glazing would be more efficient in retaining heat and is less likely to leak. The existing perspex material has perished in some areas which has caused cracks and this is likely to get worse, furthermore, it does not offer good insulating properties.

Although it was dry at the time of inspection, we are concerned and can see evidence that the integrated rainwater disposal system off the roofs is not considered satisfactory. We believe that due to the roof areas additional rainwater out-lets should be provided. Over flowing and leaking rainwater systems are believed to be contributing to some of the damp issues within the building.

Structural Movement

The main walls to the original parts of building are affected by some general distortion and bulging which is not considered unusual in a property of this age and type. The extent of the movement is considered to be within acceptable limits.

Dampness

Tests were taken with a moisture meter for signs of dampness. The damp meter will detect where moisture is present but this is only an indication that a problem may exist. Where the report advises high moisture levels have been detected, we advise that any issue is further investigated by a contractor accredited to the Property Care Association (PCA) who will be best placed to advise further on the causes, consequences and likely cost implications.

Timber defects

Where original timbers are still present there is a risk of wood boring insect infestation, rot and decay, especially to concealed timbers. During our inspection we noted that some timbers are being affected by wood boring insect infestation, rot and decay. You should now employ a specialist contractor to treat the timbers around the property. This should be covered by a guarantee.

Asbestos

Material containing asbestos was commonly used within building products up until the early 1990s. After this date it was banned due to health risks. However, many materials and properties still contain asbestos. It was commonly used within ceilings and wall panels, textured coatings to ceilings and walls, floor coverings, external joinery and within corrugated roofing sheets to outbuildings and other structures. In this property we did notice the presence of asbestos containing materials. The report will highlight the presence or likely presence within each individual section. We do still stress however that due to the limitations it could be present within other concealed areas or that were not seen at the time of inspection.

Roof coverings

It is important that you check to see whether there is a guarantee for the roof covering to the domed shaped roof above the Market Hall building and the adjoining extension. This type of roof covering will have a limited life and should have had a guarantee when it was installed, assuming that it was installed in 2006. This is likely to require replacement within the medium to long term, which we classify as being between 10-20 years.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
E1	Roof structure
E3	Walls and partitions
E7	Woodwork (for example, staircase joinery)
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating
F6	Drainage
G2	Permanent outbuildings and other structures
G3	Other



Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D5	Windows

Element no.	Element name
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings



Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
E9	Other



Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
E5	Fireplaces, chimney breasts and flues
F3	Water
F7	Common services
G1	Garage

Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	Cost guidance (optional)
D4 – Main walls – Repoint stone wall to rear and repair cracks.	
D6 – Doors – Repair rear door to market hall.	

Repairs	Cost guidance (optional)
D8 – Other Joinery – Carry out repairs and redecoration works.	
E1 – Roof Structure - Treat woodworm in main roof structure.	
E2 – Ceilings - Repair/redecorate damp stained ceilings.	
E3 – Walls and Partitions - Replace damp affected plaster.	
E7 – Woodwork - Replace rot affected woodwork.	

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Please note that you should obtain at least three competitive quotations from contractors for works highlighted within the report. The figures provided in the above section are for guidance purposes only and will vary. The cost of labour and building materials has increased significantly over the last 4-5 years, especially since Brexit, the Corona Virus pandemic, war in Ukraine and the cost of living crisis. This will need to be taken into consideration.

D2 – Roof Coverings - Instruct specialist roofing contractor to inspect roof coverings and fittings to the domed/curved roof structures.

D3 - Rainwater goods - Instruct contractor to check and report on options for improving rainwater discharge of dome/curved roof.

D4 - Main walls - Instruct damp proof specialist to check dampness in solid stone walls.

E1 - Roof structure - Instruct timber treatment specialist to check all timbers in the roof and property to see if treatment is required.

F1 – Electricity – Instruct NICEIC/ECA registered electrician to check that the electrical installation has been tested.

F4 – Heating – Instruct contractor registered on the Gas Safe register to check that the central heating boiler has been serviced in the last 12 months

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The original building is a Grade II listed with inter connecting two storey flat roof extension and attached part stone and steel framed structure with cavity walls on top.

The front faces approximately West. Any right/left descriptions given within the report will assume that the reader is standing in front of the property facing it.

Approximate year the property was built

Based on our knowledge of the area and housing styles, we think the original Grade II part of the building was built around 1750 .

Approximate year the property was extended

A rear extension has been added to the property and based on our knowledge of construction, we think was likely to have been built around .

Approximate year the property was converted

Part of this property has been converted which is now the Market Hall area. The date of conversion is believed to have been around 2006 when the building under went a significant and major refurbishment project.

Information relevant to flats and maisonettes

Not applicable.

Construction

The main original part of the property was built using traditional materials and techniques. The main roof is constructed of pitched and hipped timber frame structure and is slate clad. The ground floor is of solid construction. The upper floor is of timber suspended construction. The outside walls are of solid stone construction with painted rendered outer finishes.

Believed to be a steel framed and cavity block built inter connecting structure with concrete flat roof covered with a rubber membrane type covering. Solid and suspended timber floor structures.

Adjoining Market Hall building which is of part solid stone, steel framed and cavity block construction contained beneath a domed shaped roof covered with a flexible rubber membrane type covering.

Attached extension building to rear which we believe is of cavity wall construction with roughcast rendered outer finishes contained beneath a semi curved dome shaped roof covered with a rubber type membrane covering.



Photo - 2 Aerial view of the building showing the different structures.

Means of escape

Means of escape in case of fire is relevant to all occupied buildings from domestic and commercial properties. The requirements are covered under the Approved Document B – Fire Safety specifically B1 – Means of Escape. The document contains many parts including the fire safety related matters within and around buildings, satisfactory means of giving warning and means of escape in case of fire, stopping the spread of fire and internal and external linings, ensuring the stability of the building in the event of a fire.

The prime function of a window is to naturally light and ventilate the room into which it is installed. The size of the window and those sections which open is therefore important to ensure adequacy in these respects. Windows in some rooms need to provide emergency means of escape in the event of a fire for which purpose at least one of the available opening sections need to be designed accordingly. Regulations in this respect have historically been very weak and there are still many relevant windows which fall well short of current requirements and which therefore warrant replacement on health and safety grounds.

Whilst it is important that external doors are secure, it is important that they also provide a quick and easy means of escape from the property in case of emergency. The main entrance door should have a means of identifying callers without having to completely unsecure the door, for example, some glazing spy hole or security chain.

As this is a commercial building, Means of Escape requirements are different to residential properties. It is important that there are adequate Means of Escape from this building and this is the case. There is the main entrance door to the front elevation with double opening doors. Fire proof doors throughout the property and double opening fire escape doors to rear of Market Hall with additional fire escape door to the first floor to the rear of the Museum part of the building. It is important that these areas are kept clear and are clearly marked and identified.

We can confirm that these were clearly marked and identified at the time of inspection.

C

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

Not available

Issues relating to the energy efficiency rating

There is an out of dated Display energy certificate. We are unable to find the EPC on line which is a legal requirement. You will need a valid up to date certificate and a Display certificate as it is a public building.

Current regulations aim to establish a minimum level of energy efficiency for properties in Wales. Since 1st April 2018 it has been against the law to rent out property where a minimum energy efficiency standard (MEES) has not been achieved. The standard is expected to incorporate the sale of freehold properties by 2022.

The Department of Energy & Climate Change (DECC) has set the minimum standard as EPC rating 'E'. If you ever intend to let the property it is something you will need to be aware of. It is also important to note that if re-assessed in the future the present rating could deteriorate if existing services are not maintained properly or assessment criteria are altered, which could alter your options for this property.

It is likely that the government will be encouraging property owners to increase the EPC rating to a C banding or better over the next few years. Although some energy efficiency improvements can be achieved relatively easily (for example, improving loft insulation and fitting of TRVs to radiators), other measures will be more expensive and disruptive (for example, insulation of outside walls). If you want more comprehensive advice on improving the energy efficiency of this property then you should appoint an appropriately qualified person to carry out a detailed assessment.

Mains services

A marked box shows that the relevant mains service is present.



Gas



Electric



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil



None

Other services or energy sources (including feed-in tariffs)

Part gas fired under floor heating to the ground floor which we believe is within the Market Hall building area.

There are no solar panels fitted on the roof of the property.

Other energy matters

It is difficult to improve the energy efficiency of this type of building. We believe that some form of internal wall insulation has been carried out to parts of the building which will help with the thermal performance and there is insulation in the roof space to the main part of the building, however, we are unable to verify the extent or type of insulation to the flat roof inter connecting structure and the dome semi curved dome shaped roof structure to the Market Hall and attached extension. This is a large commercial public building and energy consumption will be high. At present it is connected to the mains gas system and we believe that this is likely to be the most efficient form of heating.

C

Location and facilities

Grounds

Paved area in front of the building which provides access onto the street.

Double gated entrance to rear which provides access to an enclosed tarmacadamed yard area which provides useful car parking for a number of vehicles. Stone built boundary walls and lean to covered area off right hand boundary wall which provides some storage and shelter.

Detached stone built Outbuilding to rear left hand corner near rear entrance contained beneath a pitched hipped roof structure which is covered with corrugated fibre cement sheeting which we believe may contained asbestos material although this can only be verified if a sample is taken and tested.

Location

The building is located within a prominent town centre location within the harbour town of Fishguard. The building is set back just off the main roundabout within the town.

Facilities

The property is within walking distance of town centre amenities and facilities.

Local environment

The original building is understood to have a Grade II listing under the provisions of Planning (Listed Buildings and Conservation Areas) Act 1990.

When a building is listed, any works to the property, such as demolition, alteration or extension in any manner that would affect its character as a building of special architectural or historic interest, must be authorised by the Local Planning Authority (LPA). This form of authorisation is provided through the granting of listed building consent, subsequent to the submission of an application to the LPA. Listed building consent may also be required for proposed works to buildings or structures that are separate, but located within the curtilage of a listed building.

Failure to obtain listed building consent in advance of the implementation of works to a listed building (or failure to comply with a condition attached to a listed building consent) is an offence that can lead to prosecution resulting in imprisonment and/or a fine. Enforcement action can also be taken to remedy the unauthorised works. Your conveyancer should clearly outline the restrictions of such as listing.

We have not made specific enquiries but we have checked the Natural Resources Wales website (www.cyfoethnaturiolcymru.gov.uk) which indicates that it is at low risk of flooding.

N.B. – The Natural Resources Wales web site is not definitive and does not offer any form of guarantee as to accuracy. If it transpires that the property is more at risk to flooding than the Environmental website indicates , we should be informed as this may affect our valuation.

Due to the age of the property it is unlikely that a radon barrier would have been incorporated during construction. Public Health Wales provides data concerning the levels of radon in particular areas - there are areas in West Wales where the level of radon gas entering properties is high enough for remedial

action to be recommended. It is not possible in the course of an inspection to determine whether radon gas is present in any given building, as the gas is colourless and odourless.

Tests can be carried out to assess the level of radon in a building. These are available by post from the Public Health Wales and other approved laboratories. The minimum testing time is three months. Public Health Wales advises against any shorter term tests as they can give misleading results. Your legal adviser should advise you further in relation to radon gas. An environmental search should be carried out to highlight any potential risks.

However, new floor may have been installed as part of the works carried out in 2006 which would have included a damp proof membrane/radon barrier at the time.

Your conveyancer will carry out a private environmental search which may reveal some other issues. Should you be concerned with any of these then please do not hesitate to refer them back as it may affect the advice given in this report.

I have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential you check with your preferred broadband provider before you commit to the purchase.

Other local factors

The property has a prominent town centre location with a public house known as the Farmers Arms attached to the right hand elevation and adjacent other building to left hand side which is not attached as there is a small gap which is a maintenance issue.

There is good access to the rear of the site from a council maintained road with public car parking just beyond.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

The inspection was made from scaffolding which was present at the time of inspection to the rear, we were able to gain good access to the Market Hall domed shaped roof and the attached extension. A distant inspection was able to be carried out to the main roof from this area, however, only a limited inspection of the inter connecting flat roof was able to be carried out from this point.

A drone was subsequently used to carry out a inspection of the roofs which was done at a later date and also included some of the side elevation which were restricted.



D1 Chimney stacks

There are no chimney stacks to the property, however, there is a stainless steel twin walled flue pipe with terminal which is for the gas fired central heating boiler located in the Plant Room which passes through the flat roof.

1

This appears in satisfactory condition but normal maintenance will be required.



Photo - 3

D2 Roof Coverings

MAIN ROOF (condition rating 1)

Description

The main roof is a pitched hipped structure which is covered with over lapping natural slate, clay ridge and hip tiles cover the join at the apex of the roof slopes and are likely bedded in mortar.

Dormer structure to centre of front elevation which is also covered with natural slate. Clay ridge tiles cover the join at the apex of the roof slopes. Lead flashing detail to join between the dormer structure and the front roof slope.

Feature galvanised hip irons to fore which support the hip tiles.

3

The slate is laid over a secondary barrier comprising of modern breathable underlay, the intention of which is to cause any wind-driven snow and rain which passes under the tiles to be guided down to the gutters. The barrier appears in good condition and is effective.

White painted timber bell tower structure to centre of roof with pitched, hipped lead covered hexagonal shaped roof. Feature lead covered platform at low level.

Condition

We are informed that the roof has recently been stripped and recovered with the original slate. The roof coverings are in sound condition with no urgent repairs required.

We are informed that recent repairs have been carried out to the bell tower. It was in satisfactory condition at the time of inspection.

Advice

Normal maintenance required.

Reason

To prolong the life span of the slate and fixings and the bell tower structure..

INTER CONNECTING FLAT ROOF STRUCTURE - (condition rating 3)**Description**

Inter connecting flat roof structure between the original building and the Main Market Hall Building. The flat roof is covered with a rubber membrane type covering with two perspex sky lights and a raised box structure which we believe could be for some extractor fan detail. Further flue terminal to rear left hand corner. Raised edging detail and flashing detail to join with the rear roof slope of the main roof.

Condition

The rubber membrane type covering was inspected with the aid of a drone which showed numerous water ponding stains and also collection of water to the front left hand side. Fixing details are also protruding through the GRP covering which are likely to affect the life span.

Advice

Flat roofs will have a limited life, we recommend that further enquiries are made to establish whether a guarantee is available for the roof and if so, it can be transferred to yourself.

Clearly there are visible problems with the covering due to the excessive ponding and water staining noted at the time of inspection. The perspex covering to the sky light is likely to perish due to UV rays from the sun light and we recommend that these are checked.

Reason

Replacing flat roofs are very expensive therefore it is important to establish if a guarantee is available, if not, it will have a limited life, normally about 20 years from new, however, it can fail earlier depending on the quality of the materials and the standard of workmanship.

ATTACHED MARKET HALL BUILDING - (condition rating 3)**Description**

Domed curved shaped roof structure to the structure to the Market Hall Building which is covered with a flexible rubber membrane type covering in strips which extend to right to left. These have been laid at approximately 1 metre apart with raised detail to join in order to help guide water off the roof. The guide rails appear to comprise of aluminium type rails.

Metal powder coated edging detail which is covered with a GRP covering and large raised perspex central sky light with flashing detail.

Condition

The rubber membrane covering appears in reasonable condition, however, the raised central perspex sky light detail is in generally poor condition. Internally, there are water stains showing from leaks to the detail and externally significant staining is noted. We believe that this detail is cracking due to the UV rays from the sun and is likely to require replacement.

The rubber membrane type covering appears in reasonable condition but some of the aluminium rails were loose and will need to be refixed. Flashing detail to parapet wall between the dome shaped roof and the flat roof which is covered with metal powder coated detail and rubber membrane covering.

Very poor flashing detail around the main sky light structure, thick cable detail around the upstand detail with tape type flashing to join of fixing bracket to corners, this is likely to cause an area where moisture ingress will occur into the structure. (See photo)

Advice

We recommend that further details and enquiries are made to see if there is a guarantee available for the roof covering, if there is, this should be transferred to yourself, normally this should last about 20 years therefore it could be coming to the end of its life.

The raised perspex sky light detail is not considered to be satisfactory and we recommend that this is replaced with a new system which will reduce the risk of leaks/water ingress.

Reason

To reduce the risk of expensive repair works after taking on the property which are likely to be very expensive.

Replacing the sky light is likely to be more practical than trying to repair existing as the existing design is not considered suitable. A new alternative should be considered which will reduce future maintenance costs.

EXTENSION ROOF - (condition rating 2)**Description**

Attached curved dome shaped roof to the rear extension which is tucked in beneath the rear fascia boards for the main Market Hall roof. Lead flashing detail to join.

Similar rubber membrane type covering to this roof with circular patches etc for fixings, this is a solid surface which we were able to walk on.

Condition

The membrane covering appears in reasonable condition although circular fixing patches were visible and these are likely to fail and could cause leaks. This type of covering will have a limited life.

Advice

We recommend further enquiries are made to see whether a guarantee is available for the coverings as this is likely to have a limited life.

Reason

In order to reduce the risk of expensive repair and replacement costs at a later date.



Photo - 4 Original hipped roof and Bell Tower type structure



Photo - 5 Flat roof to interconnecting structure.



Photo - 6 Ponding to flat roof.



Photo - 7 Circular fixing and ponding.



Photo - 8 Ponding to corner and around raised structure.



Photo - 9 Perplex sky lights to market hall.



Photo - 10 Aluminium guide rails.



Photo - 11 Flashing/abutment detail for extension roof.



Photo - 12 Poor flashing detail around raised perspex sky lights.

D3 Rainwater pipes and gutters

MAIN BUILDING

Description

Rainwater goods are formed in painted aluminium and the guttering is supported by metal brackets fixed to every other rafter. Two painted white aluminium downpipes to front elevation to each corner. Right hand downpipe discharges onto plinth and into a nearby plastic surface water gulley cover whilst the downpipe to the left hand side discharges into an Atco gulley system located in pavement and slabbed area.

Painted aluminium guttering to side with galvanised brackets fixed to the rafters.

The weather was dry during the inspection so the guttering was not seen in operation.

Condition

Overhaul and clearing out of debris should be undertaken soon and on a regular basis thereafter although all goods and guttering were in a satisfactory state of repair at the time of inspection.

Some flaking paint noted to the aluminium guttering to side which will need to be repainted.

Advice

3

Joints to the guttering will require resealing from time to time.

It is important that all rainwater is adequately piped away from the base of the walls as continued discharge of rainwater at the base of walls will increase the risk of damp within the walls and over a period of time could cause erosion of foundations. We cannot confirm if the down pipes are linked to suitable rainwater disposal systems (effectively water should be taken to discharge at least 5m from any building or road).

Reason

To prevent unnecessary moisture penetrating into the building and causing damp.

INTER CONNECTING FLAT ROOF

Description

Integrated metal plastic coated guttering system which has been lined with a rubber membrane detail to the flat roof structure. Plastic covered concealed downpipes to side which were not clearly inspected.

Condition

It was dry at the time of inspection therefore we cannot comment on their water tightness.

The lining material will perish and require maintenance.

Advice

The joints of upvc guttering can pull apart under the thermal movement that occurs within the material and some resealing will be required from time to time.

We believe that the size of the out lets for the size of the roof surface is not satisfactory, there is evidence of water spilling along the sides which indicates that the guttering system cannot cope with the volume of water coming off the roof. We recommend that enquiries should be made about installing larger rainwater disposal system.

Reason

This will reduce the risk of moisture ingress and causing damp into the building.

MARKET HALL STRUCTURE AND EXTENSION

Description

Integrated metal plastic coated rainwater disposal system. The guttering is lined with a GRP covering. Plastic covered out lets which discharge into concealed downpipes within the structure.

Condition

Overhaul and clearing out of debris should be undertaken soon and on a regular basis thereafter although all goods and guttering were in a satisfactory state of repair at the time of inspection.

The weather was dry during the inspection so the guttering was not seen in operation.

Advice

We believe that the out lets cannot cope with the volume of water and they will need to be cleared on a regular basis as any blockages will cause moisture to over flow the side which we believe is occurring due to staining noted to some of the walls which is caused by moisture spilling out over the guttering and down the walls, we believe this is causing internal moisture ingress issues. We recommend that further enquiries are made to see whether additional out lets can be installed in order to dispose of the volume of water coming off a large roof surface.

Reason

To reduce the risk of moisture ingress and dampness in the building.

D4 Main walls

MAIN BUILDING

3

Description

The main external walls are of traditional solid stone construction with a blue painted roughcast rendered outer finish to front elevation and white painted pre cast concrete window sills with drip bars. Black painted rendered plinth at low level and white painted band at first floor level.

Roughcast render to right flank elevation above the roof to the adjoining building with lead flashing detail.

Solid walls are less resistant to wind-driven rain than modern cavity construction, so there is always the risk, especially on an exposed elevation, of damp penetration to the interior. In addition, these walls can suffer from dampness, condensation and poor insulation.

Condition

External walls have a rendered/and painted finish which conceals the true identity of the wall beneath. They may even have been applied to mask previous defects such as surface deterioration or worn pointing. It is particularly important that render be kept waterproof otherwise inevitable surface cracking will allow damp penetration. Regular application of good quality masonry paint will be required. Although surfaces appear generally serviceable at present deterioration and eventual loss of key should be anticipated in time. Such cost implications should be considered in your purchase decision.

The lintels supporting the structure above the windows and doors could not be fully inspected as they are concealed within the construction. Should any lintels be of timber there is always a risk that these may be affected by damp and rot.

Where timbers are set into solid walls - such as timber joist ends or timber lintels - there is a risk that they could be affected by penetrating damp and are susceptible to rot. Some penetrating damp may occur around the reveals of windows and doors where they are set into the solid walls, particularly where the walls are thinner under window openings. In modern day construction there is a damp proof membrane around openings but older stone walling properties have no such provision. These are inherent problems with solid walls.

High damp readings obtained within the original solid stone walls at low level.

Advice

This is likely to be rising damp which is defined as a movement of moisture from the ground into the walls of a building by capillary action.

The effects of rising damp rarely rise above 1.5 metres from ground level. It is usually characterised by a pattern of high damp readings with a moisture metre up to the limit of the affected area, and a sharp decline in readings above that level.

This can vary from minor and inconsequential to extreme costly to remedy. The most common symptoms include the appearance of visible damp patches starting at low level on the inner wall surface which can cause the wall finishes to deteriorate and perish and any timbers in contact such as skirting boards floor and door frames to decay. As walls finishes are being visibly affected by dampness, you should now employ the services of a damp proofing specialist accredited to the PCA (Property Care Association) to determine the level of works required and associated costs.

Reason

To prevent rot and decay to any adjacent timbers.

INTER CONNECTING FLAT ROOF**Description**

Believed to be part solid stone to lower levels and cavity block above with steel framed structure. Part roughcast rendered outer finishes and orange coloured cladding detail.

Cavity walls are formed by block and brick which are tied together by metal ties. Problems can arise where ties break and cause structural problems in the outer wall, although this tends to happen with older properties. No evidence of this defect was noted at the time of inspection.

Condition

Most of the walls are concealed but we were able to carry out some limited inspections via a drone, the adjoining building to the left hand side conceals part of the wall finish.

Advice

We recommend that the externally finishes are kept in good condition.

Reason

To prevent any moisture ingress and future decay and deterioration.

MARKET HALL STRUCTURE AND EXTENSION**Description**

The walls to the main Market Hall are of part solid stone up to first floor level with believed to be cavity block above and coloured factory painted PVCu cladding.

Concealed concrete lintels above rear door.

Exposed original lime and cement pointing to exposed stone to rear elevation.

Traditional cavity block walls to the attached extension to rear with roughcast rendered elevation which has not been painted. Vertical expansion crack to rear. The render extend down to the ground.

Left hand boundary wall attached to rear left hand corner with lead flashing detail.

Three PVCu swallow boxes attached to wall at high level.

One pre cast concrete window sill and rendered reveals.

Weep vents noted to left hand wall to the rear attached extension which is roughcast rendered. Two expansion joints also noted.

Shuttered concrete ring beam on top of left hand stone wall to main Market Hall with cavity block wall built above where the building has been extended upwards.

Cavity walls are formed by block and brick which are tied together by metal ties. Problems can arise where ties break and cause structural problems in the outer wall, although this tends to happen with older properties. No evidence of this defect was noted at the time of inspection.

Condition

Dampness detected within the solid stone walls within the Market Hall.

This is likely to be rising damp which is defined as a movement of moisture from the ground into the walls of a building by capillary action.

The effects of rising damp rarely rise above 1.5 metres from ground level. It is usually

characterised by a pattern of high damp readings with a moisture metre up to the limit of the affected area, and a sharp decline in readings above that level.

This can vary from minor and inconsequential to extreme costly to remedy. The most common symptoms include the appearance of visible damp patches starting at low level on the inner wall surface which can cause the wall finishes to deteriorate and perish and any timbers in contact such as skirting boards floor and door frames to decay.

The cavity walls appear in satisfactory condition.

The damp proof course was noted located as it is concealed with the render.

External walls have a rendered/and painted finish which conceals the true identity of the wall beneath. They may even have been applied to mask previous defects such as surface deterioration or worn pointing. It is particularly important that render be kept waterproof otherwise inevitable surface cracking will allow damp penetration. Regular application of good quality masonry paint will be required. Although surfaces appear generally serviceable at present deterioration and eventual loss of key should be anticipated in time. Such cost implications should be considered in your purchase decision.

Advice

As walls finishes are being visibly affected by dampness, you should now employ the services of a damp proofing specialist accredited to the PCA (Property Care Association) to determine the level of works required and associated costs.

You now need to instruct a contractor to carry out repointing works to the exposed stone work to the rear elevation which is allowing moisture into the building.

We recommend that the render should be cut back from the ground as this can cause moisture to rise and bridge the damp proof course.

It is important that any lead abutment details to the cavity walls are kept in good condition in order to prevent moisture ingress.

Reason

To prevent moisture from entering the building.



Photo - 13 Lead detail to join where market hall building extended upwards.



Photo - 14 Rendered section to extension and lead detail to join. Crack in render to join.



Photo - 15 Repointing works to stone wall to rear of market hall, especially at low level.

D5 Windows

MAIN BUILDING

Description

Windows to the front elevation comprise of white painted timber single glazed sliding sash windows which are the box type. These appear to be the original frames. Seven windows in total to the front elevation which are in a symmetrical style, typical of a Georgian building.

Condition

The windows have recently been redecorated and appear to be in satisfactory condition.

Sampling to check whether windows opened and shut properly was undertaken. Some windows were a bit stiff to open and close.

The main original building is Grade II listed therefore very little alteration can be carried out to the existing windows.

Advice

Continue regular painting and maintenance of the windows to prevent them from decaying which could lead to expensive repairs.

INTER CONNECTING FLAT ROOF

Description

Non opening windows to the left hand side of the inter connecting structure which is part of the Museum. Two top opening white PVCu windows to right hand elevation.

Condition

Generally satisfactory condition.

Advice

Continue on-going maintenance.

Reason

To prevent decay and deterioration.

MARKET HALL STRUCTURE AND EXTENSION

Description

Top opening double glazed hardwood windows to the rear elevations with paint work finish.

Condition

The paint work to the windows is flaking.

Advice

We recommend that the windows are either repainted urgently or replaced with new windows which would be more thermally efficient.

Reason

To reduce future maintenance costs and to improve thermally efficiency of the building.

D6 Outside doors (including patio doors)**MAIN BUILDING****Description**

The main entrance doors to the front of the building comprise of double opening solid timber black painted doors with brass letter box. Rebate detail and Yale lock.

Black painted wrought iron security gates which are double opening.

Condition

The main entrance doors to the front of the original building are in satisfactory condition.

Advice

Continue on-going maintenance which includes decoration at 3 - 4 yearly intervals.

Reason

To prevent untidy appearance and expensive repair costs.

INTER CONNECTING FLAT ROOF**Description**

Not applicable.

Condition

Not applicable.

Advice

Not applicable.

Reason

Not applicable.

MARKET HALL STRUCTURE AND EXTENSION**Description**

White painted solid double opening fire doors to rear of the Market Hall Building with aluminium storm bar at low level. Painted timber door frame.

Single timber pedestrian fire door to rear of the extension which is a stained painted timber door. This is also used as a fire escape door and has a fire lever attached to the door.

Condition

The door is warped and the bead and butt timber panelling has also warped with day light visible.

2

The aluminium storm bar at low level is loose and needs to be refixed.

Generally reasonable condition but on-going maintenance is required which should include repainting.

Advice

Instruct contractor to carry out urgent repairs or possibly replacement.

We recommend on-going maintenance to include painting is carried out to the door.

Reason

To provide adequate security to the building and to prevent any moisture ingress through the door.

To prevent decay and deterioration.

D7 Conservatory and porches

MAIN BUILDING

Description

Original Stucco detail around front entrance door. White stipple rendered finish, pitched saddle type roof. This is a typical Georgian feature with building of this age and type.

Condition

Generally satisfactory condition with painted finish.

Advice

To continue on-going maintenance to the structure.

Reason

To prevent untidy external appearance and additional repair costs.

INTER CONNECTING FLAT ROOF

Description

Not applicable.

Condition

Not applicable.

Advice

Not applicable.

Reason

Not applicable.

MARKET HALL STRUCTURE AND EXTENSION

Description

Not applicable.

Condition

Not applicable.

Advice

Not applicable.

1

Reason

Not applicable.

D8 Other joinery and finishes**MAIN BUILDING****2****Description**

White painted timber fascias and soffit boards to the front elevation. Fascias and soffits to the flank elevations.

Condition

The paint work and joinery to the front elevation is in satisfactory condition, however, paint work to the flank elevations is flaking and requires redecoration. There are difficulties in getting access to these areas in order to redecorate the joinery.

Advice

We recommend that you instruct a contractor to carry out preparation, sanding down and redecoration of the joinery to the flank elevations and that continued redecoration is carried out to the front elevation. Redecoration works should be carried out at 3-4 yearly intervals but this will depend on the weathering and deterioration.

Reason

To prolong the life span of the material and to reduce costs and in order to keep up appearance of the building.

INTER CONNECTING FLAT ROOF**Description**

Factory painted PVCu fascias which are orange colour and black PVCu coloured soffits.

Condition

The PVCu joinery detail to the inter connecting are in reasonable condition.

Advice

They will require cleaning from time to time.

Reason

To prevent decay and deterioration.

MARKET HALL STRUCTURE AND EXTENSION**Description**

Factory painted PVCu fascias which are orange colour and black PVCu coloured soffits.

Condition

The PVCu joinery detail to the inter connecting are in reasonable condition.

Advice

They will require cleaning from time to time.

Reason

To prevent decay and deterioration.

D9 Other**MARKET HALL STRUCTURE AND EXTENSION**

1

Description

Block built and concrete steps to the rear doorway to the extension which is the fire escape.
Concrete slabbed steps and concrete copings on top with galvanised hand rail.

Condition

Generally satisfactory condition. Normal maintenance required.

Advice

Carry out normal maintenance.

Reason

To prevent decay and deterioration and for safety purposes.

E

Inside the property

E

Inside the property

Limitations on the inspection

We could not inspect most of the elements of the main roof structure as the roof was lined, which covered battens, tile fixings and part of the framework. In addition, the floors were covered with fitted floor coverings and carpeting. These were not lifted. Consequently, floor surfaces and sub-floor construction could not be inspected. Fitted kitchen and bathroom items restricted inspection. Laid insulation prevented safe access to parts of the roof space, therefore it was only possible to carry out a head and shoulders inspection from the hatch, which does pose limitations.

Limited access to the underside of the flat roof structure which was partially inspected above the library section. The suspended ceiling only gave access to the underside of the structure.

No access was possible to the underside of the roof over the market hall due to the construction style and design.

The stall furthest to the rear in the market hall was not inspected as the shutter was locked and no key was supplied.



E1 Roof structure

MAIN ROOF (condition rating 2)

Description

Access to the roof structure is via an inspection hatch located in the front library ceiling. The suspended ceiling covers the hatch.

The roof comprises of a hipped and pitched structure with three purlins to each slope, four main frames (king post style). This is the original structure. Bell tower to the centre of the roof space which was only partially visible from the roof space. Chicken wire around the base of the bell tower which was likely installed to prevent birds from entering the whole roof space.

As mentioned earlier under section D2 Roof Coverings, a secondary barrier is in place and is of modern breathable type. It is presently in good order. No repairs currently required. This confirms the roof has been stripped and re-covered within recent years.

No ventilation was noted to the roof space.

Condition

The rafters have been extended/replaced at low level with newer rafters installed. This may have been carried out as the original rafters could have decayed at the ends. The repairs appear satisfactory and likely carried out when the roof was stripped and re-covered.

Insulation in the roof void is adequately laid to approximately 250mm in the form of fibreglass but could still benefit from being topped up even further. However, no insulation was noted to the loft hatch. This should be in the form of compressed foam or similar. The Building Regulations 2010 advises an insulation thickness of a minimum 300mm+ over the entire roof area.

There was evidence of wood boring insects to joists, rafters and eaves. Much of the structure was

3

hidden from view or not possible to access so these areas could also be affected.

The timber structure to the bell tower is relatively new with all new timbers to the structure etc. There was obvious previous issues of significant water ingress with some of the original timbers which are located around this area being affected by such. The timbers here were generally soft to touch and ideally, should have been replaced when this work was carried out as presently, do not provide adequate structural support. This is not considered urgent, but should be carried out in the short term.

The electrical controls for the clock are located in the roof space and housed in a timber box.

Advice

The roof structure is in generally good order. Normal annual maintenance will be required.

The insulation would benefit from being topped up. However is not considered urgent. The insulation is untidy in parts and needs re-laying prior to being topped up.

Remedial treatment for active wood boring infestation is now required (condition rating 2). This should be carried out by a member of the Property Care Association (PCA).

Ventilation should be provided in order to reduce the risk of condensation. This can be achieved by either installing tile vents within the roof slopes or permanent clay vents within the gable walls or vents within the soffits. If you decide to install vents within the soffits then the insulation will need to be kept back from the eaves in order to allow through ventilation.

Reason

Wood boring infestation can in the worst case cause the timbers to be weakened and cause structural failure.

FLAT ROOF (not inspected)

Description

Suspended ceiling over the rear of the library section, parts of the tiles were lifted and exposed a shuttered concrete flat roof with steel frames. No insulation seen.

Condition

The inspection was limited, however where seen the roof appeared in satisfactory condition with of signs of water ingress.

Advice

No insulation was seen to the underside of the flat roof, however it is possible insulation is in place at the top of the roof (called warm roof). However, this is just an assumption.

Reason

If insulation is not present, then this roof will suffer from heat loss and can cause condensation build up. The external covering appears relatively modern and there may be documentation for this work which may confirm the roof is insulated.

ROOF OVER MARKET HALL, TAPESTRY, EXHIBITION ROOM, AV ROOM AND LIBRARY OFFICES (condition rating 3)

Description

No access was possible to the underside due to the roof structure design. However, domed vaulted ceiling exposed laminated timber rafters which span from side to side and help support the roof structure. These are supported by pillars to the right hand side and believed to be built into the wall to the left hand side. Central perspex sky lights.

Condition

The inspection was limited, however there are obvious signs of leaks present, notably around the sky lights which is presently leaking.

Advice

The source of leak now needs repairing. The leak may have caused damage to the timber decking/structure which will increase the repair work and cost implications.

It is assumed this roof is also insulated due to the age of the extension/roof.

Reason

Leaks can cause damage to the roof structure and other areas in the property.



Photo - 16 Roof space



Photo - 17 Well insulated roof space which prevents access



Photo - 18 Active wood boring infestation and softening of the timbers



Photo - 19 Shuttered concrete flat roof



Photo - 20 Steel RSJ for shuttered concrete roof

E2 Ceilings

Description

Ceilings are a mixture of plasterboard construction and suspended ceilings with ceiling tiles. Original lath and plastered ceiling above the front library suspended ceiling.

2

Steel RSJ seen in the ceiling in the cupboard to the rear of the library meeting room. This forms part of the flat roof structure.

Hatches observed in the ceilings above the rear male and female WC's which were lifted, small voids which have been insulated and exposes the ceiling joists, steel RSJ's and a mixture of stone and block masonry walls.

Condition

There are a number of stains noted to the ceilings which is caused by leaks from the roof over the market hall area. The stains were seen above the tapestry room and market hall. Due to the height of the market hall, we were unable to test these, however the leak is evidently ongoing. We were able to test the tapestry ceilings and were testing high for moisture content, indicating the leak here is ongoing.

The ceiling over the front library is of lath and plaster which is covered by the suspended ceiling. Ceilings are of older plaster supported on thin wooden strips (called 'lath and plaster') - traditionally they tend to have been installed before the 1940s. They can become unstable when the layer of plaster becomes detached from the laths beneath. They can be difficult to repair as large areas can be dislodged by the repair work itself. In some cases, it may be more economical to replace the whole ceiling covering.

Advice

The ceilings are presently undamaged from the leaks, however if the leaks are allowed to continue, could cause damage to the plasterboard which can become brittle and soft and easily damaged.

The damp affected ceilings will need to be re-decorated, however only once the source of dampness has been resolved and the area has dried out.

There are signs that the lath and plaster ceilings have been damaged, directly beneath the bell tower which was likely caused by the previous leaks. Presently as the ceiling is concealed, is not an issue. There is however, a risk that this could worsen and become loose in parts. Periodic

inspection of the ceiling will be required. If found to be loose, may need to be fully removed as it could pose a safety hazard.

Reason

Damp affected ceilings can appear unsightly.

Falling and loose lath and plaster can become heavy and can pose a significant health and safety risk.



Photo - 21 Stains to tapestry ceiling



Photo - 22 Stains to domed roof



Photo - 23 Voids over WC's

E3 Walls and partitions

Description

First floor internal walls comprise of a mixture of timber stud partitions which have been lined with plasterboard and of solid masonry construction.. Internal wall in place between the front and rear library which was the original solid wall, and has been dry lined.

Ground floor internal walls are largely of solid masonry construction, timber walls with assumed safety glazing to the hallway facing walls to the customer service and T.I.C room.

All walls largely have a plastered finish with hardwood clad walls in the exhibition room, tiled in the WC and kitchen areas.

The outside facing walls to the original part of the hall on both ground and first floor, to the left side wall in the tapestry and the right wall in the library offices have been dry lined with insulated plasterboard, solid masonry to remaining rooms.

Central pillars in place to the rear library area and two painted steel pillars to the entrance hallway. These likely provide significant structural support to the walls, floors and roof in these areas.

Condition

The external walls have been drylined internally with plasterboard. This involves plaster board being fixed to batons and therefore the true walling was not seen and damp meter readings could not be accurately taken. There are some indications of dampness to the plasterboarding and therefore a significant risk of potential concealed dry rot.

Dampness detected to the rear and right elevation in the market hall area. Dampness detected to the left wall in the Clerk's office and to the left wall in the rear male WC. All these are caused by the conditions of these areas externally (refer to D4).

There are minor cracks in a number of places, notably at the junctions of the walls and ceilings and beneath windows. This is common with this type of construction and not significant of any underlying defect. Some minor repair and redecoration will be required.

Staining observed to the right wall in the library WC. This was testing dry at the time of inspection.

Cracked and damaged plaster noted beside the door to the plant room. Repair and re-decoration will be required.

Advice

If dry rot is present it will be expensive to treat and make good the damage. You now need to undertake further investigations which will be disruptive as parts of the plasterboard will need to be removed to further assess the true walling.

Detailed inspection by a Damp proofing specialist, preferably a member of the Property Care Association (www.property-care.org - Tel 0844 375 4301) is recommended.

Re-plastering works will be required to the visibly damp affected walls. Any damp affected plaster should be removed and the area re-plastered and possibly dry lined with new plasterboard, but this should only be done once the damp problem has been rectified.

It is assumed the dry lined walls have been insulated by insulated plasterboard as insulated backed plasterboard was seen in the cupboard behind the library office. This will provide good thermal efficiency.

The original rear wall to the hall has largely been taken away to create openings for the extension. This is a substantial and structurally supporting wall which helps support the wall above and the roof structure. An RSJ or similar should have been placed over the opening and it is likely some support is present as boxing was seen to the underside of the ceiling and there were no signs of deflection externally. You should ask your legal adviser to check whether the relevant authority has granted building regulation approval for this, and/or a guarantee or warranty exists (see section H1). If you want to be sure there is a support, this will involve removing sections of the boxing/plastering.

It should be confirmed the glazed walls are toughened as if not, will pose a significant health and safety hazard which will need to be replaced.

Reason

Dry rot can be very destructive and can be costly to resolve. Especially in a building of this size.

If not toughened, the glazed panes will pose a safety hazard for those who could fall against it. This should be made safe now (see section I3 Risks).



Photo - 24 Parts of the rear original wall has been taken down



Photo - 25 Insulated plasterboard seen



Photo - 26 Obvious damp issues to room off clerk office

E4 Floors

Description

The ground floor is of solid construction, with the first floor being a mix of timber suspended and solid construction.

Solid construction to the following first floor rooms - rear library section, library meeting room and tapestry. Timber suspended floor to remaining rooms.

All floors have a mixture of carpet, slip resistance cover, ceramic tiles, engineered hardwood and painted concrete.

Condition

The solid ground floor was level and sound underfoot. Sloping sections evident in the entrance hallway which is caused by the extension and is likely deliberate and makes it wheelchair accessible.

1

“Heel drop” tests were undertaken to the suspended floors and these were found to be generally firm and even to tread.

The floor covering in the communal kitchen is peeling and loose to the sides and needs re-sticking as this could worsen and pose a trip hazard.

Advice

No repair required. Normal annual maintenance will be required and to keep the floor coverings in good order to prevent trip hazards etc.

Reason

Not applicable.



Photo - 27 Loose floor covering in the kitchen

E5 Fireplaces, chimney breasts and flues

There are no fireplaces, chimney breasts or flues within the property.

NI

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

Description

Base units in the library kitchen with formica work surface, stainless steel sink and drainer, extractor fan fitted in the wall.

Two fitted cupboards off the AV room.

Base and wall units to the ground floor kitchen with formica work surfaces, stainless steel sink and drainer, tiled splashback.

Condition

The fittings were not inspected in minute detail, however where they were tested and inspected they are in good order.

Advice

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls. You should plan for a higher level of maintenance with these fittings.

1

Reason

Not applicable.

E7 Woodwork (for example, staircase joinery)**Description**

Woodwork within the building includes skirting boards, architraves, window boards and door frames.

Timber staircase to the rear left first floor hallway with carpeted treads. This has correctly been boarded to the underside with fire rated plasterboard which was seen in the void above the male WC.

Toughened glazed doors with self closures and intumescent strips. These are likely fire rated doors.

Condition

Cuboidal cracking was observed to the skirting board to the front elevation in the Customer Service room. Cuboidal cracking is an usual indication of dry rot which may now be present. Further investigations is now required.

The internal doors operated satisfactorily.

Advice

Repairs may be expensive as dry rot can spread quickly and may be affecting other parts of the property / and possibly adjoining properties. Detailed inspection by a Timber specialist, preferably a member of the Property Care Association (www.property-care.org) is recommended prior to your entering into a legal commitment to purchase the property to ascertain the cost of repairs and treatment. As mentioned under E3, dry rot can spread, especially through dry lined walls which also need inspecting as part of further investigations work. This will involve creating trial holes.

It is important that the fire doors, their fittings and mechanisms are kept in good working order as these help resist the spread of fire and allow sufficient time for escape.

Reason

Dry rot can be very destructive and can be costly to resolve. Especially in a building of this size.



Photo - 28 Cuboidal cracking to skirting - indicating potential dry rot

E8 Bathroom fittings

Description

Ceramic WC and basin off the library with working extractor.

Ceramic WC and basin off the entrance hallway with working extractor.

Two ceramic basins, two ceramic urinals and one ceramic WC to the male toilets.

Ceramic WC and basin to the rear disabled WC with working extractor.

Two ceramic WC's and two basins to the female toilets.

Ceramic basins in the market hall stalls.

Condition

The fittings are in satisfactory condition.

Advice

Bathroom fittings often suffer with problems from flexible sealants around the edges of baths, shower trays and other items. These areas must be carefully maintained to prevent water flowing behind the units, which could result in rot to hidden timbers. The fittings are presently in reasonable order although they were not inspected in detail. Boxing and panelling around baths and other appliances can keep potential problems hidden. Bathroom fittings should be regularly checked and maintained.

Reason

Not applicable.

1

E9 Other

MAINS ALARM (condition rating 1)

Modern requirements require smoke detectors to be wired into the electricity installation as a permanent connection to help give warning in the event of a fire so the occupants of the property can escape in good time. Such a system was present.

STAIRCASE (condition rating 1)

The main staircase is of steel construction with engineered hardwood treads and toughened glazed sides.

This staircase is in good order. Normal annual maintenance will be required.

LIFT (not inspected)

Lift in place which gives access from the entrance hallway to the library. This was not tested/operated as this is beyond the scope of inspection.

The lift should be periodically tested by a suitably qualified technician.

1

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F

Services

Limitations on the inspection

Only a general surface inspection of services was made. Supply and service installations have not been tested. Surveyors are not qualified to undertake testing of services. Any comments on services in this report are made by way of general observation of the visible parts only. A commissioning certificate should be available from the heating installer to confirm compliance with regulations and emission controls. In addition, a completion certificate should be available to verify that the electrical installations have been carried out by a competent person and comply with current regulations. Inspection of the below ground drainage system was restricted to accessible inspection covers.



F1 Electricity

Safety warning: *The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety Council.*

Description

Mains electricity is supplied. Multiple consumer units located around the property but were observed in the cupboard off the library meeting room, in the room off the clerk room and in the female WC. All correctly housed in metal.

3

Condition

Observed wiring and fittings are of reasonably modern style. The property has a reasonable provision of light and socket outlets. The consumer unit includes a residual current device and is correctly housed in a metal casing to reduce fire spread.

There was no obvious defect; however, this assumption is to be confirmed by a competent electrician.

Advice

Competent NICEIC or ECA registered electrical contractor to test the electrical circuitry and report as to its condition and confirm it complies with BS-7671. It is also important that regular electrical inspections are carried out to include PAT (Portable Appliance Testing) generally regularly.

If no very recent servicing documentation is provided, then you should instruct a Competent Registered Electrician (www.electricalcompetentperson.co.uk) to test the circuitry and report on its condition, together with any repair/renewal quotation. This should be done prior to you entering into a legal commitment to purchase.

Reason

If the electrical system and appliances are not regularly checked, it increases the risk of problems and safety issues.

F2 Gas/oil

Safety warning: *All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from*

leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Description

Mains gas is supplied. The meter is located in the stalls off the market hall. The service is provided to the boiler.

3**Condition**

There is a complexity of regulation and safety implications in regard to the gas supply, therefore I recommend an inspection of the installation and all appliances by the appropriate gas company prior to you entering into a legal commitment to purchase the property.

Advice

You should ensure that any repairs recommended are undertaken by a GAS SAFE registered engineer prior to your occupation of the property. Gas checks and service should include all parts of the gas installation including the gas meter, gas pipe work throughout the property, gas boilers and heating appliances as well as other gas appliances such as gas cookers and hobs and so on.

Reason

It is better to be safe than sorry. Badly fitted and poorly serviced appliances can cause gas leaks, fires, explosions and carbon monoxide poisoning.

F3 Water**Description**

Mains water supply is connected. The plumbing where seen is of copper and plastic, although much was hidden from view.

NI

There are no water storage tanks with this type of system as the water is mains fed.

Condition

No internal stop cock was identified.

The flow of water in the property was checked and was within a normal range and considered to be suitable for the intended use.

Advice

You should make further enquiries as to its location as you will need to access it quickly if the water supply to the property needs to be isolated in an emergency. If one doesn't exist, you should budget for its installation.

In a property of this age, there is a risk that there is hidden lead pipework, if found, it should be replaced as it is potentially hazardous. Information on lead pipework can be obtained from Welsh Water.

Reason

Lead poisoning is considered a health hazard for anyone who consumes the water.

F4 Heating**Description**

The central heating system is provided by a floor standing 'Hoval' boiler located in the plant room. The boiler serves a system of panel radiators and an underfloor heating system. No room thermostat noted and there are thermostatic radiator valves [TRVs] to most radiators. The manifolds to the underfloor heating system are located in the room off the clerk office and in the

3

ground floor kitchen.

Electric panel radiator in the library meeting room and library office.

Warm air heaters also located around the building. The front of the unit above the entrance door was missing. Insulated by foil ducts in place around the building which is believed to be for these units.

We believe the underfloor heating reaches through the market hall, stalls and possibly the entrance hallway and front offices. However, this is just an assumption.

Condition

Only detailed specialist tests will confirm the adequacy, efficiency and/or safety of such installations. Surveyors are not qualified to undertake these tests. Any comments on services in this report are made by way of general observation of the visible parts only.

Advice

The central heating system should be fully inspected and be seen to be running or have evidence of recent satisfactory servicing. If it is not possible for either of these to be confirmed, I recommend that you arrange for installations to be inspected by a GAS SAFE registered engineer under the Competent Persons Scheme (<http://www.competentperson.co.uk/>) prior to your legal commitment to purchase the property.

The electric radiators will need inspecting when the electrical system is next inspected.

Reason

If the heating system and appliances are not regularly checked, it increases the risk of problems and safety issues.

F5 Water heating**Description**

Water heating is provided by the central heating system. Hot water is stored in a factory insulated stainless steel cylinders. One located in the plant room with one other located in the caretakers room. There will be built in immersion heater and fitted thermostat. Pressurised expansion tanks complete the system.

It is assumed the one in the plant room serves the main areas where the one in the caretakers room serves the WC's in this area and possibly the market hall stalls.

Condition

The Local Authority Building Control must be notified of the installation of an unvented hot water storage system as they are subject to the legal requirements of Building Regulations. If the installer is registered with a competent person scheme for this work, building control do not need to be notified in advance. You should ask your legal advisor to check the documentation concerning this unit.

Advice

This type of system requires annual servicing. In the absence of very recent servicing documentation, you should ensure that the system is inspected by a competent heating engineer prior to your entering into a legal commitment to purchase the property. Annual servicing will be required thereafter.

Reason**3**

Failure to service annually, could lead to safety issues and defects in the system.

F6 Drainage

The property is connected to the mains drainage system. Two inspection covers lifted in rear yard. One cast iron and one galvanised. Plastic chambers.

3

The chambers were blocked with surface water at the time of inspection and one other chamber appears to be a surface water drain.

Other drainage inspection covers to the left hand of the property which we were able to have limited access from the neighbours property, we are aware and were told that this is causing drainage problems to the neighbour. The pipes are clay and we understand that they are blocked. We recommend that further investigations are carried out to these areas by a specialist drainage contractor.

Soil and vent pipe located in the void above the female WC which is open into the void and will be releasing toxic fumes and unpleasant smells into the void. As this is not connected to the outside an AAV (air admittance valve) needs to be installed on top of the pipe now.

F7 Common services

We noted no common services to this property.

NI

G

Grounds
(including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

Significant limitations to the external areas to include the flank elevation of the building, however, a drone was used which did manage to inspect some of these areas, however, building to left hand side did conceal important areas of the property.



G1 Garage

The property does not have a garage.

NI

G2 Permanent outbuildings and other structures

Description

Detached stone built Outbuilding to the rear elevation with roughcast rendered elevations contained beneath a pitched roof structure covered with corrugated asbestos cement roofing sheets. Asbestos cement ridges and hips. Concrete window sills and part PVCu guttering.

Timber single glazed windows and timber doors to rear. Powder coated up and over door to the front with shuttered concrete lintel over. Stone wall to rear with lime and cement pointing.

Rear part of the outbuilding is used as a General Store.

Condition

The corrugated fibre cement sheets are in poor condition allowing moisture into the building. They may also contain asbestos but we cannot be certain unless a sample is taken and tested.

The pointing to the external walls is poor and this requires replacement, in addition, defective render requires replacement.

Tree root growing out of the flank elevation which requires removal and this is causing structural damage.

Timber windows are decaying.

Sections of guttering missing and sections are loose.

Crack noted to left hand of front elevation.

Rot and decay to base of garage door frame.

Advice

We recommend that you instruct a contractor to carry out the necessary work which will include removing the existing roof coverings and replacing with a more suitable material, however, prior to this it is important to make sure that a sample is taken and tested, if asbestos is confirmed then this will increase the cost.

3

The external walls will require stabilization and possible pinning. Repointing and re-rendering works will also need to be carried out after repairs and removal of the tree.

Defective external joinery needs repair or replacement.

New rainwater goods need to be installed after repairs to the walls and roof.

Reason

In order to preserve the fabric of the building and for Health and Safety reasons.

G3 Other

Description

Concrete slabbed patio areas to fore.

3

Large rear yard parking area with double galvanised entrance gates and tarmacadamed yard. Stone left hand boundary wall detail and to right hand side.

The render to the left hand boundary wall is in poor condition. Urgent repairs required. Copings are defective and plants growing of the wall.

Advice

We recommend that the boundary wall is repaired with new pointing, new copings and removal of the vegetation.

Reason

For Health and Safety reasons and to preserve the masonry wall.

Description

Lean to covered area to rear with supporting roof off right hand boundary wall, roof comprising of powder coated corrugated iron sheets with part clay ridges to join with the boundary wall and lead flashing detail to join with the rear wall of the Market Hall section.

6" downpipe for the lean to structure which discharges into ground.

Condition

The sheets are rusting and are likely to require replacement. The timber structure is part rotten where it is built into the stone wall. The timbers are also affected by wood boring insect infestation.

Advice

You now need to carry out repairs to include replacing rotten and defective timbers and treating the woodworm. The roofing sheets are rusting and will require either painting with a suitable paint covering or replacement.

Reason

To prolong the life span of the structure.

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

H

Issues for your legal advisers

H1 Regulation

The property is a listed building. You should ask your legal adviser to confirm this and explain the implications of owning a building that is of 'architectural or historic interest'. Typical issues include having to get permission from the relevant authority before you repair, alter or renovate the property and having to use traditional building materials and experienced contractors.

You should ask your legal adviser to confirm whether the extension and alterations has received planning permission and/or building regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications if this has not been done.

Recent works to the main building area including stripping and recovering the roof and repairs to the bell tower should have required building regulation approval, in particular the roof covering in order to comply with the thermal issues with changes to a building.

H2 Guarantees

Your legal adviser should be asked to verify existing guarantees and contracts and their validity in respect of the following:-

- Central heating system service agreement,
- Electrical installations,
- Double glazing and
- Roof coverings to include flat roof and curved roofs.

H3 Other matters

Your legal adviser should be asked to verify the legal position and advise upon the implications of the following:-

||*Any adverse easements, servitudes or wayleaves affecting the property. There are no obvious indications but this needs to be clarified/•Any adverse easements, servitudes or wayleaves affecting the property. I refer to the electricity pole that is sited within the grounds/•Adoption status of the road outside the property/•Status of the private road and or shared driveway adjoining the property and repairing obligations/•The precise maintenance and repairing responsibilities in respect of shared drains and or sewers/•The responsibility for maintenance and repair of boundary walls and fences prior to any works being carried out/•Availability of main services and connection status should also be established*||



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

Risks

I1 Risks to the building

- Structural movement: Some bulging distortion to original stone walls considered to be within acceptable limits.
- Dampness: Moisture readings are measured, where accessible, throughout the ground floor of the property with the use of a Protimeter damp assessment system. This meter will detect where moisture is present but this is only an indication that a problem may exist. Where the report advises high moisture levels have been detected I advise that any issue is further investigated by a contractor accredited to the Property Care Association (PCA) who will be best placed to advise further on the causes, consequences and likely cost implications.
- Timber defects: A representative sample of exposed timber was examined and whilst all reasonable care was taken a possibility of concealed defects cannot be entirely ruled out. Indeed the extent of timber surfaces available for inspection was limited. Defects detected to internal and external timbers.

Flat roof and domed roof roof coverings to the Market Hall and extension - significant risks. The life span of the material is not known and clearly there are issues with moisture ingress coming in through sky/roof light detail. This will require further investigation by a specialist contractor to advise on the life span of the material to the roof and likely works required to enable water tightness.

I2 Risks to the grounds

- Contamination: No matters to raise.,
- Invasive species: The immediate area around the house was inspected but no other areas. No evidence of invasive plant species such as Japanese knotweed was seen on site or nearby; however, because of the limited view of adjacent grounds and gardens it cannot be guaranteed that there is not some locally. Japanese Knotweed can be destructive to property, outbuildings and boundaries. We advise that you get written confirmation through the solicitor stating that there is no Knotweed as far as the owner is aware.,
- Flooding: According to Natural Resources Wales,(the organisation responsible for flood control), the property is not in an area that is vulnerable to flooding. However, with well publicized climate change issues there is an increased risk of flooding in previous low risk areas. We advise that initial enquiries are made with insurance companies to check that insurance cover can be obtained at normal premium levels. and
- Radon: Radon is a colourless, odourless radioactive gas. It's formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils. This property is in an area where high levels of radon gas may occur. Public Health Wales is the primary expert on radon and you should refer to their website

I3 Risks to people

Lack of test date sticker for electrical installation could mean the installation is dangerous.

Lack of servicing of the central heating boiler could mean the central heating boiler is dangerous and defective.

I4 Other risks or hazards

No matters to raise in this section.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J

Energy matters

J1 Insulation

You should refer to the EPC for further details regarding the energy efficiency of the property. It is likely that the government will be encouraging property owners to increase the EPC rating to a C banding or better over the next few years. Although some energy efficiency improvements can be achieved relatively easily (for example, improving loft insulation and fitting of TRVs to radiators), other measures will be more expensive and disruptive (for example, insulation of outside walls). If you want more comprehensive advice on improving the energy efficiency of this property then you should appoint an appropriately qualified person to carry out a detailed assessment.

It is important to refer to the EPC for details regarding thermal efficiency of the building as much of the building was concealed, it is not clear on the extent of thermal insulation within the building

J2 Heating

Heating is provided by the central heating system described in F4 and our comments regarding condition and service history should be noted. In terms of overall energy efficiency the system is considered to be reasonably efficient.

J3 Lighting

We recommend that low energy light bulbs and LED lights are installed throughout the property to improve the energy efficiency of the property.

J4 Ventilation

Buildings require a constant supply of fresh air to ensure the ongoing health of occupants. Mechanical ventilation where the continuous supply or intermittent operation ensures that moisture prevents condensation, removes pollutants and odours and ensures the safe and sustained performance of some combustion appliances. Effective ventilation should be achieved by design rather than reliance upon natural means.

The flat roof should be well ventilated.

J5 General

No other matters to raise.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1123406

Qualifications

MRICS

Company

Nigel Stone Surveyors Limited

Address

Fronfelen, Oakford, Llanarth, SA47 0RT

Phone number

01545 581270

Email

info@nigelstonesurveyors.co.uk

Website

www.nigelstonesurveyors.co.uk

Property address

Fishguard & Goodwick Urban District Council, Town Hall, Market Square, Fishguard, Pembrokeshire, SA65 9HE

Client's name

M Fishguard and Goodwick Town Council

Date the report was produced

9th March 2026

I confirm that I have inspected the property and prepared this report.

Signature

Nigel Stone

L

What to do now

L

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get the contractors to put their quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see 'The inspection' below) and
- a detailed **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

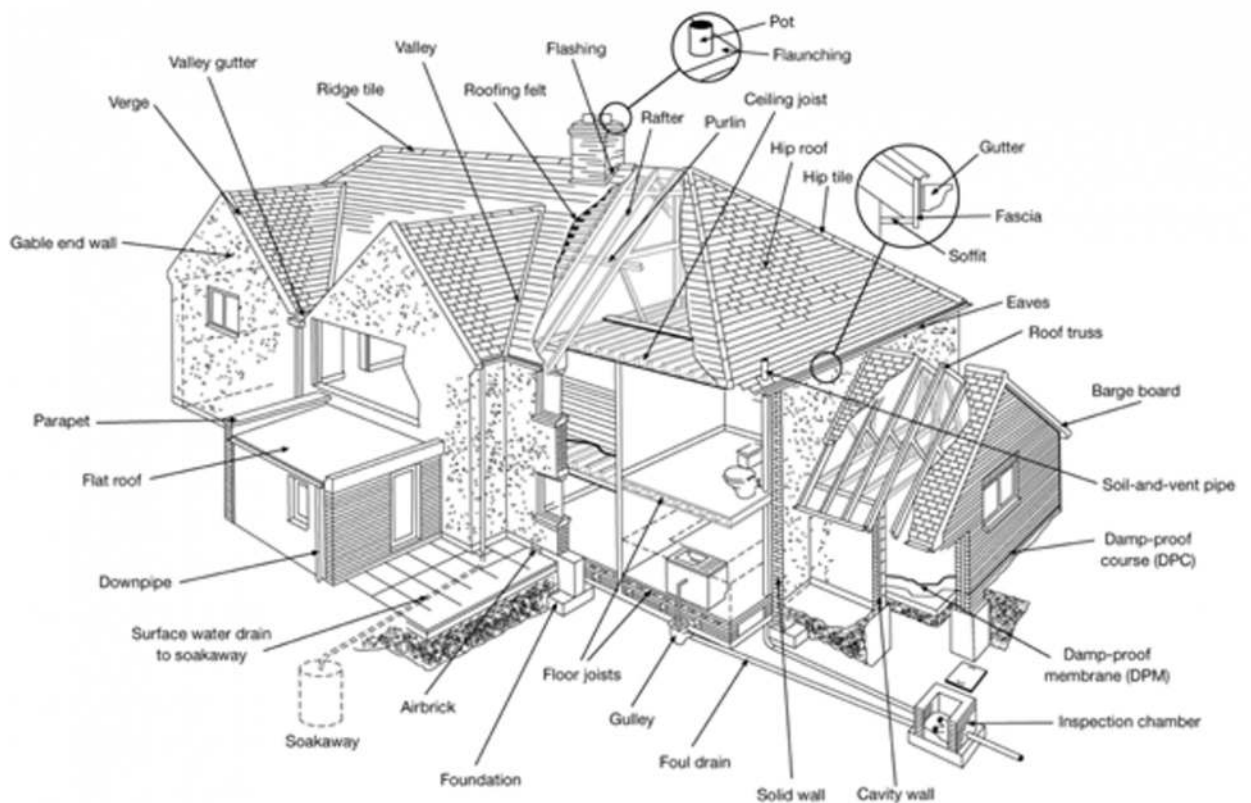
N

Typical house diagram

N

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



RICS disclaimer

You should know...

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