








Guild Hall 012024

Reference	Element	Description	Construction	Condition	Repairs required	Date due	Comment	Risk assessment
1.01	Chimneys	There are three main roof chimneys, one on the right hand party wall, the other two on the rear elevation.	Brick chimneys, with four clay chimney pots to the party wall chimney and flue terminals to the rear chimneys. Lead flashings to the junctions with the roof tiles.	Fair  The pointing to the chimneys is weathered. The brickwork was also weathered. No obvious cracking.	Repoint areas of failed pointing. Replace failed bricks. Repairs, refixing and replacing of the lead flashings.	Medium term	The flue to the rear left hand chimney may be in a material that contains asbestos. Large areas could not be seen. Defects may exist to these concealed areas.	
1.02	Roof coverings	There are numerous roofs. The main roof, the rear first floor exit roof, the staircase roof, the rear office pitched roof and the rear extension flat roofs.	The main roof is covered with clay tiles. The rear exit door has a clay tile covering. There are lead flashings to the junction of the left hand parapet wall and the roof tiles. The staircase roof has a slate covering, the rear office roofs are covered with clay tiles. The rear extension roofs are covered with bituminous felt.	The tiles to the main roof and rear exit roof are in place.  Some moss was present on the main roof slope. The slates to the staircase roof were in place. The tiles to the rear offices roofs were in place. Ridge and hip tiles were in place.	Poor  There is a lifted lead flashing to the staircase roof and staining to the ceiling plaster internally.  Fair  The removal of the moss, refixing loose and slipped tiles, replacing broken tiles. Repointing ridge and hip tiles. Refixing flashings.  Repoint verge tiles.	Urgent.  The lead flashing should be refixed as soon as possible. The condition of the unseen roof areas should be confirmed at the same time.  The removal of the moss and root tile repairs are less urgent and should be carried out when the external areas are next redecorated.  The covering to the rear first floor exit will need some repair and maintenance in the	There was a limited view of the front main roof slope and left hand parts of the rear main roof slope could not be seen. The rear first floor exit roof covering could not be seen. The left hand slopes of the staircase and office roofs could not be seen. Most of the felt flat roofs coverings could not be seen.	

1.03	Rainwater goods	<p>Cast iron gutters and downpipes to the main roof eaves.</p> <p>Plastic gutters to the staircase and rear office roof eaves.</p> <p>Plastic gutters to the rear extension flat roofs.</p>	<p>Cast iron ogee gutters and round cast iron gutters to the main roof.</p> <p>Plastic half round gutters and downpipes to the rear pitched roofs.</p> <p>Plastic gutters and downpipes to the rear flat roofs.</p>	<p>Poor</p> <p>Detached section of gutter to the rear of the chimney to the main roof.</p> <p>Rusting and failing decorations to the cast iron sections</p> <p>Missing gutter and downpipe to the rear exit pitched roof.</p>	<p>Refix detached guttering, replace missing guttering. Repair all joints, prime and decorate the cast iron gutters and downpipes.</p> <p>General maintenance requires all the gutters and downpipes to the cleared of leaves and other debris annually, in the autumn or winter. To check the joints, falls and fixings, to ensure the system operated</p>	<p>Urgent the detached gutter is potentially dangerous and should be refixed as soon as possible.</p> <p>The condition of the unseen gutters and downpipes to be confirmed as soon as possible.</p>	<p>The guttering to the left hand roof eaves could not be seen.</p>	
1.04	Main walls	Brick walls	<p>Solid brickwork to the front original part of the building. There is a plaster cornice to the front eaves. The wall has been supported with metal ties, fixed at eaves level.</p> <p>Windows and the doors have brick arches. (These may have timber lintels behind them). There are two render band courses and a brick paint at ground level. with cavity brickwork to the rear office area and flat roof extension.</p> <p>Cavity brick walls</p>	<p>Fair</p> <p>Cracks to the left hand ground floor window arch. (This maybe within the demise of the adjoining property)</p> <p>Some weathered and failed bricks and pointing.</p> <p>The decorations to the cornice and band courses are aged.</p>	<p>Repoint the cracked brick joints.</p> <p>General repair to replace failed bricks and to repoint defective areas.</p> <p>Repair and repoint the plaster and render and redecorate.</p> <p>Brick repairs and repointing</p>	<p>Medium term</p> <p>Long term</p>	<p>There is a flying freehold. The first floor council room extends over the ground floor area of the adjoining left hand building.</p> <p>Please not our comments on dampness and timber decay.</p>	

1.05	Windows	Timber framed windows.	<p>Paint covered, double hung sash windows to the main front area and office areas.</p> <p>Paint covered, timber framed fixed lights and casements to the front part of the rear extension. uPVC framed and double glazed windows to the</p>	<p>Fair</p> <p>Some missing putties, some rotten areas and some failing decorations.</p>	<p>Replace the missing putties,.</p> <p>Repair rotten areas and prepare and redecorate all the windows.</p>	Immediate	<p>The failed decorations will increase the risk of timber decay.</p> <p>The timber used for the rear extension windows is of a poorer quality than those to the older areas of the property.</p>	
1.06	External doors	Timber doors	Painted timber framed doors with glazed panels.	<p>Fair</p> <p>Failing and damaged decorations. Some rot is likely to be present.</p>	Repair and redecorate the doors. Make good failing putties.	Immediate	<p>The failed decorations will increase the risk of timber decay.</p> <p>The timber used for the rear extension windows is of a poorer quality than those to the older areas of the property.</p>	
1.07	Other joinery	Weatherboarding. Fascia boards.	<p>Timber weatherboarding to the rear extension walls.</p> <p>Timber fascia boards to the eaves of the pitched roofs.</p>	<p>Fair</p> <p>Some failing decorations and decay to some areas.</p>	Repair and redecorate the timber.	Immediate	<p>The failed decorations will increase the risk of timber decay.</p> <p>The timber used for the rear extension windows is of a poorer quality than those to the older areas of the property.</p>	

1.08	Roof structure	Not seen		The condition should be confirmed. Access hatches will need to be provided.			<p>Bees are thought to swarm in the roof space over the staircase. Further investigations are required.</p> <p>The slate covered staircase roof is reported to have little support. Further investigations on the roof structure are required to confirm the construction and condition. The cost is for the investigations only.</p>	
1.09	Ceilings	Painted plaster	<p>The original ceilings are in lath and plaster.</p> <p>The front right hand office has a timber boarded ceiling.</p> <p>There are plasterboard ceilings to the rear</p>	<p>Fair</p> <p>Some damp stains to the first floor landing ceiling.</p> <p>Decorations aging.</p>	Prepare, repair and redecorate the ceilings.	Medium term		
1.1	Internal walls	Painted plastered walls.	Solid walls, with painted plaster finishes.	<p>Fair</p> <p>Failed plaster and decorations to the right hand flank wall, at the base of the staircase.</p> <p>Failed decorations to the side of the public front door.</p> <p>Failed decorations to the front reception room.</p> <p>Damp stains to the flank wall of the first floor landing, over the top of the</p>	Repair the sources of the dampness, allow the walls to dry and prepare and redecorate.	Medium term	The walls will take some time to dry, once the sources of the dampness have been found and repairs carried out.	

1.11	Floors	Solid and timber floors.	Suspended timber to the front office rooms. Solid floors to the other ground floor areas.  Suspended timber floor to the first floor.	Some bounce to the front office floors. The risk of timber decay to these floors is high, because of the high damp levels and limited ventilation to the void under the floor structure.  Solid floor areas	Repairs to the rotten timber floor structure.	Immediate	The condition of the floor structure will require some floorboards to be removed. Repairs or possibly replacement of the floor structure may be required. The cost is for the investigations only.	
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