



FRONT.

LEVEL 2

Your survey report

Property Address

6 Allensbank Road, Cardiff, CF14 3RB

Client's name

Ms Rhian Clarke

Inspection date

06-01-2025

Surveyor's RICS number

0844347

2

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A

About the inspection and report

This RICS Home Survey – Level 2 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 inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see *The inspection* in section L) and
- a report based on the inspection (see *The report* in section L).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 only carry out a visual inspection.
- We 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 (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. 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 briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** report received on the 16-12-2024 for a full list of exclusions.



About the inspection

Surveyor's name

Jonathan Graham

Surveyor's RICS number

0844347

Company name

Fosite Surveyors Ltd.

Date of the inspection

06-01-2025

Report reference number

30692

Related party disclosure

I can confirm we have had no prior involvement with either the vendor, the property or indeed have no connection to this property transaction.

Full address and postcode of the property

6 Allensbank Road, Cardiff, CF14 3RB

Weather conditions when the inspection took place

Dry following a period of changeable weather.

Status of the property when the inspection took place

The property was owner occupied and fully furnished. The floors were fully covered.

The vendor was present during my inspection.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. 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.

Important note

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

B

Summary of condition ratings

Overall opinion of property

The property is considered to be a reasonable purchase although there are a number of defects/issues which require attention and will require some expenditure at the outset. We would not expect any particular difficulty on resale in normal market conditions, provided that the necessary works are carried out to a satisfactory standard. You should investigate the cost of these works prior to a commitment to purchase. Once known, you may wish to re-negotiate the purchase price to reflect them.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to the exchange of contracts and in this respect, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs and improvements investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase the property. If you are unsure about any of the items identified for improvement, you should refer back to the surveyor for further guidance and advice as we will be happy to discuss further with you.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

A selection of photos are included for example purposes only. They do not show all defects and deficiencies.

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.

Element No.	Document Name	Received
1	D4 - guarantee for cavity wall insulation.	
2	D9 - building regulation approval for extension.	
3	F4 - building regulation approval and guarantee for boiler. Test and servicing certificate.	



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
D1	Chimney stacks
D4	Main walls
D6	Outside doors (including patio doors)
E5	Fireplaces, chimney breasts and flues
E7	Woodwork (for example, staircase joinery)
E9	Internal - Other
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
G3	Grounds - Other

2**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
D2	Roof coverings
D3	Rainwater pipes & gutters
D5	Windows
D8	Other joinery and finishes
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E8	Bathroom fittings
F6	Drainage
G1	Garage
G2	Permanent outbuildings and other structures

1**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
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)

NI**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
F5	Water heating



Elements not applicable

Elements that have not been inspected that do not form part of the property.

Element No.	Element Name
D7	Conservatory and porches
D9	External - Other
F7	Common services

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

A two storey semi detached house.

Approximate year the property was built

1930.

Approximate year the property was extended

Unknown.

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

The property is constructed using traditional materials and techniques.

The main sloping roof is covered with natural slate, and the front bay is flat and covered with fibreglass. The rear extension is sloping and covered with imitation slate tiles.

The outside walls are made of brick, with an air gap between the inside and outside faces (called a cavity wall). Some elements are stone. The walls are mainly covered with a coating of cement render.

The ground floor is of solid construction. The first floor is suspended timber.

Accommodation

Floor	Living Rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
GROUND.	2			1	1			
FIRST.		4	1					

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.

Energy efficiency rating

D67.

Issues relating to the energy efficiency rating

The rating is as expected for this house. The certificate expires in 2034.

Mains services

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

Yes

Gas

Yes

Electric

Yes

Water

Yes

Drainage

Central heating

Yes

Gas

N/A

Electric

N/A

Solid fuel

N/A

Oil

N/A

None

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

N/A

Other energy matters

Broadband, mobile phone coverage etc. have not been tested. You should make your own enquiries in respect of these.

C

Location and facilities

Grounds

The house is on a sloping site with front and rear gardens, drive and garden store (former garage).

Location

The property is in an established residential area of similar housing.

It is on a busy main road with double yellow lines and a bust stop at the front. A resident parking scheme also operates on the street. Space is limited, and parking can be difficult.

Facilities

The area is well positioned for local amenities and public transport links.

Local environment

The property is in an area with potential high levels of radon gas that can affect health.
(See Section I-Risks).

D

Outside the property

Full detail of elements inspected

Limitations on the inspection

N/A

D1 Chimney stacks

3

The chimney is made of brick. It has three pots, one metal flue terminal and lead flashing (waterproof strip between chimney and roof).

- Terminal fittings should be fitted to the redundant pots which will allow ventilation but prevent rainwater penetration.
- The cement bedding holding in place the pots (called flaunching) is cracked and damaged.
- The mortar between the bricks (called pointing) is cracked, worn and missing.
- Part of the brickwork has displaced/is uneven. There is also some hairline cracking to the surface of the bricks which will deteriorate over time.
- Vegetation growth should be removed on any damage found made good. Old vegetation has also caused damage to the brickwork.
- Part of the lead flashing has dropped out of place. Some repairs have been carried out with silicon which will have a limited lifespan. There is general wear to the flashing.

HAZARD.

- Part of the brickwork and flaunching may be loose. This could fall, causing damage or injury. (See Section I-Risks).

CONDITION RATING THREE.

This safety issue should be addressed now; other remedial works should be carried out soon and the chimney maintained the normal way thereafter.

The chimney is shared with the neighbouring house. Repairs are also needed on that side, and you should discuss this with the owner. Your legal advisor should clarify your rights and responsibilities. (See Section H).



Note repair to lead.



Front/side.



Loose material, uneven brickwork.



Side/rear.



Dropped lead.

D2 Roof coverings

2

The main sloping roof is covered with natural slate, it does not have a secondary barrier of roofing felt. Some slates have been replaced with imitation slate tiles. The sloping valley gutter is lined with lead. The bay roof is flat and covered with fibreglass. The rear extension roof is covered with imitation slate tiles (I am unable to verify if there is roofing felt), with lead flashing (waterproof strip) at the junction of the wall.

MAIN.

- These roof coverings are original to the house, and there is damage, wear and deterioration.
- Some slates have slipped and are missing. Several are held in place with metal clips called tingles.
- Some slates have been replaced with imitation slate tiles; these are deteriorating.
- The cement mortar holding in place the topmost ridge and hip tiles is worn and missing.
- There is some water penetration around the valley gutter area.
- The joint between the main roof and bay is poorly finished

CONDITION RATING TWO.

Remedial works should be carried out soon.

These roof coverings are reaching the end of their serviceable life, and the lack of roofing felt will make the roof space vulnerable to water penetration from driving rain and snow. You should budget to replace these roof coverings completely. A roofing contractor may advise you that it is more cost-effective to replace them now rather than undertake costly remedial works.

BAY.

- A layer of dirt restrict my inspection however there appears to be some hairline cracking to the surface. In my experience, the protective layer over the fibreglass will also be deteriorating.

CONDITION RATING TWO.

Assessment and remedial works should be carried out soon. This type of roof covering can have a limited life expectancy and fail suddenly, without warning.

REAR EXTENSION.

- Part of the lead flashing is poorly fitted and has dropped out of place.

- There is no visible roofing felt overhanging the gutter. I would expect a roof of this age to have been constructed with roofing felt, and this may have rotted back (which is normal).

CONDITION RATING TWO.

Remedial works should be carried out soon, and the roof covers maintained in the normal way.

The adjoining neighbouring owner told me that this roof has been constructed over an old glass roof spanning both properties, which may still be in place underneath the new coverings.

Although there is lead flashing at the junction of the extension roof and adjacent wall, a cavity tray (waterproof detail) should have been incorporated to reduce the risk of damp entering the property. There is no indication that a cavity tray was installed, however, as I found no damp near this junction, I believe the risk is not sufficient to warrant the disruption and high cost of installing a cavity tray at this time. However, you should make regular checks in this area for signs of damp. If this does occur, then considerable and costly improvement to the weatherproofing will be needed.

GENERAL.

Some of the roof coverings may contain asbestos which is a hazard if disturbed. Please refer to my advice section E9.



Bay, also note tinges.



Front.



Side.



Side.



Slipped slates.



Rear.



Rear.



Extension.



Extension.



Hairline cracking.

D3 Rainwater pipes and gutters

2

The rainwater goods are plastic and partly metal.

- The guttering around the bay is poorly fitted.
- In places the guttering is uneven and may not discharge water properly.
- There are gaps in the guttering between this and the neighbouring side which will allow water through.

CONDITION RATING TWO.

Defective rainwater goods can damage the surface of the walls and cause damp problems internally. Remedial works should be carried out soon. They should be checked periodically and maintained in the normal way thereafter.

The old metal fitting (noted at the front) is rusting and deteriorating and you should plan to replace it.



Bay.



Metal fitting.

D4 Main walls

3

The outside walls are mainly of cavity brick construction. The bay may be solid, but I am unable to confirm this without invasive investigation. Some elements are stone. The walls are mainly covered with a coating of cement render. The walls have a barrier against dampness rising from the ground (called a damp-proof course or DPC), consisting of a layer of damp-proofing material built into the walls. Internally, the inner faces of the outside walls are plastered.

I understand from the vendor and the neighbouring owner that the extension is an infill, and there was originally an open canopy over this area. The facing wall under the door is rendered.

HAZARD.

- Part of the stonework is in poor condition and loose. This could fall, causing damage or injury.

CONDITION RATING THREE.

You should arrange for this safety issue to be addressed now. An appropriately qualified person should also repair the stonework.

Some of the stone sections are thinner which is normal in a property of this age and construction. These areas may be more vulnerable to condensation, damp and heat loss.

WALL TIES.

- There is horizontal cracking to the walls which is indicative of cavity wall tie failure.

CONDITION RATING TWO.

The inside and outside faces of a cavity wall are connected with metal straps (called wall ties). These wall ties can rust and when this happens, the metal expands and damages the brickwork. In the worst case, this can lead to a partial collapse of the wall. You should ask an appropriately qualified person to inspect the walls and carry out identified repairs. To assess the wall ties properly, the surface of the wall will have to be disturbed and you should discuss this with the current owner. (See Section I – Risks).

GENERAL.

- There is damp and condensation in the entrance area. This area was not intended to be part of the habitable space, some of the walls are thinner.

- Elsewhere, no significant damp problems were found. However, some elevated moisture readings

were recorded in the reception rooms, possibly caused by poor air circulation and condensation. You should ensure that all areas of the house are properly ventilated, and all areas should be monitored, with investigation and remedial works being carried out if necessary.

- The render is cracked in places. Some repairs to the wall behind may also be required.
- The mortar between the bricks (called pointing) is worn in places.
- Making good is needed at the rear where a structure has been removed, and at the side where a pipe hole has been infilled with foam.
- The landing window sill is cracked and deteriorating. There is also some damage and deterioration of the other cells, which has been painted over.
- The vent at the side of the kitchen is defective and requires repair or replacement.
- Both the front and rear door thresholds are cracked.

CONDITION RATING TWO.

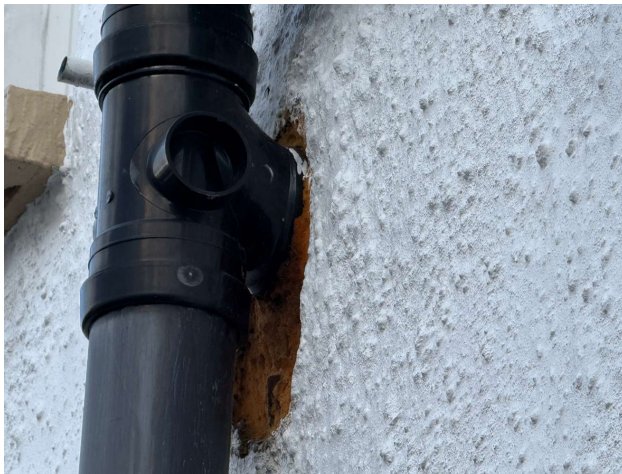
Remedial works should be carried out soon and the outside walls maintained in the normal way thereafter.

A range of factors, such as thermal movement, can cause the outside walls of a property to move by small amounts, resulting in cracking. Where there is cracking adjacent to the windows, this could also be due to thermal movement caused by differing building materials used but can also indicate a defect with the lintel (the beam above an opening supporting the wall above). Any defective render should be removed, the walls behind checked and repaired as necessary before it is replaced.

The walls have been painted recently, and this may be covering defects. Painted finishes can also trap moisture, causing damp problems internally, especially to the brick and stone sections. I recommend that, where possible, this is removed.

CAVITY WALL INSULATION.

There is evidence that cavity wall insulation has been injected into the walls. Your legal adviser should confirm whether a guarantee or warranty for this work exists. In some cases, cavity wall insulation can cause condensation and dampness problems; however, there was no evidence of a significant defect at the time of inspection. It is important that the external walls are kept in as good condition as possible to help prevent this risk. (See Sections H and I – Risks).



Making good needed.



Cracked render.



Damaged sill.



Damaged stonework.



Loose material.



Horizontal cracking.

D5 Windows

2

The windows are of plastic construction, incorporating double glazed units.

- Some of the windows were found to be difficult to open and close properly, requiring some adjustment or repair. Given the overall age of the windows, I recommend they are checked by an appropriately qualified person and remedial works carried out as necessary.

- Some double glazed units have failed, and the space between the glass panes has misted over.

CONDITION RATING TWO.

You should arrange for these issues to be addressed soon.

Over time, double glazing units can fail allowing misting or condensation to form on the inside faces of the glass. This is not a serious defect, but it is unsightly and can reduce thermal efficiency of the double glazing. Where some double glazed panels have failed, the remainder could suffer similar problems and you should plan to replace others in future.

The vendor was unable to confirm when the windows and doors were replaced, and there is no guarantee. They are also not listed on the FENSA website. If you want reassurance as to the quality of the installation, you should arrange for all windows and doors to be checked by an appropriately qualified person. (FENSA is a government-authorised scheme that monitors building regulation

compliance for replacement windows and doors).

The junction between the window frames and the surrounding masonry is frequently a source of water penetration, particularly during severe weather conditions. The junctions should be checked regularly, and any jointing material/sealant kept in good condition.



Failed glazing.

D6 Outside doors (including patio doors)

3

The doors are of plastic construction, incorporating double glazed units. The inner front door and surround is timber framed, incorporating single glazed units.

- The front outer door needs repair or replacement; the mechanisms are defective, and part of the door does not open (as advised by the vendor). The rear single door mechanism is also defective.
- Double glazing the front door has failed. Part of the leaded glass to the inner front door is cracked.
- The rear sliding door is poorly maintained and requires adjustment or repair so it can open and close smoothly.

SAFETY ISSUE.

- There is no clear indication that some of the doors contain safety glass. This is a hazard and could result in injury. (See Section I - Risks).

CONDITION RATING THREE.

You should arrange for this safety issue to be addressed now. Given the overall condition of the windows, they should all be assessed by an appropriate qualified person and remedial works carried out as necessary, soon.

Also refer to my general advice in Section D5.



Not safety glass.



Failed glazing, safety glass?

D7 Conservatory and porches

NA

N/A

D8 Other joinery and finishes

2

The roof edge joinery is plastic.

- This is poorly finished in places, for example, next to the rear gable. This could allow water to track behind causing hidden damage.

CONDITION RATING TWO.

You should ask an appropriately qualified person to assess the adequacy of the installation undertake any necessary remedial works soon. Where possible, the hidden areas should be checked for damage.

The plastic may be covering over old joinery which could be in a poor state of repair.

In a property of this age, it is possible that there are hidden asbestos materials, see Section E9.



Poor fitting at rear.

D9 Other

NA

A single story extension has been built to the rear. Although the vendor told me that this work was carried out some time ago, you should ask your legal adviser to check whether the local council has granted Building Regulation approval for this work. If this does not exist or the documentation is not acceptable, and you want reassurance, you should ask an appropriately qualified professional to investigate the quality of the work. (See Section H).

In order to carry out high level work safely, contractors may have to use scaffolding, which will increase the cost of any works

E

Inside the property

Inside the property

Limitations on the inspection

I have endeavoured to inspect all parts of the property internally, but where a property is occupied, I do not move furniture, household items, lift floor coverings or floorboards.

I was only able to carry out a limited inspection of the roof space from the hatch area. Stored items, loose boarding and insulation further restricted inspection.

Access to the front right bedroom was limited due to store items.

The floors and stairs were covered.

E1 Roof structure

2

The roof is made of traditional timber rafters and purlins.

- The roof space has a layer of thermal insulation on the top of the ceiling. This is below current standards. A lack of insulation will result in lower internal temperatures and higher heating costs and should be improved.
- There is some damp staining to the roof timbers, notably around the valley gutter area and ridge. Please refer to my earlier comments. When repairs are carried out, the hidden areas should be checked for defects such as rot.
- There is some timber boarding in the roof space, which is not properly fitted. If it is to be retained, it should be properly fitted before use, as it could be hazardous. (See Section I – Risks).

CONDITION RATING TWO.

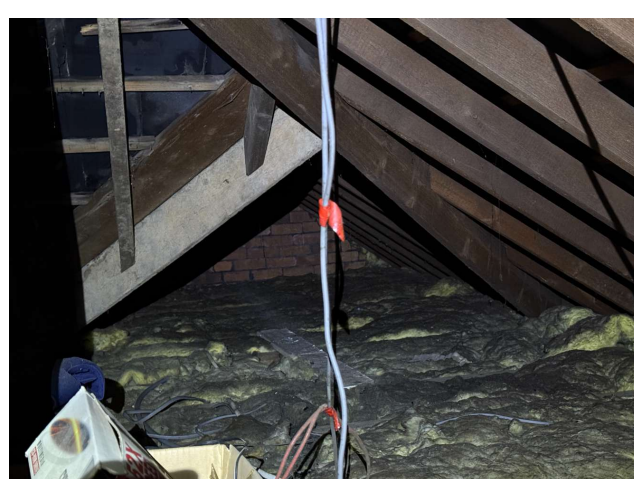
You should arrange for these issues to be addressed soon.

There is also some splitting of the main timbers, which is not uncommon, and there was no evidence of distress or failure. There is also some staining on the underside of the roof, possibly caused by driving rain. When the roof coverings are replaced, the timbers should be checked and it is normal to expect some remedial works.

Part of the chimney breast has been removed and I would refer you to my comments in section E5. Although part of the roof space is boarded, this area is intended to provide access for maintenance purposes and is not suitable for the storage of heavy items.



General views.





Note staining.

E2 Ceilings

2

The ceilings are of plasterboard and lath and plaster construction with various finishes.

- The ceilings are cracked and uneven in places.

CONDITION RATING TWO.

Lath and plaster ceilings are difficult to repair as large areas can be dislodged by the repair work itself. In some cases, it may be economical to replace the whole ceiling, and this can be more costly than repairs to modern ceilings. You should repair these soon.

Plasterboard ceilings can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings. Repairs will be required if you wish to remove these cracks completely.

There is wood panelling covering the ceiling in the kitchen and bathroom. This may be hiding defects. Particularly in the kitchen, this can be a fire hazard, and you should consider using a more suitable material.

In places, a textured decorative coating has been applied. This coating may contain small amounts of asbestos fibres, which can be a safety hazard when disturbed. Generally, you will have to use a contractor experienced in this type of work or an asbestos specialist when you want to decorate or repair the ceilings. If you want reassurance, you should arrange for this to be tested. (See Section I-Risks).

At the time of inspection, the vendor was in the process of painting the front left bedroom ceiling. This may be concealing issues such as damp staining, and you should ask them to confirm this. Also, refer to my comments elsewhere regarding the roof and chimney. This should be monitored once media works have been carried out.



Note cracking and textured finish.

E3 Walls and partitions

2

Internal walls and partitions are of mainly of solid and partly lightweight construction with various finishes.

- There are areas of cracked and hollow plastic, including to the inner faces of the outside walls.

CONDITION RATING TWO.

This is not considered to be structurally significant and much of this can be addressed upon redecoration. However, some repair and replastering work will be needed, especially if the wall paper is removed.



Defective plaster.

E4 Floors

1

The ground floor is of solid construction. The upper floor is of suspended timber construction.

CONDITION RATING ONE.

Some of the wood blocks are loose. This is a common issue and should be addressed as part of ongoing maintenance. There is general wear and deterioration to the floor coverings, many purchasers would

plan to replace these. You should also budget for refurbishment of the wood block flooring.

Some of the floorboard's creak and you should plan to re-fix them when the floor coverings are next removed.

Some of the hidden floor coverings may contain asbestos. See Section E9.

E5 Fireplaces, chimney breasts and flues

3

There are no open, useable fireplaces. The former fireplaces have been removed. An electric fire is fitted in the front reception. In the rear reception is a gas fire and the remains of a back boiler - the vendor told me that this has not been removed, and the flue is lined.

- The chimney breast in the front left bedroom has been removed, and the remaining chimney masonry in the roof space is not supported. This is a hazard. (See Section I – Risks).

CONDITION RATING THREE.

Although this work may have been carried out some time ago, the chimney masonry and the roof space should be adequately supported. This should be assessed by an appropriately qualified professional and remedial works carried out as necessary now. Building regulation approval should be obtained.

In the rear reception, there is also boxing at the side of the chimney breast which may contain pipework. Remedial works will be needed if you intend to remove the old fittings.



Unsupported masonry.

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

1

There are a range of fitted units in the kitchen. There are fitted cupboards in the rear bedroom.

CONDITION RATING ONE.

The units appear to be adequately presented and serviceable if subject to general wear and tear. No doubt you have already assessed the adequacy of these, and other built-in fittings, for your own purposes.

Some minor condensation was noted in the fitted cupboards in the rear bedroom. There was no

evidence of a significant ongoing problem however, you should ensure that these areas are properly ventilated and not overfilled. It is also recommended that ventilation is improved. If this does become an issue then remedial works will be needed.

E7 Woodwork (for example, staircase joinery)

3

The internal woodwork comprises doors, stairs, frames, architraving, picture rails and skirting boards with various finishes.

- Some of the doors have distorted and could not be closed properly.

SAFETY ISSUE.

- There is no indication that the glazed door in the kitchen contains safety glass. This is a hazard and could result in injury. (See Section I - Risks).

CONDITION RATING THREE.

You should arrange for this safety issue to be addressed now. Other remedial work should be carried out soon. In addition.

- Some of the door frames are out of square. This is not uncommon with this age of house. You may wish to replace them. Periodic adjustment and maintenance of the doors and fittings should be anticipated.

- To be safe, staircases should not be too steep, and the individual step should be large enough for most people to fit their feet on. The stairs in this property fall below the current standards and are a potential safety hazard. It is not possible to make the staircase safe without altering the surrounding walls and floors. You can reduce the risk by fitting handrails to both sides of the staircase, but you must accept that older staircases like this will never be as safe as modern ones.

- Outward opening doors are potentially hazardous. Where possible, you may wish to change this arrangement. If this is not possible, you will have to accept this risk. (See Section I – Risks).

E8 Bathroom fittings

2

The fittings comprise basins, toilets, a bidet and a bath.

- The seal around the bath has split and is deteriorating.

CONDITION RATING TWO.

This would normally be a maintenance issue however, I recommend it is renewed before use. Periodic replacement should be anticipated.

I recommend that a mechanical extractor fan is installed in the bathroom to reduce the risk of condensation. Operating a trickle vent in the window and maintaining a 10 mm gap under the door will also help reduce this risk.

Sanitary fittings are connected to the plumbing system and discharge waste water into the drainage systems and are vulnerable to water leaks. Sealants around the edges of baths and wash hand basins

can also have the same affect. This damage can affect adjacent surfaces and, if not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden. The seals around the bathroom fittings should be renewed regularly to prevent seepage and damp occurring.

No doubt you have already assessed the adequacy of the fittings for your personal requirements.



Seal around bath.

E9 Other

3

FIRE RISK / DETECTORS.

- The kitchen door has been removed which will increase the risk of the spread of fire.
- In addition, there is no adequate smoke/heat and carbon monoxide detection in the property.

CONDITION RATING THREE.

This is a hazard and should be addressed upon occupation. (See Section I – Risks).

GENERAL.

Until the mid-1960s, lead was used to make some paints, such as for windows, doors, woodwork, and some metal such as radiators. Other minor uses continued until the 1980s. If lead paintwork is damaged or likely to be damaged (for example during decoration, knocked or chewed by young children, scratched by pets), it is a risk and people at most risk are young children and pregnant women. There are ways lead paintwork can be dealt with safely. Further information can be obtained from The Department for Environment Food and Rural Affairs (DEFRA) www.defra.gov.uk.

Properties built before 2000 may contain asbestos based materials in one form or another. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly.

(See Section I – Risks).

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.

Limitations on the inspection

Much of the internal pipework is hidden from view.

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

3

SAFETY WARNING:

You should have your electrical installations inspected and tested regularly to protect your home from damage and to avoid putting your safety at risk. Guidance published by the Institution of Electrical Engineers recommends that electrical installations should be inspected and tested at least every 10 years and when the occupiers of the property change. This should include (but not limited to), where applicable, showers, hot taps, electric underfloor heating, macerators, cooker hoods, ovens and all other associated fixtures and fittings. All electrical work carried out after 1 January 2005 should be recorded on an Electrical Installation Certificate.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current, etc.

Mains electricity is connected, with the meter and consumer unit located in the entrance area.

- The electrical system is not covered by a current test certificate.
- The consumer unit is obsolete and does not comply with current standards. There are also older sockets and fittings.

CONDITION RATING THREE.

This is a hazard. You should ask an appropriately qualified person to carry out a full electrical safety test now and advise you on a suitable course of action. This should also include the external wiring. You should budget for upgrading and replacing the electrical system, which will be costly and disruptive. (See Section I – Risks).



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

3

SAFETY WARNING:

All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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.

Mains gas supply is connected, with a meter located in the porch.

- The property is not covered by an up to date gas safety certificate. This is a potential hazard (see Section I Risks).

CONDITION RATING THREE.

You should ask an appropriately qualified person to carry out a gas safety test now.



F3 Water

3

Mains water is supplied. The external stop valve is located on the pavement. The internal stop valve is located in the WC. The incoming water supply pipe is plastic. Where visible, the primary internal pipe work is lead.

- The vendor told me that part of the hidden internal pipe work (possibly in the bathroom) is lead. This is a hazard. (See Section I – Risks).

CONDITION RATING THREE.

Before 1970, many water supply pipes were made of lead and research has shown that small quantities can pass into the water. In some cases' lead can accumulate in the body and become a health hazard. This can be a particular problem in areas that have 'soft' water.

I understand that lead pipes form part of the internal plumbing. Not only does this increase the risk of lead getting into the water, but it is also a maintenance problem. Lead pipes can distort over time that can result in damaging water leaks. You should ask an appropriately qualified person to assess the extent of the lead pipework, replace the internal lead piping now.

You can contact Welsh Water for further advice. (See Section I-Risks).



F4 Heating

3

SAFETY WARNING:

Heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person who is registered under the government approved 'competent person scheme'. The 'competent person' will leave appropriate documentation with the homeowner that identified the type and extent of the work done. This should include all heating systems and appliances, for example boilers, individual room heaters, all open fires etc. Heating systems that have not been checked may be a safety hazard.

The property is heated by a fixed heating system consisting of a natural gas, wall mounted, condensing combination boiler to radiators, where visible the pipework is copper.

The vendor told me that the boiler was replaced in January 2024. Your legal adviser should confirm that there is a suitable installation certificate/building regulation approval and if it is covered by a long term

guarantee or warranty. (See Section H).

- The first service is now becoming due and you should ensure that an appropriately qualified person has carried this out.

- The fire in the rear reception is an older installation. As previously stated, the vendor has told me that the old boiler and pipework are still in place. They also stated that the fire has not been used for several years and were unable to confirm if it had been disconnected.

CONDITION RATING THREE.

This is a potential hazard. The gas fire should be checked, serviced or disconnected as necessary. If the boiler has not been serviced, this should also be carried out before occupation. (See Section I – Risks).



F5 Water heating

(NI)

Hot water is provided by the main heating boiler without a storage tank. The hot water supply should be checked periodically, normally when the central heating boiler is serviced. If not, this can be a hazard. See Section F4.

Additional hot water is provided by an electric shower, you should ensure that this is included in the electrical safety test.



F6 Drainage

2

I assume that the property is connected to the public sewer with the drainage system consisting of a combined drain for surface and foul water. Your legal adviser should confirm the drainage arrangements. (See Section H).

The first floor toilet connects the underground drains via a series of plastic pipes called a soil stack. Other external pipework, including the bathroom fittings, connects to the underground drains via gullies, part of this is through a drainage channel.

- The gully at the rear of the extension is blocked with vegetation and debris. All of the gullies should be cleaned through and checked for defects.

- I recommend that the drainage channel and pipework arrangement at the rear/side is improved.

- The front rainwater downpipe discharges onto the ground. It is possible that this was originally intended to run onto the pavement. This should be improved so that water discharges properly away from the house or is connected to the underground drains.

- The rear garden slopes towards the house and when improvements are carried out, surface drainage should be improved where necessary to prevent water pooling and building up.

- Given the age of the property I recommend a camera survey of the drains is carried out soon by an appropriately qualified person.

CONDITION RATING TWO.

You should arrange for these issues to be addressed soon.



Rear gully.

F7 Common services

NA

N/A

G

Grounds

(Including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

The inspection of the grounds was limited to those parts that could be readily accessible or seen within the curtilage of the property.

My inspection of the garage building and cabin, both internally and externally, was restricted by stored items and the position of the boundaries.

The boundaries were partly hidden by vegetation and fencing.

G1 Garage

2

The front opening of what was a garage has been infilled.

The roof is pitched and tiled, with a fibreglass horizontal valley between this and the neighbouring garage. The walls are of masonry construction, mainly rendered and the floor is of solid construction. The window and door are timber framed with single glazing.

Several issues were identified, works of maintenance, repair and renewal are required. These include.

- The roof coverings are in poor condition and require renewal. Part of the material is loose. The underside of the roof was not visible, based on my experience of similar garages, there may be hidden defects.
- Defective rainwater goods.
- Rot and deterioration of external woodwork, the front window is in particularly bad condition.
- Cracking to walls, cracked and defective render.
- Where visible, some deterioration of the internal finishes. The textured coating to the ceiling and walls may contain asbestos.
- High external ground levels and risk of hidden damp.

SAFETY ISSUES.

- The textured coating to the ceiling should be tested by an asbestos specialist now, as remedial works are required.
- There is no indication that safety glass is fitted, this could cause injury.
- Loose material on the roof could fall, causing damage or injury.

CONDITION RATING THREE.

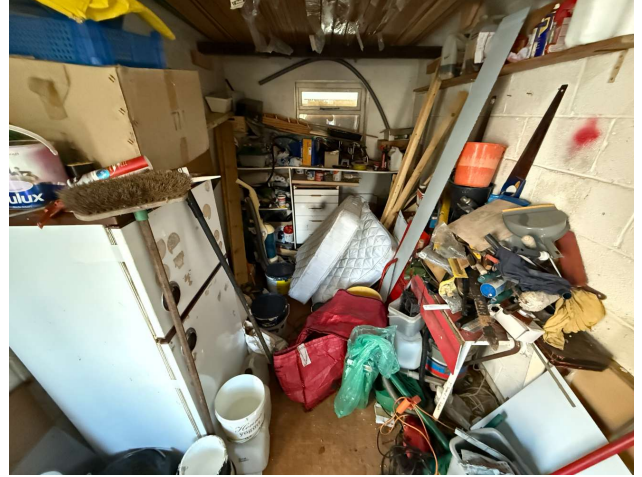
The safety issue should be addressed now. Otherwise, the garage should be cleared internally and

externally and assessed by an appropriately qualified person who can advise you on a suitable course of action and undertake any necessary remedial works.

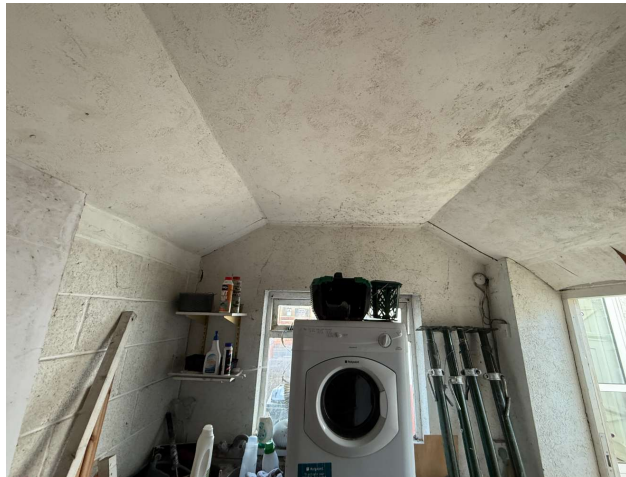
Some of the other materials used in the garage may also contain asbestos. See Section E9.



Loose tiles.



Internal view.



Rot.



No safety glass, rot.



Also note gap where tile missing.



Valley.



Loose material.

G2 Permanent outbuildings and other structures

2

The cabin is made of wood , and the roof is covered with felt tiles.

- There is general weathering and deterioration to this building.
- The roof coverings are defective and leaking.

CONDITION RATING TWO.

The roof should be repaired soon. As with the garage, this should be cleared internally and externally so an appropriately qualified person can carry out a proper assessment and advise you on a suitable course of action.

It is possible that issues such as rot become evident and you should budget for additional remedial works. The installation of guttering and rainwater goods is recommended to divert water away from the building and into the underground drains.



G3 Other

3

The property boundaries and internal garden walls are brick and rendered. There is also timber fencing. The hard surfaces are tarmac, paved and timber decked.

The grounds are in a generally neglected condition. Works of maintenance, repair and renewal are needed. The identified issues include.

- Some of the walls are in poor condition, cracked, leaning and potentially unstable. Notably the front walls are leaning into pavement and drive.
- Deterioration of the fencing. This may be hiding defects with the walls behind.
- There is deterioration of the driveway. Some of the other surfaces are in generally poor condition and overgrown. The concrete path at the front has dropped and is uneven.
- The external ground levels at the rear are high and should be lowered to at least 150 mm below the level of the DPC to help reduce the risk of damp.
- There is deterioration of the decking and it was noted to be slippery underfoot.
- The conifer hedge in the front garden should be properly maintained to prevent the risk of damage to the surrounding areas.
- There are the remains of a former lean to at the rear. The remaining fittings require repair. You should consider removing these completely.

SAFETY ISSUES.

- The decking is considered to be dangerous and should be addressed before walking upon it. The uneven surfaces are also potentially hazardous and you should consider whether handrails are needed for the proposed occupants.

CONDITION RATING THREE.

Remedial work should be carried out to the decking. Other works should be carried out soon.



Remains of lean-to.



Leaning wall.

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.

Issues for your legal advisers

H1 Regulation

Your legal adviser should check whether Local Authority (or other approved body) notifications, approvals and completion certificates have been obtained, or other suitable certification, if necessary, for the following work and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

- Extension.
- Boiler.

H2 Guarantees

Your legal adviser should check for the existence, validity and transferability of enforceable guarantees and certificates for the following which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

- Cavity wall insulation.
- Boiler.

H3 Other matters

Your legal adviser should confirm the following and explain to you the implications:

- The property is freehold and free from any encumbrances.
- The drainage arrangements.
- Whether the road has been adopted by the highway authority.
- The correct position, ownership and obligations for the maintenance of the property's boundaries.
- Your rights and responsibilities in respect of any shared party walls.
- Your rights and responsibilities in respect of the shared chimney.

Your legal adviser should establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the following. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

- Boiler and heating.



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 not be reasonably changeable.

Risks

I1 Risks to the building

D4 - wall ties, insulation.
E5 - unsupported masonry in roof space.

I2 Risks to the grounds

N/A

I3 Risks to people

It is beyond the scope of this report to undertake a full health and safety risk assessment as this would need to be applied to the individuals concerned. As a consequence, it is looking at matters such as proximity to electromagnetic fields, limitations of escape from the building, steep staircases etc. You will need to make your own risk assessment for you and your family as appropriate.

In some parts of the country, a naturally occurring and invisible radioactive gas called Radon can build up in homes. In worst cases this can be a safety hazard. This property is in an area potentially affected by Radon. You should ask the current owner if they have had the house tested for radon levels. If not, you should ask an appropriately qualified person to assess this home and the minimum testing period is three months. In most cases remedial works (if required) are not too expensive. You should ask your legal adviser to advise you of the implications of this.

D1 - loose material.
D4 - loose material.
D6 - safety glass.
E1 - boarding.
E2 - potential asbestos content, fire risk.
E7 - safety glass, staircase, outward opening door.
E9 - inadequate smoke/heat and carbon monoxide detection.
E9 - risk of asbestos materials and lead paint.
F1 - no evidence of test and upgrading works needed.
F2 - no evidence of recent gas safety certificate.
F3 - lead pipework.
F4 - no evidence of recent test or servicing.
G1 - potential asbestos content, safety glass, loose material.
G3 - decking, uneven surfaces, handrails.

I4 Other risks or hazards

N/A

J

Surveyor's declaration

J

Surveyor's declaration

Surveyor's details

Jonathan Graham
RICS number:0844347

Phone number

02920 765 530

Company

Fosite Surveyors Ltd.

Address

19 Cefn Carnau Road, Cardiff, CF14 4LZ

Email

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Website

www.foresitesurveyors.co.uk

Property address

6 Allensbank Road, Cardiff, CF14 3RB

Client's name

Ms Rhian Clarke

Date this report was produced

10-01-2025

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

K

What to do now

K

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.

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 them 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.



Description of the RICS Home Survey – Level 2 service and terms of engagement



Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

The service

The RICS Home Survey – Level 2 (survey only) service includes:

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

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible 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. This includes taking up fitted carpets, 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 the surveyor does not move or lift insulation material, 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. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside 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 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend 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 CAR 2012), 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 objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

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.
- **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 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) 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:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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).

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

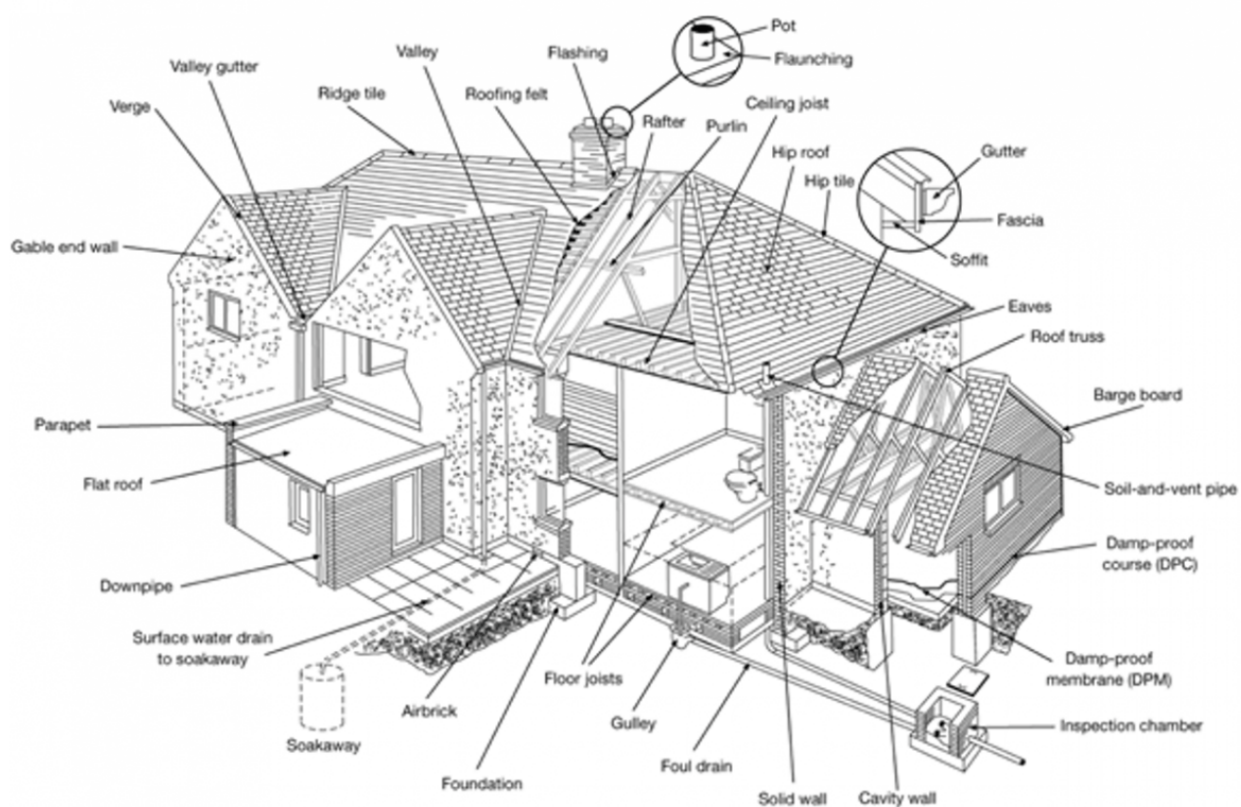
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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.

M

Typical house diagram

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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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

Maintenance tips.pdf

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum

recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

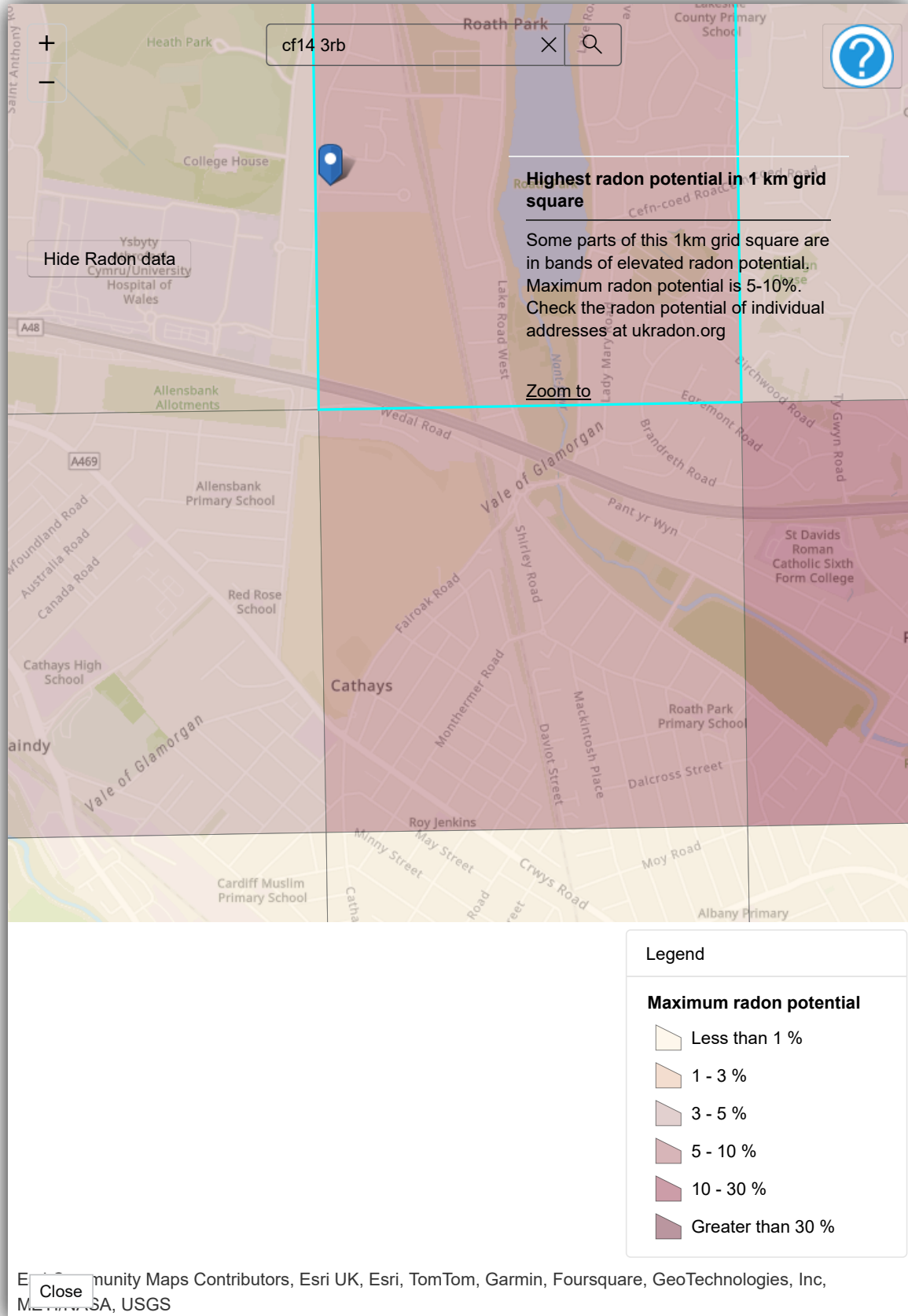
- Ensure all meters and control valves are easy to access and not hidden or covered over.

- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

6 Allensbank Road Radon Map.pdf



SIGNATURE AND AUTHORITY

Property Address	6 Allensbank Road, Cardiff, CF14 3RB
Survey Type	RICS Level 2 (Survey Only with Aerial Inspection)
Date Inspected	January 6, 2025

PREPARED ON BEHALF OF

Firm Name	Foresite Surveyors Ltd.
Registered firm address	19 Cefn Carnau Road, Cardiff, CF14 4LZ
Assigned office	Head Office
Office address	19 Cefn Carnau Road, Cardiff, Cardiff, CF14 4LZ

DECLARATION

I declare that, I am personally digitally signing this report and that I have no direct or indirect interest present or contemplated in the property or this transaction except for the purpose of a survey/valuation or inspection. Where an inspection has been undertaken and/or a valuation has been provided, this has been done so in accordance with the current RICS standards. I have undertaken this report on behalf of the firm named in this report.

DIGITAL SIGNATURE

Your digital signature renders you and your firm legally liable for the material content of any document authenticated by it.

By digitally signing the report you represent and warrant that you have the legal right, power, and authority to represent 'the Company' or organisation named in the report. You further agree that the use of your unique security code constitutes an electronic signature equivalent to your handwritten signature and that you have formed, executed, entered into, accepted the terms of and otherwise authenticated any report signed off by it. You acknowledge and agree that this Agreement is an electronic record for purposes of digital signature, and as such is completely valid, has legal effect, is enforceable, and is binding on and non-refutable by you.

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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.

Surveyor	Jonathan Graham
Qualifications	MRICS
Date	10 Jan 2025 @ 11:12 AM
Signature	