



LEVEL 2

# Your survey report

Property address

35 Ty Newydd,  
Whitchurch,  
Cardiff  
CF14 1NQ

Client's name

Laura Chapman

Reference Number:

1970927

Inspection date:

9<sup>th</sup> December 2024

Surveyor's RICS number:

1113999

2

# Contents

<b>A</b>	About the inspection and report _____	3
<b>B</b>	Overall opinion _____	7
<b>C</b>	About the property _____	13
<b>D</b>	Outside the property _____	17
<b>E</b>	Inside the property _____	22
<b>F</b>	Services _____	27
<b>G</b>	Grounds _____	31
<b>H</b>	Issues for your legal advisers _____	34
<b>I</b>	Risks _____	36
<b>J</b>	Surveyor's declaration _____	39
<b>K</b>	What to do now _____	41
<b>L</b>	Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement _____	43
<b>M</b>	Typical house diagram _____	49
	RICS disclaimer _____	53

# A

## About the inspection and report

This RICS Home Survey – Level 2 (survey only) 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 are not covered by these terms and conditions, and 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**, you agreed to at the point you (the client) confirmed your instructions to us (the firm) online, for a full list of exclusions.



## About the inspection

**Surveyor's name**

Haydn Rees

**Surveyor's RICS number**

1113999

**Company name**

Welsh Counties Surveys Ltd

**Date of the inspection**

9<sup>th</sup> December 2024

**Report reference number**

1970927

**Related party disclosure**

None

**Full address and postcode of the property**

35 Ty Newydd, Whitchurch, Cardiff CF14 1NQ

**Weather conditions when the inspection took place**

Overcast and dry

**Status of the property when the inspection took place**

Occupied and fully furnished

# 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 post-war former Local Authority semi-detached house appears to be in a condition consistent with its type and age. Several items require consideration, and there are also some important safety checks to be made. All items are detailed throughout this report.

Please accept that this report is a snapshot of the condition of the property at the time of the inspection. It must be accepted that defects could arise between our inspection and your occupation of the property. This risk could be increased if the property is left vacant or prolonged spells of bad weather are experienced.



# B

## Summary of 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.

	Document name	Received
	EICR electrical inspection report	
	Gas Safe annual safety certificate	
	CIGA guarantee for the retrospective cavity wall insulation	
	Cavity wall tie report	

# B

## Summary of condition ratings

**3**

### 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	Comments (if applicable)
D4	Main walls	
D5	Windows	
E1	Roof structure	
E6	Built-in fittings	
F1	Electricity	
F2	Gas/oil	

# B

## Summary of condition ratings

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	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D6	Outside doors	
D8	Other joinery and finishes	
D9	Other	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other	
F3	Water	
F5	Water heating	
F6	Drainage	
G2	Permanent outbuildings and other structures	
G3	Other	

### Elements with no current issues

# B

## Summary of condition ratings

**1**

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

Element no.	Element name	Comments (if applicable)

**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
E5	Fireplaces, chimney breasts and flues
F4	Heating

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



# About the property

## Type of property

Ex-Local Authority semi-detached house

## Approximate year the property was built

1950

## Approximate year the property was extended

Not applicable

## Approximate year the property was converted

Not applicable

## Information relevant to flats and maisonettes

Not applicable

## Construction

The main walls are of traditional cavity wall construction beneath a timber pitched roof with a concrete tile cover.

## Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Ground	2				1			(outbuilding that includes a WC)
First		3	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

D

### Issues relating to the energy efficiency rating

None

### 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)

Gas fire now disconnected

### Other energy matters

The EPC (Energy Performance Certificate) is available online:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2528-3943-9200-4574-1200>

This document should be studied to see what thermal insulation measures could be taken to reduce your carbon footprint and possibly reduce your fuel bills.



## Location and Facilities

### Grounds

The property occupies a relatively flat plot with gardens to 3 sides that includes a single width driveway to the front.

### Location

The property is situated within an established former social housing estate in the suburban district of Whitchurch, North of the city centre of Cardiff. All references to the property are taken from the highway to the front looking Northwest towards the service lane at the rear.

It would be prudent to visit the property and surrounding areas on a number of different occasions and at various times of the day. Issues such as the proximity of the local primary school could affect your future enjoyment of the property, and/or possibly your decision to purchase.

### Facilities

Within Whitchurch are all expected amenities, such as shops, pubs restaurants, fast food outlets, schools, public parks and transport links. You should make your own enquiries as to catchment areas and availability of schools and doctor surgeries.

### Local environment

Former Social Housing Estate of low-rise flats, bungalows, and houses.



**D**

**Outside the property**



## Outside the property

### Limitations on the inspection

Limitations of the inspection of the external elements are clearly defined within our Terms and Conditions which you have confirmed your agreement to when this report was instructed. Our inspection was carried out from within the curtilage, the service lane to the rear and highway to the front only. Any other restrictions are mentioned specifically within each of the Building Elements.

It should be appreciated that original parts of the property are period in nature and subsequent installations such as the fenestration are now dated. Accordingly, such parts of the structure and fabric should not be expected as new, and regard should be given to the natural deterioration of older products. It is possible that defects could occur between the date of survey and the date of which you take occupation.

### D1 Chimney stacks

1 2 3 NI

The shared chimney stack extending through the apex of the main roofline, is made of brick, with sheet lead flashings and soakers (upstands) dressed to the abutment with the roof cover.

2

Chimneys are naturally exposed to the elements and adversely affected by rain, snow and frost. They are also exposed to heating and cooling. The brickwork and mortar is particularly susceptible to frost damage which often results in erosion and 'spalling' of the brickwork and cement pointing. The brickwork requires localised repointing and making good, which should be carried out within the first few years of occupation. The sheet lead flashings to be redressed at the same juncture.

Please be aware that we cannot comment further on the condition of the flashings at the top of the stack. Minor works expected with the works noted above.

Please note that adequate ventilation and the suitability of the flues should be tested if you intend to bring the redundant fireplaces (we are advised that the gas fire has been disconnected) back into use. See section E5.



## Outside the property

### D2 Roof coverings

The main roof is a traditionally formed 'hipped' structure, covered with a 'Rosemary' style concrete tile over a bitumastic sarking felt. The cover appears original to the property.

The slopes appear generally even with no indication of significant sagging or distortion although deflection noted to the 'ladder racks' (timber frame built over the front and rear gable wall), possibly due to deterioration of the timbers beneath.

The roof shows signs of repair, although further tiles have 'slipped' since past repairs have been carried out. Furthermore, the tiles have opened up over the ladder racks (as noted above) and the ridge tiles have become porous. These issues indicate that the roof covering is reaching the end of its serviceable life. Whilst expensive and comprehensive re-covering may not yet be justified, maintenance costs will be higher than normal as the tiles become increasingly brittle and porous. An overhaul advised after purchase; replacement should be anticipated within the first 5 years of occupation, or soon after purchase if additional defects become apparent. You should consult with a competent roofing Contractor to obtain costs to better understand present/future replacement costs.

2

### D3 Rainwater pipes and gutters

The rainwater goods are made from PVCu installed circa 1990s. It was not raining at the time of our inspection, and we cannot therefore fully comment on the water tightness of the fittings. Nonetheless, there were signs of slight leaking noted to the joints and sections of the gutter runs and downpipes have become faded due to their age.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally. It is advised that the gutters and downpipes are overhauled and cleaned through upon occupation and replaced with the roof cover: see section D2 above.

The rainwater gutters and pipes are shared with the adjoining property. You should check with your legal adviser about your rights and obligations

2



## Outside the property

### D4 Main walls

The main walls are of traditional cavity wall construction. That is to say, the internal loadbearing skin (wall) and external skin are of brickwork held together with metal wall ties. The external finishes are of decorated concrete rendered finishes over an exposed brickwork (commons (low grade concrete brick)) plinth.

3

Some of the surfaces are not precisely true and plumb, and minor settlement cracks evident, which is not uncommon or unusual for a property of this age and type. At the time of our inspection, there were no signs of significant stepped or vertical cracking, subsidence or rotation of the main walls. However, metal wall ties used in properties of this age are prone to corrosion, which, if significant, can lead to structural movement. Whilst the condition of these ties cannot be properly ascertained without opening up the structure, hairline horizontal cracking noted to the front, side and rear elevations, which is an indication of the beginnings of cavity wall tie failure. You should therefore arrange for a surveyor from a registered wall tie replacement company to inspect the property and quote for any necessary remedial works prior to a legal commitment to purchase.

Please be aware that concrete rendered surfaces are prone to delaminating from the masonry beneath when disturbed. It is reasonable to assume that in addition to the filled cracks noted above, some patch repairs will be required following any wall tie replacement work completed.

Legal Advisers to obtain the CIGA guarantee for the cavity walls insulation prior to purchase, to ensure the work was carried out by a professional and registered installer.

### D5 Windows

The double-glazed plastic windows are of an older design and have reached the end of their serviceable life. We expect they were installed at 2 junctures during the 1980s and 1990s.

3

They are not compliant with modern building standards: the opening vents are too small and inappropriately positioned for escape in case of fire, safety glass has not been fitted where required (windows below 800mm and all glazed doors) and the thermal performance will be less efficient when compared to their modern counterparts. Furthermore, the fittings and locking mechanisms are now worn and the mastic seals have failed. Replacement now advised.



## Outside the property

### D6 Outside doors (including patio doors)

The front door is also plastic, incorporating sealed unit double-glazing. Wear and minor damage noted, and the door requires adjustment. Although an overhaul would suffice, it is reasonable to expect most purchasers would replace with the windows soon after purchase. Costs to be obtained accordingly.

You should ensure that all keys are made available to the front door and doors to the attached outbuilding upon occupation and the locks changed soon after for security purposes.

2

### D7 Conservatory and porches

Not applicable

### D8 Other joinery and finishes

The fascias and soffits have been covered with PVCu and remain in generally serviceable condition. We expect this work was completed circa 1990s. It is unknown whether the PVCu has been fixed to the original timber fascias. If the original timber has not been removed hidden decay may be discovered in the timbers when annual maintenance is carried out. Replacement expected with the oof cover: see section D2.

Please be aware that the soffits concealed beneath the plastic are likely to be that of asbestos cement. These are not normally cause for concern unless drilled or damaged. Further information can be obtained from the Local Authority Environmental Health officer.

2

### D9 Other

The property is fitted with a bitumastic damp proof course (dpc) properly positioned above external ground levels. Rising damp was not evident within the property and we therefore conclude that the property has an effective dpc.

The external grounds at the rear are level with the ground floor passageway slab within the attached outbuilding. Care should be taken not to allow rainwater to pool against the structure which cause damp issues internally. If pooling water becomes an issue following heavy rainfall at the rear, you should consider improvements to the drainage arrangements: see section F6.

2

# E

**Inside the property**



## Inside the property

### Limitations on the inspection

The property was fully furnished, with floor coverings, panelling, drylining, fitted joinery items (including the kitchen), bathroom fittings, tiled surfaces, large pieces of furniture, stored household goods throughout. It must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence, it must not be assumed in reading this report, that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

### E1 Roof structure

1 2 3 NI

The roof has been converted for use as a bedroom. We expect this work was completed circa 1980. The work hasn't been completed to a professional standard and the room is not compliant for normal habitation. Furthermore, the insulation provision is minimal/non-existent.

3

You should expect to removal all of the installations to obtain compliance for use as a habitable area. If you intend to carry out this work, you should expect to provide a new stairwell, stairs, floor joists, insulation, an enlarged window, amended services (electrical and heating) and finishes. If you do not intend such work, we advise that the roof void is insulated appropriately to reduce heat loss.

Please be aware that no comment can be made on the concealed roof timbers or the party wall. It is possible that timbers and sarking felt have suffered decay due to 'sweating' caused by the DIY conversion works.

The felt beneath the tiles is of a bitumen type material and is visible to the base of the rear slope. This type of material can contain small amounts of asbestos of the type that is hazardous when disturbed and therefore any work to the felt should be carried out by a contractor qualified in asbestos awareness. In addition artex has been applied to some of the surfaces: see section E2 below.



## Inside the property

### E2 Ceilings

The plasterboard ceilings are in a reasonable order for their age. Shrinkage cracks to the tapes and abutment to the internal surfaces of the main walls and internal walls should be filled and prepared, prior to redecoration. Some areas have been affected by condensation and past repairs. Making good/preparation will be required prior to redecoration.

2

Most ceilings have been skimmed flat in more recent years over existing surfaces. It is also possible that the plaster has been applied over artex, which may have an asbestos content (and artex evident within the roof void). According to the Institute for the Environment and Health, these are not normally a cause for worry, unless drilled, disturbed or substantially damaged. Further information can be obtained from the Local Authority Environmental Health officer.

### E3 Walls and partitions

The internal walls are of mostly masonry with a render/plaster skim. No structural issues apparent, although minor cracks and areas of loose plaster noted at both ground and first floor level. Please be aware that if you intend to provide smooth unblemished surfaces, or remove papered decorations, patch repairs should be expected.

2

If you intend to re-instate the door between the reception rooms, you should seek costs accordingly.

### E4 Floors

We could not inspect the floors fully because of floor coverings fixed tightly in all rooms.

The ground floor is of solid construction. Some surfaces are not precisely true and level, but are within acceptable building tolerances. Bearing in mind the age of the property, the solid floors are unlikely to contain a damp proof membrane. The installation of such a membrane will be disruptive and costly, but as there was no evidence of significant damp penetrating through the floor, the work is not expected. However, typical minor repairs/re-leveling etc. should be expected when the floor coverings are replaced.

2

Slight springing noted in several areas at first-floor level. This is probably due to the general shrinkage of the timber and or lack of adequate stiffening within the floors and is also typical for a property of this age and type. After purchase, you may wish to open up the floors and carry out improvements/repairs as found necessary. Any loose flooring should be re-secured at this juncture.

If you intend to repair or replace the floor coverings, you should acquire costs prior to purchase, as such work can prove expensive.





## Inside the property

### E5 Fireplaces, chimney breasts and flues

As discussed in section D1, the fireplaces are now redundant, with the gas fire disconnected. The flues will require testing by a Gas Safe or HETAS (woodburner) engineer if you intend to bring them back into use, with all associated works fully costed.

NI

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

The kitchen has been fitted to a reasonable standard and is in a condition consistent with its installation within the past 5 – 10 years. Minor adjustment should be expected to the unit fronts after the property has been emptied.

3

Elsewhere, the fitted cupboards at first floor level were found in a serviceable condition although of a basic standard. Adjustment will be required where retained.

Please be aware that built in fittings can conceal a variety of problems that are only revealed when they are removed, such as damp, defective plastered surfaces, or damaged/non-compliant pipes and electrical installations.

### E7 Woodwork (for example staircase joinery)

The woodwork throughout the property is a mixture of original and replacement fixtures. Repairs and improvements are required, due to everyday wear and tear and some DIY installations. Some doors are in need of adjustment and repair.

2

The panes of glass in some of the doors in this property may constitute a significant safety hazard. You may wish to check with a glazier that such glass is safe, shortly after purchase.

The staircase was tightly carpeted preventing full inspection. Some treads creaked and require attention prior to fitting a replacement carpet.

### E8 Bathroom fittings

The ground floor WC and first floor shower room fittings appear in serviceable condition. You are advised to seek quotations for any intended work such as the re-instatement of a bath, prior to exchange of contracts.

2

You should note that shower enclosures are often prone to leakage and disrepair and much of the pipe work has been concealed. Regular checks should be made of all pipe connections, surrounds and seals to reduce the risk of water leakage and decay. It is possible that hidden defects such as leaks may well become apparent after you have moved into the property.



## Inside the property

### E9 Other

Damp meter readings were taken at low level in all accessible areas of the ground floor rooms, adjacent to structural openings and beneath flashings. We found no evidence of rising or penetrating dampness within the property.

As discussed in section E1, issues expected to the roof timbers due to the deterioration of the roof cover. Please be aware that we cannot comment on timbers that are hidden or embedded in the walls. It is our experience that in older properties such as this, there are likely to be timbers incorporated within the structure which have over the years deteriorated; including the ladder racks (see section D2). When buying a property of this age and type it is a potential hazard which should be borne in mind when calculating future maintenance costs. The possibility of having to carry out localised treatment and repair should not be discounted.

All external cracks to be suitably filled to prevent the risk of the (retrospective) cavity wall insulation becoming saturated.

2

# 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.



# Services

## Limitations on the inspection

The inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any services which are not visible. Services have not been tested but where appropriate, specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

## F1 Electricity

1 2 3 NI

**Safety warning:** *Electrical Safety First 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 Electrical Safety First.*

The property is connected to mains electricity, with the meter and consumer unit located under the stairs. The electricity supply was switched on at the time of our inspection.

3

The property appears to have been partially/fully rewired circa 1980s. Ideally a NICEIC installation certificate should be made available for this work and subsequent amendments made such as replacement switches and sockets.

In addition to the above and in view of Part P Building Regulations and IEE guidelines, it is now considered appropriate for all previously occupied properties to be the subject of an EICR electrical wiring test on any change of ownership. This is, in particular, to guard against DIY additions and alterations that may have been carried out since the last rewiring/certification and ensure safe use upon occupation. Unless the vendor can provide such documentation, you should instruct your own prior to purchase.

In the absence of certification, surveyors designate level 3 to this item.

## 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.*

The property is connected to mains gas, with the meter also located beneath the stairs. The gas was switched on at the time of our inspection.

3

Faulty gas installations can be lethal. You should therefore obtain the Gas Safe installation certificate for all new work and a Gas Safe Registered Engineer's annual inspection report.

In the absence of certification, surveyors also designate level '3' to this item.



## Services

### F3 Water

The property is connected to the mains supply. The internal stopcock is located in the ground floor WC, although all of the pipework has been wrapped with an adhesive insulation tape and could not be inspected.

Properties of this age had lead rising mains and lead pipework incorporated into the internal plumbing. It is unknown whether all of the original pipework was removed during the recent refurbishment work. Ideally the water from the taps should be tested by the Welsh Water to see if any is present in the water. If lead is present, any offending pipework should be replaced.

The water pressure at the taps was considered adequate at the time of our inspection. No further tests were carried out and if you require further confirmation on the condition of the internal plumbing provision, you should consult with a competent plumbing contractor, prior to purchase.

2

### F4 Heating

The property has a full heating and hot water system, provided by the gas fired combination boiler located in the outbuilding. The system was not tested for operation and at the time of our inspection the gas and boiler were switched off.

No tests could be carried out, although the radiators and boiler are now dated. You should expect some upgrading of the system within the first few years of occupation.

The boiler will also be included within the Gas Safe Registered Engineer's report mentioned in section F2 above.

NI

### F5 Water heating


The hot water is provided by the gas fired combination boiler noted above. The pressure at the hot water outlets was considered adequate, although it took a prolonged period of time to reach temperature due to the long pipe runs.

2



# Services

## F6 Drainage

<p>The property is believed to be connected to mains drainage via a combined foul and surface water system. There was no obvious sign of blockage in the front chamber when the toilet was flushed, and the taps were run. However, in the absence of a full inspection and test report by a drainage specialist, you must accept the risk of such defects existing within unseen sections of the pipework.</p> <p>The cast iron soil and ventilation pipe has been subject to some corrosion and amendments and repairs are somewhat unsightly. It is reasonable to expect replacement within the first few years of occupation.</p> <p>All gullies should be maintained in good order and cleared of debris on a regular basis to stop surface water flooding.</p> <p>As discussed in section D9, the external grounds are too high at the rear. If surface water pooling or localised flooding within the outbuilding becomes an issue, you should expect to improve the surface water drainage provision.</p>	
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## F7 Common services

Not applicable	
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# G

**Grounds**

**(including shared areas for flats)**



## Grounds (including shared areas for flats)

### Limitations on the inspection

Our inspection of the grounds and boundaries was conducted from within the curtilage and highway to the front only. We cannot comment on areas unseen or issues that may only be apparent within adjacent or adjoining properties.

We did not observe any Japanese Knotweed at the time of the inspection. However, this does not mean that the plant will not grow after you have moved into the property. Japanese Knotweed can cause damage to foundations and protrude into the structure of the building. This plant is becoming a particular problem in Cardiff and can also cause significant difficulties when trying to resell property, due to the unwillingness of lenders to agree mortgages with this type of plant present. Unless you consult with a Japanese Knotweed specialist that conducts their own investigation of the surrounding area, we cannot ensure that the property will be free from this invasive plant.

### G1 Garage

1 2 3 NI

Not applicable

### G2 Permanent outbuildings and other structures

The attached outbuilding is of single skin construction and is original to the property. Originally the passageway was open to the elements and the subdivided areas provided a coal store, WC and garden store. No significant structural issues apparent where visible, although please be aware that this form of construction will be subject to damp and excessive heat loss, and as such the outbuilding is not suitable for conversion for use as a standard habitable area.

2

Roof tiles to be replaced with the main roof and the doors and windows to be included in the works noted in sections D5 & D6, including the replacement of the glazed internal door with a suitable external door (to provide a suitable thermal barrier).

The ceiling boards appear to be of asbestos cement. These are not normally cause for concern unless disturbed. Further information can be obtained form the Local Authority Environmental Health officer.





## Grounds (including shared areas for flats)

### G3 Other

The property is constructed on a relatively level plot, accessed from the highway to the front only, with a concrete block garden wall dividing the curtilage from the service lane at the rear. The plot is considered typical to the area.

The hedges forming the public and LHS party boundaries to the front will require ongoing pruning. The remaining party boundaries are formed with metal and composite fencing, and concrete block walls with intermediate supporting piers. They were found in generally serviceable condition. Your legal advisers should confirm maintenance responsibilities for all boundaries and that the physical attributes of the site as recorded within the Land registry documentation.

The hard landscaping consists of poured concrete paths which have been subject to cracking and some distortion. The tarmac driveway has weathered and has become distorted due to parked cars.

There are a number of large established trees and shrubs within the gardens and adjacent properties. Care should be taken not to allow them to grow without restraint. Your Legal Advisors should confirm your rights and responsibilities.

You should seek costs for any planned improvements to the grounds and boundaries, as per your own specifications.

2

# 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

EICR Electrical safety certificate

Annual Gas Safe safety certificate

## H2 Guarantees

CIGA guarantee for the retrospective cavity wall insulation

## H3 Other matters

Legal Advisers to confirm whether any historic, current or pending applications have been made to the Local Authority Planning department for land within the local area that may deter from your enjoyment of the subject property.

Your legal advisers should confirm ownership and maintenance liability for the rear service lane and all boundaries, including their recorded position within the Land Registry documentation. Please be aware that we do study supporting documentation with regards to this matter, or measure/map the curtilage. Any differences between documentation provided by your solicitor (such as location plans, deeds and OS maps) and the physical attributes of the site, are not the responsibility of this report.

This report describes the property as we found it at the time of inspection. A programme of some repair and improvement is required. It is therefore recommended that an allowance of 3% of the market value (or purchase price) is set aside from your own savings and added to the estimates received from contractors, to cover for latent defects, future maintenance and contingencies that have not been revealed. All necessary repair work together with any proposed improvements will need to comply with Local Authority Building and Planning Regulations. It is also essential that major works expected within the first few years of occupation, such as the replacement roof cover and fenestration are fully costed prior to purchase.

Furthermore, other relatively minor repair or improvement works can be subject to regulations such as in respect of thermal insulation which may now need to be incorporated, and sanitary fittings considered as 'controlled fittings'. It is important, therefore, to ensure that your designers and contractors take account of these requirements in use of materials and methods of repair/construction, and you should both seek confirmation of this and also ensure that appropriate contractors are involved, who can give this assurance, taking appropriate legal advice where necessary. Another consideration when you are planning repair, improvement or extension works is the possible need to comply with the Party Wall Act 1996, together with associated costs and for more information with regard to your rights and obligations, we recommend that you read the government's Party Wall explanatory booklet which can be found at: [www.planningportal.gov.uk](http://www.planningportal.gov.uk) > ... > [Current Legislation](#)

A comprehensive Building Insurance policy should be purchased to ensure the property and curtilage is fully insured at the time of purchase as all liabilities will be transferred at that juncture.

The property is assumed to be Freehold. However, this should be confirmed by your legal advisers. Should your legal advisers find other relevant matters which we have not mentioned in this report, you should refer these back to us for further advice.

## 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

It is possible that the property is built on ground which contains an amount of clay. Clay soils can shrink and swell depending on the levels of rainfall in a period of time. This will make it particularly important to maintain drains in good condition at all times.

The postcode sector is subject to a high risk of historical land use and medium risks of subsidence. These risks are common to find, particularly in some locations and whilst we do not suspect any issues to be affecting the property following our inspection, we inform all of our clients that, should they consider it necessary, further advice could be obtained from a Chartered Environmental Surveyor.

## I2 Risks to the grounds

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details as to the previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.

## I3 Risks to people

The property is in an area that can be affected by Radon gas. Property owners are therefore advised to contact their local authority to check whether further action is required. Further information can be obtained from the Health Protection Agency.

Many products containing asbestos were used in properties of this age. some of which may still be present or introduced since construction. In addition to the ceiling boards in the outbuilding, these can include roofing felt, roof sheeting's and slates, thermoplastic floor tiles, surface coatings, fireproof linings, roof edge verges and eaves soffits, soil and vent pipes and rainwater goods. Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation.

## Risks

### I4 Other risks or hazards

An environmental report should be obtained from your legal advisers that includes pollution and historic landfill sites to better understand the level of risk to your health.

All trees, shrubs and hedges should be maintained, including young trees as well as older ones, and if there are any that are within the grounds of the property, you should check whether or not the existing owners have followed specialist advice in the past. Hedges, in particular, should not be ignored. In any event, the advice of a qualified Arboriculturist should be obtained. The advice given may include work that should be implemented immediately by the owners of the property.

If there are trees on neighbouring land, their owners may be legally responsible for their maintenance and this matter should be discussed with your legal advisers. Again, you need to know whether specialist advice has been followed in the past.

In general, the height that trees are likely to grow to is the distance that they need to be away from buildings and below ground services before they can be ignored. However, with some trees, such as Willow, Oak, Poplar and Cherry, this distance is much greater.

# J

## Surveyor's declaration



# Surveyor's declaration

**Surveyor's RICS number**

1113999

**Phone number**

02920 099404

**Company**

Welsh Counties Surveys Ltd

**Surveyor's Address**

4 St. Fagan's Road, Cardiff CF5 3AJ

**Qualifications**

BSc(Hons) AssocRICS

**Email**

haydn@wcsurveysltd.com

**Website**

welshcounties.co.uk

**Property address**

35 Ty Newydd, Whitchurch, Cardiff CF14 1NQ

**Client's name**

Laura Chapman

**Date this report was produced**

10<sup>th</sup> December 2024

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

**Signature**



# K

**What to do now**



## 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 quotation 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 (survey only) 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. 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.



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

## 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 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 and 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 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.



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

## 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. 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 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.



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

## Issues for legal advisors

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.



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

## 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 our 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.



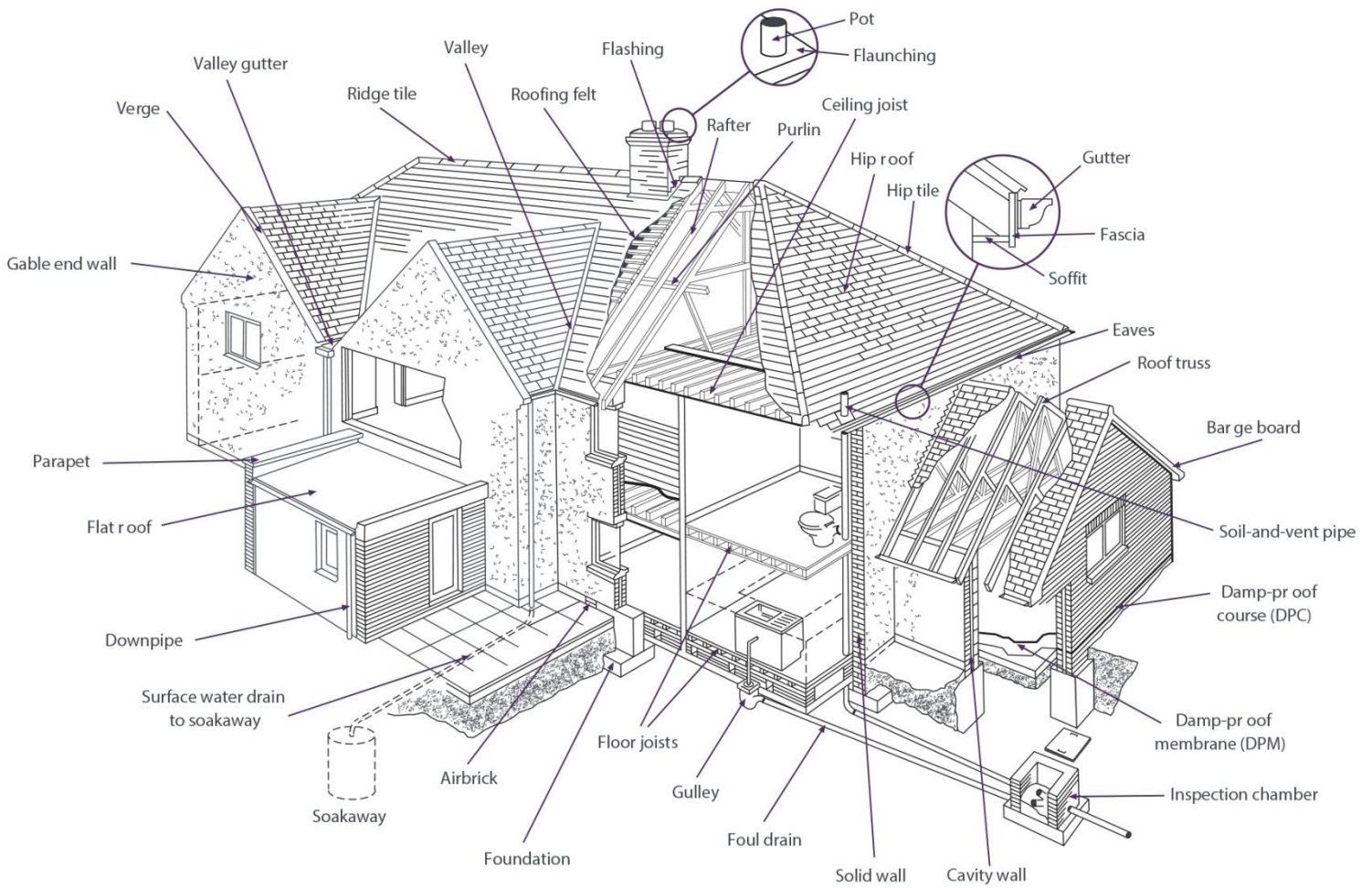
# M

## Typical house diagram



# Typical house diagram

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



# Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.



## Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

## RICS disclaimer



### You should know...

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