



**SURVEY  
23 NORTHAM AVENUE  
LLANRUMNEY  
CARDIFF  
CF3 4JP**

**FOR  
MOLLY MURPHY  
AND  
DANIEL SMITH**

**REPORT DATE  
2<sup>nd</sup> JULY 2024**



## **Instructions**

We were instructed via email to undertake a survey on the property known as 23 Northam Avenue, Llanrumney, Cardiff, CF3 4JP.

## **Basis of Value**

If a value is given the basis of value will be market value. If another basis of value is used it will be explained within the report and a definition of that basis of value will be given. A full definition of market value is given within point eight of the terms of engagement and further defined within this report.

## **Report Date**

The agreed date of the report is 2<sup>nd</sup> July 2024.

## **Currency**

All valuation figures contained within this report are in Great British Pounds Sterling.

1. The report will be undertaken by a Chartered Surveyor who is an RICS Registered Valuer registered with the valuation faculty of the RICS and who possesses sufficient knowledge, skills and understanding and who has experience of valuing this type of property in this locality.

The Valuer will be Edward Rankin BSc (hons) MRICS FNAEA CPEA unless otherwise agreed.

2. The Valuer has confirmed that he has no material connection or involvement with the subject of the valuation assignment or the party commissioning the assignment.
3. The Valuer will be acting as an external Valuer as defined by the Royal Institution of Chartered Surveyors.
4. Valuation will be prepared in accordance with Valuation Statements and Guidance Notes issued by the Royal Institution of Chartered Surveyors and in accordance with the RICS Professional Standards - January 2014. In complying with the Red Book, the Valuation will also be compliant with the International Valuation Standards (IVS).
5. Any special assumptions made by the Valuer or any departures from the Valuation Standards will be made clear by the Valuer and stated within the report.
6. Subject to point 7 and 8 below the Valuer will undertake such inspections and investigations as are, in the Valuer's reasonable professional judgement, appropriate and possible in the particular circumstances.
7. The Valuer will rely upon information given by the Client and/or the Client's legal representative or other professional advisors relating to tenure, tenancies, rights of way, restrictive covenants, and any other relevant matters. The Valuer will not inspect the title deeds and will assume that the property and its value are unaffected by any matters that will be revealed by a local search and replies to the usual enquiries or by any statutory notice.
8. The Valuation given will be Market Value (unless agreed otherwise) defined as "the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein both parties had each acted knowledgeably, prudently and without compulsion" assuming: -

- The property is sold with full vacant possession unless otherwise specifically stated in the report (for example, a property sold as an investment and subject to an occupational lease);

- a willing seller;
  - that prior to the date of valuation there had been a reasonable period of time (having regard to the nature of the property and the state of the market) for proper marketing, for agreement of the price, the terms of sale and for legal completion;
  - that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation;
  - that no account is taken of any additional bid by a prospective purchaser with a special interest.
9. The Valuer will have regard to the apparent state of repair and condition of the property but will not carry out a building or condition survey and the Valuer will not inspect those parts of the property that are covered, unexposed or inaccessible. Such parts will be assumed to be in good repair and condition. The Valuer will not be under a duty to arrange for the testing of electrical, heating, plant, or any other services. Where requested an indication for re-instatement cost for insurance purposes will be provided. The assessment will be undertaken on reinstatement basis and is for guidance purposes only.

The Valuer will make the following assumptions but is under no duty to verify that: -

**For all Properties**

- a. vacant possession will be given on completion of the purchase unless stated otherwise;
- b. all required Planning Permissions and Statutory Approvals for their use including any extensions and alterations have been obtained and complied with and there are no outstanding matters;
- c. no deleterious or hazardous materials or construction techniques have been used, that there is no contamination in or from the ground (including actual or suspected past or present contaminative uses of the land or of any adjoining or neighbouring land) and it is not land-filled or made-up ground;
- d. good title can be shown to the interest to be purchased, that it contains no unusual restrictions nor requires the owner to make any unusual payments;
- e. neither the property or its condition, its use or its intended use is or will be unlawful;
- f. an inspection of those parts of the structure which have not been inspected would not reveal defects such as to cause the Valuer to alter the Valuation;
- g. the property is connected to and there is the right to use the reported mains services on normal terms; the sewer and other mains services connected to the property and the roads giving access to it are maintained at the public expense;

- h. there are appropriate rights of access and egress over all communal estate roadways, pathways, corridors, stairways and to use communal grounds, parking areas and other facilities;
- i. in the case of a new property the construction of which has not been completed the construction will be satisfactorily completed;
- j. in the case of a newly constructed property the builder is a registered member of NHBC, the Zurich Municipal Mutual or equivalent and will construct the property to obtain its cover;
- k. the property is insured or insurable in accordance with standard terms and conditions of insurance against fire and other perils including damage by subsidence, landslip, and ground heave, no punitive or restrictive terms have been or will be applied and there are no outstanding claims or disputes.

**Additionally, for Leasehold Properties if the Valuer has no further or better knowledge or information: -**

- l. where the property is part of a building comprising flats or maisonettes the cost of repairs and maintenance of the buildings and grounds is shared equitably between the owners of the flats and maisonettes forming the block; those liable will pay their share; there are no outstanding liabilities in respect of the subject property; and there are no defects or other matters requiring expenditure (in excess of the usual level of service charge) expected to result in charges to the owner of the subject property during the next five years equivalent to 10% or more of the market value being reported;
- m. the unexpired term of the lease is 85 years, and no action is being taken by any eligible party with a view to acquiring the freehold or extending the lease term;
- n. the lease cannot be terminated except on the grounds of a serious breach of a covenant contained in the lease;
- o. if there are separate freeholders, head and/or other sub-head leaseholders the terms and conditions of all leases are in the same form and contain the same terms and conditions;
- p. the lease terms are mutually enforceable by and against all parties concerned;
- q. there are no breaches of covenant or disputes between the various interests;
- r. the leases of all the properties in the building/development are materially the same;
- s. the ground rent stated or assumed is not subject to review and is payable throughout the unexpired lease term;
- t. in the case of blocks of flats or maisonettes of over six dwellings, the freeholder manages the property directly or it is managed by a professional, properly bonded managing agent;
- u. where the subject property forms part of a development used for more than one purpose, e.g., residential, and commercial, there will be no significant change in the extent or pattern of the different uses;

- v. there are no unusual restrictions on assignment or sub-letting of the subject property;
- w. where the property forms part of a development containing blocks of dwellings, the lease terms of the subject property apply only to the subject block and there is no requirement to contribute towards costs relating to other parts of the development, except in respect of common roads, paths, grounds, and services;
- x. where the property forms part of a large development the ownership of which has been divided, all necessary rights and reservations have been reserved;
- y. there are no outstanding claims or litigation concerning the lease of the subject property or any others within the same development.

### **Special Assumptions**

No special assumptions have been applied.

**Date of Inspection:** 1<sup>st</sup> July 2024.

**Weather Conditions:** Dry and overcast.

### **Situation**

The property is located fronting Northam Avenue in the Llanrumney area of the City of Cardiff. Local shopping is available nearby.

Cardiff City centre is located within 3.7 miles (6km) distant. The M4 motorway can be accessed at Junction 30.

The property occupies a roughly level site and is regular in shape.

Amenities are considered good for its location.

### **Description**

The subject of this report comprises a semi-detached property with accommodation over two levels.

The accommodation briefly comprises of entrance hallway, lounge, dining room, and kitchen room to the ground floor. The first floor comprises three bedrooms and a bathroom. There are gardens to the front and rear and a garage.

Construction is of cavity wall with facing brick and render. Roof coverings are of concrete interlocking tile. There is an extension to the rear of the property of cavity construction with a concrete interlocking tile roof covering. There is a party chimney stack in brick. Windows and doors are PVCu double glazed units. Rainwater goods are in plastic. Fascias and soffits are in plastic and timber.

The property was occupied at the time of inspection with floor coverings and furniture in place. Inspection was limited due to the presence of chattels.

### **Date of Construction**

We are of the opinion that the property was built circa 1950.

## **Parking**

There is a garage to the side of the property accessed via a concrete driveway. Cracking and unevenness was noted to the concrete driveway. There are sections of patio slabs to the driveway, cracking and unevenness was noted.

The garage is of brick with brick piers and a render finish to the exterior. There was evidence of repair to render. Hollow patches of render were noted.

The roof covering is of concrete interlocking tile, this was in reasonable condition. Ridge tiles are in cement tiles, gaps and cracking was noted to pointing beneath the ridge tiles, localised pointing repairs/re-bedding can be undertaken.

The roof structure is of cut timber and was in reasonable condition for its age. A bituminous under felting was noted beneath the roof covering, localised tearing was noted, this was not excessive.

Rainwater goods are in plastic to the left side, they appear to be metal to the right side although asbestos was sometimes used for gutters in properties of this age, access was limited so we are unable to confirm the precise composition. Periodic redecoration will be required.

Fascias are in plastic and timber, timber fascias will require periodic re-decoration.

The garage is accessed by an electric door to the front, the door was tested and operated satisfactorily, There is a PVCu double glazed door from the garden, the door operated satisfactorily.

Windows are PVCu double glazed units, no major defects were noted.

There is power to the garage, an older style wired consumer unit was noted, electrical installations should be inspected periodically to ensure that they are safe.

The floor is of concrete, inspection was limited due to the presence of chattels. Visible sections were in reasonable condition.

## **Services**

There was mains water, gas, electricity, and drainage at the property. All services were available during the inspection.



The gas meter, electric consumer unit and electric meter are located in a cupboard under the stairs in the entrance hallway. The mains water stop tap is located in a kitchen cupboard.

### **Drainage, Sanitary Ware and Kitchen Fittings**

The water was on during the inspection, the WC was flushed, it cleaned and cleared efficiently.

There was a single inspection chamber to the side of the property. The cover was lifted, the drain was running clear during the inspection. Some waste matter was noted, this was not excessive and can be readily cleared.

Drains for rainwater goods and waste pipes will require periodic clearing and overhauling to ensure efficient operation. Some cracking was noted to concrete around drains, repairs will be required.

The kitchen is of a reasonable quality and for the purposes of this inspection appears satisfactorily.

The Sanitary ware is of a reasonable quality and for the purposes of this inspection appears satisfactorily.

### **Plumbing and Electrical Installation**

The mains water stop tap is located in a cupboard in the kitchen. We were unable to see the supply pipe so cannot confirm its composition. Lead was sometimes used in properties of this age; we are unable to rule out the presence of lead pipes in concealed areas. Where lead pipes are installed, taps should be run so that any water in contact with lead pipes is run out prior to consumption.

The soil pipes where visible were in plastic, no major defects were noted.

Visible waste pipes are in plastic. No major defects were noted. They should be checked periodically to ensure efficient operation.

A visual inspection was made of the gas installation where accessible; no obvious defects were noted. We would recommend that all appliances are regularly inspected, and we would suggest that a suitably qualified Gas Safe Engineer inspects all appliances to ensure they are safe.

The consumer unit and electric meter are located in the understairs cupboard in the entrance hallway. There was a sticker indicating that an inspection is due 08/05/2025.

Electrical installations should be inspected periodically to ensure that they meet current electrical regulations this is an ongoing process and ensures that the electrical system in your home is safe.

Some pendant light fittings are of an older style and are not secured to the ceiling or covered, replacement will be required.

We would recommend that your solicitor enquire as to the availability of a current test certificate for the electrical system, as electrical regulations have changed since the last inspection and the next inspection is due within the next 12 months, we would recommend that the electrics throughout the house are checked by an NIC EIC certified contractor.

### **Central Heating and Domestic Hot Water**

Hot water and heating is provided for by a Worcester Greenstar 38 CDI boiler. This is a modern condensing boiler. Hot water was available during the inspection, the heating was not switched on during the inspection.

We are of the opinion that this type of system has sufficient output to provide heating and hot water to a property of this size.

We would recommend that your solicitor enquire as to the availability of an installation certificate, guarantee and the service history of the boiler prior to completion. If the boiler has not been serviced recently, we would recommend that the boiler and gas installation are inspected by a Gas Safe engineer prior to purchase. Guarantees for modern boilers can sometimes be dependent on annual servicing, if the boiler is not serviced within the schedule, the guarantee can be voided.

Water supply pipes are a combination of copper and flexible hose, from a limited inspection, no major defects were noted. We are unable to rule out the presence of lead in concealed areas.

Central heating pipes are in copper and from a limited inspection appear satisfactory.

Radiators were in reasonable condition for their age. There are no radiators in the lounge and the dining room.

A thermostat was noted on the first-floor landing, this is likely for an electric underfloor heating system to the bathroom, it was not on during the inspection.

## **Highways**

A local search has not been undertaken but a general enquiry was made with Cardiff County Council, and they have confirmed that Northam Avenue has been adopted and is maintainable at the public's expense.

## **Town Planning and Environment**

No known adverse planning proposals affect the property.

The report has been prepared under the assumption that the property has the consent for its current purpose which is residential owner occupation.

An extension has been constructed to the rear of the property and a load bearing wall removed to open the kitchen into the extension, we also noted a partition wall between the lounge and the dining room, likely to fill the opening where a load bearing wall was removed previously; your solicitor should ensure that the appropriate consents have been obtained.

## **Fire Regulations**

We would advise that this type of property does not have to comply with fire regulations. Further to this we would recommend that a means of escape is provided for at all levels.

## **Contaminated Land**

The site on which the property stands is not to our knowledge affected by contamination. Please see Valuation notes.

## **Local Authority**

Cardiff County Council.

## Condition

The general condition of the property together with our general observations are listed below: -

### Externally

#### 1. Roof

A ground floor inspection of the roof coverings was made with binoculars. The main roof covering is of concrete interlocking tile with matching ridge and hip tiles. Metal hip irons have been fitted to the end of hipped roofs.

The roof covering was in reasonable condition. Moss and lichen growth was noted. This was not excessive.

The ridge and hip tiles are of concrete tile, moss and lichen growth was noted, this was not excessive. A new ridge tile was noted adjacent to the chimney stack, this has been fitted to a reasonable standard. Ridge and hip tiles should be checked periodically to ensure they are bedded in securely and that pointing at joints is in good condition.

There is a concrete interlocking tile roof covering to the rear extension roof covering. Moss growth was noted, this was not excessive. New tiles have been fitted, likely to replace damaged tiles. The roof covering has been weatherproofed to the rear wall in lead, this has been finished to a reasonable standard.

A head and shoulders of the roof void was undertaken from a pull-down ladder on the first-floor landing.

The roof structure was of cut timber; the roof was in reasonable condition with no major defects noted.

A bituminous under felting was noted to the underside of the roof covering, this was in reasonable condition, localised tearing was noted, this was not excessive, a patch repair has been undertaken. This type of under felting is not breathable like a modern underfelt. It is important to ensure that there is adequate ventilation within the roof void to prevent any issues with condensation. There was no evidence of

condensation noted during the inspection. As this type of under felting ages it will become brittle and more prone to damage.

The party wall to the neighbouring property has been adequately built up to the underside of the roof covering.

The chimney was visible within the roof void, staining was noted to masonry, this appeared to be historic.

Blanket insulation has been fitted between ceiling joists and boards have been laid over. The insulation should be evenly laid to the current minimum standard, which is 270mm of blanket insulation. Where boards are laid over insulation its efficiency will be reduced.

## 2. Masonry

The construction of the property is typical for properties of this period. All elevations including the extension, are of cavity construction, elevations are of facing brick and render. Concrete has been used to detail around openings and the bay window.

The facing brick was in reasonable condition for its age, the pointing is generally original, wear and gaps were noted. Periodic pointing repairs will be required throughout the life of the structure. Localised cracking was noted, this was not excessive and can be repaired.

Render was noted to all elevations, Cracking and evidence of previous repairs were noted. Localised hollow patches of render were noted where render has lost adhesion to the masonry behind. Further repairs to render will be required. Cracking will occur around openings as these are weak points in the structure and any localised movement will cause cracking to occur at stress points. Periodic repairs will be required. Repairs were noted to cracking to render to the rear elevation, these are mismatched.

Patch repairs have been undertaken in Tyrolean; this is a spray on coating. Repairs have been finished to a reasonable standard.

A repair to the side elevation was noted that is consistent with the filling of a window opening.

Concrete has been used to detail around openings and for the bay window. It has been painted. Gaps have opened up between the concrete and the surrounding masonry, particularly around the entrance doorway, gaps should be filled to prevent water ingress.

The bay window has been detailed with concrete, localised cracking was noted, this was not excessive. Periodic re-decoration will be required. The abutment between the bay window and the front elevation will be prone to localised movement, cracking was noted, this was not excessive, periodic repairs will be required.

Properties of this age are prone to wall tie failure; this is caused by the corrosion of the metal ties that holds the two leaves of masonry together, cracking consistent with wall tie failure was noted. We would recommend that the wall ties are inspected prior to purchase.

Cavity vents have been installed; these provide ventilation to the cavity and should be kept clear.

A damp proof course was noted during the inspection, this is a layer of bitumen between brick courses. This is original to construction.

Cracking was noted at the abutment between the rear extension and the rear wall, this was not excessive, periodic repairs will be required.

Holes around service pipes and cables should be sealed to prevent water penetration.

Unused fixings should be removed, and the holes filled, corroded fixings can stain masonry and when they corrode, they expand and can damage surrounding masonry.

Internal accessible walls were tested with a damp meter where accessible, no high damp meter readings were taken.

It is good practice to maintain a gap of 150mm between the DPC and external ground level, this is to prevent bridging of the DPC. We note that there is a concrete slab to the rear of the property, this is likely where a lean to has been removed, the floor slab has raised the ground level, this should be reduced.

### 3. Window Sills

Window sills are of concrete and plastic. Concrete sills were in reasonable condition, no major defects were noted. Periodic re-decoration will be required.

Plastic sills were in reasonable condition, no major defects were noted.

Lintels that form openings are concealed; they are likely to be in concrete.

### 4. Rainwater Goods

The provision for rainwater is provided for by plastic down pipes and gutters.

It was dry during the inspection; we were unable to see the rainwater goods in operation. Rainwater goods will require periodic clearing and sealing at joints to ensure efficient operation.

Fascias and soffits are in plastic and timber, plastic fascias and soffits will require periodic cleaning.

External timbers will require periodic re-decoration.

### 5. Chimneys

There is a party chimney stack shared with number 21. Construction is of brick with clay pots and lead weatherproofing.

The masonry to the chimney was in reasonable condition, evidence of previous repairs were noted.

The base of the chimney has been weatherproofed in lead; no major defects were noted. The weatherproofing appears to

have been installed recently and has been finished to a reasonable standard.

There were clay pots visible to the top of the chimney, we were unable to see the condition of the cement that holds the pots in place.

## 6. Windows and Doors

The windows are PVCu double glazed units.

Some of the PVCu double glazed windows are of an older style, misting was noted to glazing, the seals have failed, affected panels will require replacement. Loose handles were noted to windows, some windows were stiff in operation. The left side window to the dining room would not open even though the handle could be turned.

The front door is a PVCu double glazed unit. The door operated satisfactorily although loose handles were noted.

There is a PVCu double glazed door from the kitchen to the rear garden, the door operated satisfactorily although loose handles were noted.

There is a PVCu double glazed door from the dining room to the rear garden, the door operated satisfactorily.

Resealing is required around some internal and external window frames.

We note that window and door installations from April 2002 must be compliant with building regulations (FENSA) and would suggest that your solicitor verify that the appropriate documentation and guarantees are obtained prior to completion of any purchase.

## 7. Boundaries

The boundaries are clearly defined.

The front right boundary comprises a section of concrete posts with timber panelling, timber panels will require periodic redecoration. There is a section of brick wall, this



was in reasonable condition and then a section of timber fencing, periodic re-decoration will be required.

The left front boundary comprises a single brick wall and mature hedges, sections of the wall were not visible due to plant growth. Localised damage was noted to brickwork, likely caused by frost.

The front wall comprises a brick wall, brick piers and hedging. Cracking was noted to the wall, localised repairs can be undertaken. We note that there are no gates onto the driveway.

The rear left boundary comprises a section of wall, timber posts and timber panels. Timber posts and panels will require periodic re-decoration.

The rear boundary comprises timber posts and timber panels. Timber posts and panels will require periodic re-decoration.

The rear right boundary comprises timber posts and timber panels. Timber posts and panels will require periodic re-decoration. Loose sections of timber panel were noted, repairs will be required.

Your solicitor should establish the extent of the boundaries and any repair obligations

## 8. Grounds

The front garden has been laid to lawn, concrete pathways and a concrete patio slab and patio slab driveway. Cracking and unevenness was noted to concrete pathways and driveways.

Access to the rear garden is through the garage there is no side gate. The gap between the garage and the rear of the house has been sealed with a timber fence, loose sections of fence were noted, repairs will be required. External timber will require periodic re-decoration.

The rear garden has been laid to lawn, concrete and patio, there are mature flower and tree borders. As previously mentioned, there is a concrete slab to the rear garden that has raised the ground level to the rear of the property. Cracked, damaged and uneven patio slabs were noted.

## **Internally**

### **9. Ceilings**

Ceilings are of plasterboard with a plaster finish. Ceilings were in reasonable condition, uneven decoration and uneven plaster were noted to some ceilings, this was not excessive.

### **10. Walls**

Internal walls are a combination of solid and partition with a plaster finish.

The walls were generally in reasonable condition, some marks to decoration, uneven plaster and cracking was noted. Cracks can be repaired, and re-decoration undertaken. Unused fixings should be removed, and the holes filled.

The wall between the lounge and dining room had been removed, a plasterboard partition wall has been built to refill the opening. Cracking was noted where the plasterboard abuts the surrounding solid masonry, periodic repairs will be required.

Where accessible walls were tested with a damp meter, no high readings were taken. We were unable to access all walls to test due to the presence of furniture and chattels, we cannot rule out the presence of damp in inaccessible areas.

### **11. Floors**

Floor coverings were in place during the inspection, so we were unable to inspect all of the floors.

The ground floors were of solid construction. We are unable to comment on the condition of concealed floors.

Parquet wood block floors were in reasonable condition for their age where visible, wear and gaps to blocks were noted.

Gaps were noted between the floors and skirting boards, this has been caused by movement to the concrete floor slab, likely caused by consolidation to the floor beneath, it was not excessive and is common in properties of this age.

Floors to the first floor are of suspended timber. Floors were reasonably even underfoot, some movement was noted, this was not excessive.

12. Internal Joinery      The internal timber joinery was in reasonable condition, marks to decoration were noted.

Internal doors were of a reasonable quality, loose handles were noted.

The staircase is of timber, some movement under load was noted. This was not excessive.

13. Internal Decoration      The standard of internal decoration is generally satisfactory.

We are of the opinion that a future occupier is likely to redecorate to suit their own tastes.

14. Entrance

Entrance Porch

PVCu double glazed door from the front into an entrance porch – door - operated satisfactorily - loose handle noted.

Ceiling – plasterboard with a plaster finish – no major defects noted.

Walls – solid with a plaster finish – no major defects noted.

Original tiled floor – some wear noted, not excessive.

PVCu double glazed door into the entrance hallway – operated satisfactorily - loose handle noted.

Entrance Hallway

Ceiling – plasterboard with plaster finish – no major defects noted.

Light – Uncovered cabling – pendant note secured to ceiling - older style fitting – replacement required.

Walls – solid with a plaster finish – no major defects noted.  
Panel radiator – older style – off during the inspection.  
Joinery – some chips and marks noted to decoration.  
Light operated satisfactorily.  
Floor – original parquet woodblock flooring in herringbone design – some wear noted which is consistent with its use – gap noted to the corner between the flooring and the skirting board – likely caused by some localised movement to concrete slab beneath – not deemed excessive.

Under stairs storage area – gas meter to low level – RCD trip switch consumer unit – sticker indicating next inspection due 8/5/2025.

Plasterboard noted beneath the stairs – cracking noted to wall finishes, not deemed excessive – unable to see the flooring due to presence of chattels – door operated satisfactorily.

Second under stairs cupboard – newly plastered walls and ceiling – some hairline cracking noted.

Worcester Greenstar 38 cdi classic ERP.

Parquet woodblock flooring in herringbone design noted to low level – limited inspection due to presence of chattels – door operated satisfactorily.

## 15. Lounge

Door – operated satisfactorily although loose handle noted.  
Ceiling – plasterboard with plaster finish – no major defects noted.

Lights – operated satisfactorily.

Walls – solid with a plaster finish – some uneven plaster noted, not deemed excessive. Cracking noted to wall finish where opening to dining room has been blocked up. Repair required.

PVCu double glazed windows to the front – operated satisfactorily although loose handles noted.

Gas fire – untested.

No radiator.

Floor – parquet woodblock flooring – herringbone design – reasonably even under foot – some wear noted, some gaps noted to the blocks.

## 16. Dining Room

Door – operated satisfactorily although loose handle noted.  
Ceiling – plasterboard with plaster finish – some uneven decoration noted.  
Lights – operated satisfactorily.  
Walls – solid with a plaster finish – some light marking noted to decoration. Cracking noted to wall finish where opening to dining room has been blocked up. Repair required.  
Joinery – some chips and marks to decoration.  
Limited access due to the presence of chattels.  
Parquet woodblock flooring – some gaps noted to the blocks – gap noted between the floor and the skirting board – likely caused by some localised consolidation to floor slab.  
PVCu double glazed door to the rear – operated satisfactorily.  
Windows – left side window opening would not open during the inspection – handle would work but window would not open.  
Fireplace – untested – appears to be a gas fire.  
Wall lights – operated satisfactorily.

## 17. Kitchen

Pine door – door operated satisfactorily although loose handle noted.  
Ceiling – plasterboard with plaster finish – some light marking noted to decoration - uneven plaster – evidence of previous repairs – unfinished filler noted.  
Lights – operated satisfactorily.  
Walls – have been tiled, tiling has been finished to a reasonable standard.  
PVCu double glazed window to the rear – operated satisfactorily.  
PVCu double glazed door to the side leading to the rear garden - operated satisfactorily.  
PVCu double glazed window to the side - operated satisfactorily – loose handle noted.  
Floor – tile over solid floor – no major defects noted.  
Fitted kitchen with range of wall and base units – all doors and drawers operated satisfactorily.  
Appliances – untested.  
Stainless steel sink with mixer taps – plastic waste pipes and copper and flexible hose supply pipes noted – hot and cold water available to the sink.  
Mains water stop tap to cupboard.

## 18. Landing

Accessed via timber staircase – reasonably even under foot.  
Ceiling – plasterboard with plaster finish – paint marks noted to decoration.

Light – Uncovered cabling – pendant note secured to ceiling - older style fitting – replacement required.

PVCu double glazed windows to the side – lower window was locked, unable to test in operation – upper window operated satisfactorily although loose handle noted.

Walls – solid with a plaster finish – some hairline cracking noted – marks to decoration – hairline cracking not excessive.

Joinery – some chips and marks to decoration.

Floor – carpet over suspended timber – reasonably even under foot.

## 19. Bedroom One

Door from the landing – operated satisfactorily although loose handle noted.

Ceiling – plasterboard with plaster finish – some uneven plaster noted.

Lights – operated satisfactorily.

Walls – solid with a plaster finish – some uneven plaster.

PVCu double glazed windows to the rear – misting noted to glazing to openings – seals have failed, replacement will be required – loose handles noted – some re-sealing around frames.

Panel radiator – older style – off during the inspection.

Joinery – some marks noted to decoration.

Floor – carpet over suspended timber – reasonably even under foot – some movement under load, not deemed excessive.

Panelled radiator.

## 20. Bedroom Two

Door – operated satisfactorily.

Ceiling – plasterboard with plaster finish – no major defects noted – ceiling rose and coving.

Light fitting – operated satisfactorily.

Walls – solid with a plaster finish – no major defects noted – some uneven plaster.

Joinery – chips and marks to decoration.

Floor – carpet over suspended timber – reasonably even under foot.

PVCu double glazed windows to the front – operated satisfactorily.  
Panelled radiator.

#### 21. Bedroom Three

Door – loose handle noted – operated satisfactorily.  
Ceiling – plasterboard with plaster finish – no major defects noted.  
Light - operated satisfactorily.  
Walls – solid with a plaster finish – no major defects noted.  
Older style panel radiator – off during the inspection.  
Joinery – some marks to decoration.  
Floor – carpet over suspended timber – reasonably even under foot.  
PVCu double glazed window to the front – operated satisfactorily.

#### 21. Bathroom

Thermostat on the landing – likely for electric under floor heating system to the bathroom.  
Door – operated satisfactorily although loose handle noted.  
Ceiling – plasterboard with plaster finish – no major defects noted.  
Walls – tiled – finished to a reasonable standard.  
Lights – operated satisfactorily.  
PVCu double glazed window to the side – operated satisfactorily although loose handle noted.  
Shower enclosure with drench shower and hair wash attachment – untested – door operated satisfactorily.  
Sink – hot and cold water available.  
Panel bath – hot and cold water available.  
Heated towel rail – off during the inspection.  
WC was flushed – cleaned and cleared efficiently.  
Radiator – off during the inspection.  
Floor – tile over suspended timber – reasonably even under foot.  
Under floor heating was not tested.

#### 22. Insulation

Insulation was present within the main roof void; it should be evenly laid to the minimum recommended level of 270mm

of blanket insulation. Where boards are laid over blanket insulation its efficiency will be reduced.

The walls would not have been insulated at the time of construction. There was no evidence to suggest that cavity wall insulation has been installed.



## **Tenure**

We have been informed that the property is of Freehold tenure. We would recommend that your solicitor verifies this prior to completing any purchase.

## **Structural Survey**

A structural survey has not been undertaken.

## **Flooding**

We have checked the flood risk plans on the Natural Resources Wales website and can confirm that the property is considered to be at risk of flooding from rivers, it is not considered to be at risk of flooding from the sea. It is considered to be at risk of flooding from reservoirs. It is not considered to be at risk of surface water flooding but the road to the frontage is.

## **Radon**

Radon is a radioactive gas, we cannot see, smell, or taste it: you need special equipment to detect it. It comes from the rocks and soil found everywhere in the UK. The radon level in the air we breathe outside is very low but can be higher inside.

We have checked the Radon map for the subject property, some parts of the 1km grid in which the property is located are in bands of elevated radon potential. Maximum radon potential is 3-5%.

## **Asbestos**

Asbestos and its removal is governed by the Control of Asbestos Regulation (CAR) and is considered a controlled waste. These regulations determine how it should be handled when removed and has clearly defined procedures. The use of all Asbestos types in buildings was finally outlawed under The Asbestos (Prohibitions) (Amendment) Regulations 1999 which came in to force on November 24th of that year, as the building was constructed before this date, we cannot rule out Asbestos being used in its construction.

We were unable to ascertain the composition of the gutter to the right side of the garage roof, asbestos cement was commonly used for this purpose.

### **Mining**

The property is not located in a Coal Mine reporting area.

### **Japanese Knotweed**

We have not found any evidence of Japanese Knotweed on the site. We cannot rule out its presence within surrounding properties or in overgrown areas.

## **Issues for Your Legal Advisers**

Enquiries should be made as to the availability of a current NIC/EIC certificate for the electrical installation. If one is not made available, we would suggest that the electrical installation is inspected prior to completion.

Your solicitor should enquire as the availability of the installation certificate, service history and guarantee for the boiler.

We would also suggest that your solicitor verify the position of the drains and any repair obligations.

We would also suggest that your solicitor verify the position of the boundaries and any repair obligations.

The property has been extended to the rear and a load bearing wall removed to open the extension into the kitchen. An internal load bearing wall had been removed open the lounge and dining room (it has subsequently been rebuilt in plasterboard); your solicitor should ensure that the appropriate consents have been obtained.

## **Specialist Reports**

The electrics are due for inspection in 2025, as electrical regulations have changed and the next inspection is due in less than 12 months, we would recommend that they are inspected prior to purchase.

Cracking consistent with wall tie failure was noted during the inspection, we would recommend that the wall ties are inspected prior to purchase.

## Summary

The property is reasonable condition for its age although some repairs and maintenance works are required. We would recommend that the specialist reports detailed are obtained prior to purchase.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Edward Rankin', written in a cursive style.

**Edward Rankin BSc (hons) (Build Surv) MRICS FNAEA CPEA**  
**Chartered Surveyor**  
**RICS Registered Valuer**



01 Exterior - Front Elevation.



02 Exterior - Rear Elevation.



- 03 Exterior – Party Chimney stack – no major defects noted – unable to see cement bedding mortar to pots.



- 04 Exterior – Chimney from the rear.



05 Exterior – Concrete interlocking tile roof covering – moss and lichen growth noted – not excessive.



06 Exterior – Replacement ridge tile – fitted to a reasonable standard.





07 Exterior – Side of Main roof – moss and lichen growth – not excessive.



08 Exterior – Rear of Main roof – moss and lichen growth – not excessive.



09 Exterior – Rear extension roof covering – replacement tiles noted – weatherproofed to rear wall in lead.



10 Interior – Roof Void – Cut timber roof structure and bituminous under felting.



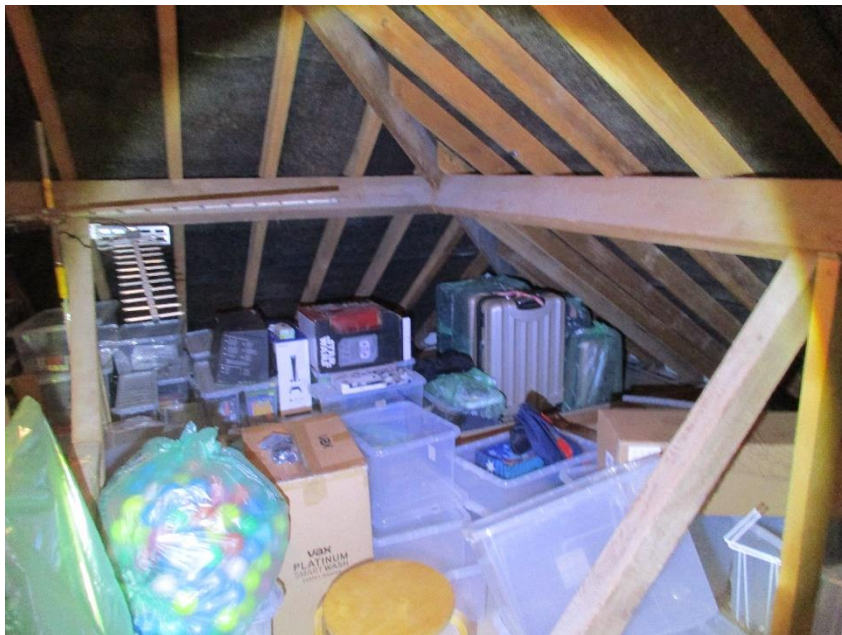
11 Interior – Roof Void – Patch repair to under felting.



12 Interior – Roof Void – Party wall fully built up – staining to chimney – appears historic.



13 Interior – Roof Void – Boarding over blanket insulation will reduce its efficiency.



14 Interior – Roof Void – Chattels should be removed.



- 15 Exterior – Gaps and wear noted to pointing – localised repairs to pointing will be required.



- 16 Exterior – Crackling to render consistent with wall tie failure noted.



- 17 Exterior – Cracking to render at abutment between bay window and front elevation – periodic repairs will be required.



- 18 Exterior – Gaps between the concrete detail around openings and brickwork should be filled.



19 Exterior – Pointing repairs required to brickwork to low level – DPC visible.



20 Exterior – Cracking to concrete to bay window – not excessive – periodic repairs and re-decoration will be required.



21 Exterior – Evidence of window infill to side elevation.



22 Exterior – Cracking and hollow render noted – repairs will be required.





23 Exterior – Repairs to cracks to rear elevation – poorly finished.



24 Exterior – Repairs to cracks to rear elevation – poorly finished.



- 25 Exterior – Repairs to cracks to rear extension – cracking at abutment between the extension and rear elevation – periodic repairs will be required.



- 26 Exterior – Concrete slab has raised external ground level – a gap of 2 courses of bricks (150mm) should be maintained.



27 Exterior – Timber fascias and soffits will require periodic re-decoration.



28 Exterior – Drains will require periodic clearing.



29 Exterior – Drains will require periodic clearing.



30 Exterior – Drains will require periodic clearing.



31 Exterior – Inspection chamber was in reasonable condition – some waste matter noted, this can be easily cleared.



32 Exterior – Front left boundary.



33 Exterior – Front left boundary – damage noted to bricks.



34 Exterior – Front right boundary.



35 Exterior – Front boundary.



36 Exterior – Front Boundary – cracking to brickwork.



37 Exterior – Frontage – cracking and unevenness to concrete driveway and pathways.



38 Exterior – Frontage – cracking and unevenness to driveway and pathways.





39 Exterior – Frontage – cracking and unevenness to concrete driveway and pathways.



40 Exterior – Damage to timbers between driveway and rear garden.



41 Exterior – Rear Garden.



42 Exterior – Rear Left Boundary.



43 Exterior – Rear Boundary.



44 Exterior – Cracking, damaged and uneven patio slabs.



45 Exterior – Garage.



46 Exterior – Garage – Cracked and missing cement bedding mortar to ridge tile.



47 Exterior – Garage – Metal gutter to right side – limited inspection – cannot rule out asbestos.



48 Interior – Garage – Restricted access – concrete floor.



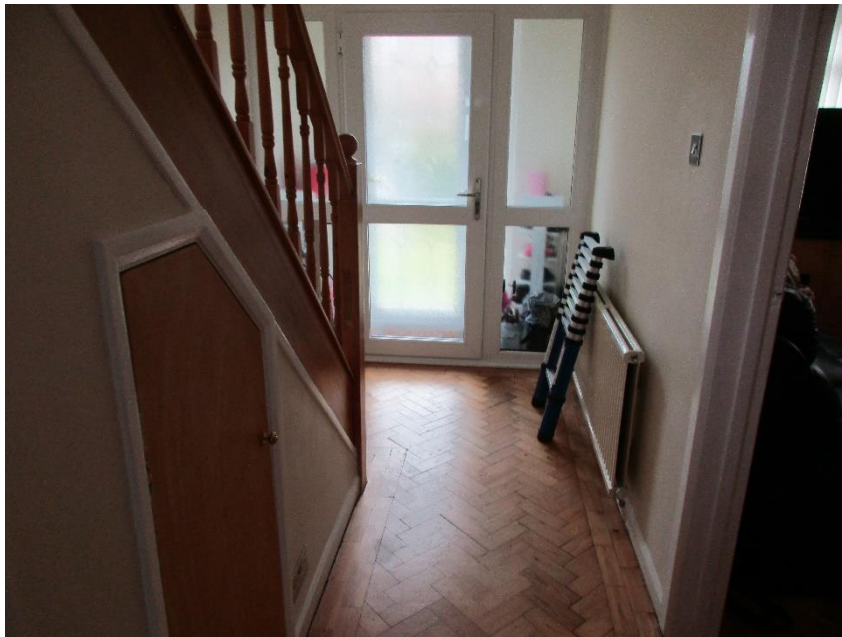
49 Interior – Garage – Tearing noted to under felting.



50 Interior – Garage – Wired consumer unit – periodic inspection required.



51 Interior – Entrance Porch.



52 Interior – Entrance Hallway.



53 Interior – Entrance Hallway – Older style fitting – pendant not secured to ceiling.



54 Interior – Entrance hallway – gap between floor and skirting board – movement to the concrete floor slab – not excessive.





55 Interior – Entrance hallway – wear noted to parquet flooring.



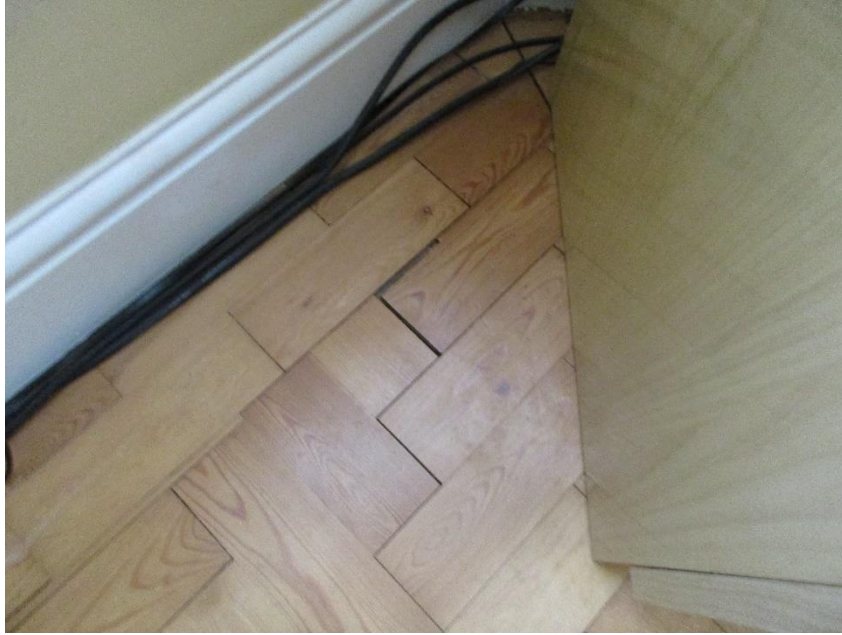
56 Interior – Entrance hallway – Under stair cupboard – consumer unit.



57 Interior – Entrance hallway – Understairs cupboard – Worcester condensing boiler.



58 Interior - Lounge.



59 Interior – Lounge – Gaps to parquet blocks.



60 Interior – Lounge – Cracking to wall – joint between plasterboard and solid masonry to filled opening to dining room.



61 Interior – Hallway – Central heating thermostat.



62 Interior – Dining Room.



63 Interior – Dining Room – Top left window did not open even though handle turned.



64 Interior – Kitchen – Opens into extension – load bearing wall has been removed – solicitor to ensure appropriate consents have been obtained.



65 Interior – Kitchen – Plastic waste pipes and copper and flexible hose supply pipes.



66 Interior – Kitchen – Mains water stop tap – unable to see supply pipe.



67 Interior – Landing.



68 Interior – Landing – Bare wires to pendant – fitting is hanging and not secured – replacement required.



69 Interior – Bedroom One.



70 Interior – Bedroom One – Misting noted to glazing – seal has failed.





71 Interior – Bedroom Two.



72 Interior – Bedroom Three.



73 Interior – Bathroom.



74 Interior – Bathroom – Plastic waste pipes and flexible hose supply pipes.



75 Interior – Landing – Thermostat for bathroom underfloor heating – not tested.