



LEVEL 2

Your survey and valuation report

Property address

34 Lodwick Rise St Mellons Cardiff CF3 0NY

Clients name

Miss AR Lennard

Inspection date

12 June 2025

Surveyor's RICS number

7119388

2

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A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor 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.

About the inspection and report

As agreed, this report will contain the following:

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

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
- make an informed decision on what is a reasonable price to pay for the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- 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**, that were sent to you at the point you (Miss AR Lennard) confirmed your instruction to us (), for a full list of exclusions.

About the inspection and report

Surveyor's name

W Cobb

Surveyor's RICS number

7119388

Company name

Connells Survey & Valuation Ltd

Date of the inspection

12 June 2025

Report reference number

CON-2224682

Related party disclosure

We are not aware of any conflicts of interest as defined in relevant RICS documentation.

Full address and postcode of the property

34 Lodwick Rise St Mellons Cardiff CF3 0NY

Weather conditions when the inspection took place

At the time of inspection it was changeable.

Status of the property when the inspection took place

The property was occupied and furnished.

The floors were covered.

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 L, What to do now, and discuss this with us if required.

Summary of condition ratings

Overall opinion of property

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

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. You should understand that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3.

When an Element comprises one or more distinctive parts e.g. a Flat and a Pitched roof or a Porch and a Conservatory, the condition of all the parts will be described in the report. However, the Condition Rating given will be that which reflects the part in the worst condition. Where part of an Element is not visible, this will be made clear in the 'Limitations to inspection' at the beginning of each element group. The Condition Rating given refers only to the part which could be inspected.

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

Overall opinion

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'.

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
D4	Main walls
E3	Walls and partitions
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating
G3	Other

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D5	Windows
D6	Outside doors
E1	Roof structure
E4	Floors
E6	Built-in fittings
E7	Woodwork

Overall opinion (continued)

2

Elements that require attention but are not serious or urgent (continued)

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
E8	Bathroom fittings
E9	Other

1

Elements with no current issues

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D8	Other joinery and finishes
D9	Other
E2	Ceilings
F3	Water

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
F6	Drainage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

A two storey end terrace house.

Approximate year the property was built

1990

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

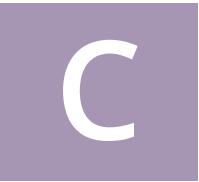
Not applicable.

Construction

The walls are of cavity masonry construction, under a pitched roof covered with tiles. The floors are of suspended timber construction.

Accommodation

Living rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
1	2	1		1			



Energy efficiency rating

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, we will present the ratings here.

We have checked for any obvious discrepancies between the EPC and the subject property.

We are advised that the property’s current energy performance, as recorded in the EPC, is:

Energy efficiency rating

75 - C

Issues relating to the energy efficiency rating

The property is not as described in the EPC as the wall construction, detailed in the EPC, is inaccurate. Please note that some elements are outside the scope of this inspection.

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)

There are no other energy sources.

Other energy matters

None.

Location and facilities

Grounds

The property has private front and rear gardens.

There is believed to be off street parking on the hard-standing area by the front garden. Your legal adviser should confirm the location and maintenance obligations relating to the parking space. See Section H3.

Access to the front of the property appears to be via a shared driveway. Your legal adviser should confirm satisfactory rights of way and maintenance obligations exist. See Section H3.

Location

The property is situated in an established residential area convenient for local amenities.

Facilities

You should familiarise yourself with the locality and its facilities before purchase.

Local environment

This property is in an area which has been identified as as being at possible risk of flooding and your Legal Adviser should make full enquiries with the relevant agencies prior to exchange of contracts. For the purposes of this report, it is assumed that ongoing buildings and contents insurance cover can be obtained on normal terms.

The property is believed to have been constructed upon shrinkable clay subsoil. Subsoils of this type can cause damage to buildings and services, particularly if there are prolonged dry weather spells.

Tests have identified some properties in the local area as having natural levels of radon gas in excess of limits considered acceptable, and further advice can be obtained from Public Health England at <https://www.ukradon.org/sectors/householders>.

This survey does not cover potential issues arising from historic land uses or localised underground geological conditions.

Additional photos



Front elevation



Rear elevation

D

Outside the property

Outside the property

Limitations to the inspection

The external inspection of the building was limited to those parts that could be seen from ground level within the boundaries of the property and from accessible public areas only. As a result, where Condition Ratings have been provided these may be based on our limited inspection.

In accordance with the RICS instructions governing provision of the Level 2 Survey service, only a random sample of windows has been opened. As a result it is possible, that defects may exist with those windows not opened.

D1 Chimney stacks

123NI

None

D2 Roof coverings

The roof is pitched and covered with tiles laid over a lining, on a timber frame. 1

The pitched roof coverings appear to be in generally satisfactory condition for their age and with no significant defects noted. Normal ongoing maintenance will be required.

Moss can prevent the correct run off of rainwater and cause deterioration of the covering. It can lead to blockages in rainwater goods. You should ensure that any excessive moss growth is removed when necessary.

D3 Rainwater pipes and gutters

The property has PVCu gutters and downpipes. 1

These appear to be in generally serviceable condition with no evidence of significant defects, although some ongoing maintenance will be required.

The rainwater goods may not be able to fully cope during periods of heavy rain.

D4 Main walls

The walls are of cavity masonry construction, with a masonry finish externally. 3

Damp proof courses (DPC's) are built into properties to prevent the movement of ground moisture through the wall and prevent deterioration of internal fixtures and fittings and also to prevent high levels of moisture leading to wood rotting fungi.

The horizontal DPC to the base of the main walls appears to be made of plastic.

Outside the property (continued)

D4 Main walls (continued)

The structural condition of the walls appears to be generally satisfactory and we found no evidence of significant cracking, subsidence or structural movement.

3

Dampness was detected at low level to the main walls and further specialist investigation to the whole property is required prior to exchange of contracts. Any structural floor timbers which are in contact with damp masonry are at risk from decay and you should instruct your specialist firm to check the sub-floor timbers for defects and again carry out appropriate remedial treatment as required.

D5 Windows

The windows are double glazed, PVCu units.

2

From a random sample, some windows were difficult to operate and are in need of easing or adjusting. The repair and replacement of locks and hinges etc. can prove difficult and expensive.

Defects including loose handles were noted and repairs are now required.

The seals to some of the double glazed units appear to have failed causing misting on the glass. It is recommended that the units are checked and replaced as necessary.

The waterproof sealant around the windows is missing and should be renewed to prevent water penetration.

Your Legal Adviser should confirm that a FENSA Certificate or suitable alternative is available otherwise the installation may not comply with the Building Regulations. See Section H1.

British Standard safety marks are not visible to some of the glazing units in critical locations. The absence of safety marks suggests these units do not contain safety glass as required and may not meet current standards and, therefore, they should be checked and upgraded as a precaution. See Section I3.

The quality of sealed unit double glazed windows and doors varies, and we can give no assurances regarding long term durability.

The junction between the window frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

Due to climate change a number of buildings can experience overheating, particularly during prolonged hot sunny days. A variety of options can be considered to mitigate this including, canopies, louvres, shutters and ventilation.

D6 Outside doors (including patio doors)

The front door is of part double glazed composite construction.

2

Outside the property (continued)

D6 Outside doors (including patio doors) (continued)

The rear kitchen doors are double glazed PVCu units.

The rear French doors are difficult to operate and are in need of easing or adjusting. The repair and replacement of locks and hinges etc. can prove difficult and expensive.

See our comments above in respect of:

- FENSA certification for replacement units
- The durability of sealed double glazed units
- Sealants to door/wall junctions

2

D7 Conservatory and porches

None

D8 Other joinery and finishes

These comprise the roof level fascias, soffits and bargeboards.

These appear to be in generally satisfactory condition.

The property is in generally satisfactory decorative order externally, although you will appreciate that periodic redecoration, along with the normal associated maintenance works will be required if present condition is to be maintained.

Bearing in mind that the plastic roof level joinery is likely to have been fixed over the original elements, some repairs may well be found to be necessary when routine maintenance is carried out.

1

D9 Other

The entrance canopy appears to be in generally satisfactory condition for its age and with no significant defects noted. Normal ongoing maintenance will be required.

1

E

Inside the property

Inside the property

Limitations to inspection

The inspection of the main areas was restricted by floor coverings, items of furniture and storage.

We were unable to see the underside of the staircase as it was enclosed.

We were only able to carry out a partial inspection of the roof space from the boarded area immediately around the loft hatch, due to the presence of insulation and stored items which prevented safe access to other areas.

Insulation, boarding and general storage limited the scope of inspection in the roof space.

E1 Roof structure

1 2 3 NI

Access to the roof void is from the hatch on the landing.

2

The roof structure is formed of trussed rafter construction.

From the limited inspection available we saw no signs of significant deflection or movement.

The main roof void appears to be adequately ventilated.

There appears to be insufficient insulation in the roof space. You should ensure that additional insulation is provided here to current standards and does not interfere with ventilation.

The lining to the underside of the roof cover appears to be in satisfactory condition with no significant defects.

Roofing felt can become brittle with age, particularly when exposed to sunlight, rainwater and wind action. Deterioration often occurs at the bottom and at the edges where the lining is more exposed. Coverings should be kept in good condition at all times. The felt should be replaced or repaired as necessary, as soon as any deterioration is seen.

E2 Ceilings

The ceilings are made of plasterboard.

1

These appear to be in generally satisfactory condition, with only minor hairline cracking which can be repaired as part of the next internal redecoration cycle.

E3 Walls and partitions

The internal walls and partitions are of lightweight construction, dry-lined internally.

3

These appear to be in generally satisfactory condition with no signs of significant distortion or movement.

Inside the property (continued)

E3 Walls and partitions (continued)

Dampness was detected at low level to the main walls and further specialist investigation to the whole property is required prior to exchange of contracts.

3

The inner faces of the external walls have been dry lined with plasterboard. No comment can be made on the condition of the wall surfaces behind the wall linings. You should accept the risk of hidden defects being present unless the linings are removed and the walls inspected.

E4 Floors

The floors are of suspended timber construction.

2

Defects were noted including creaking floorboards and these should be repaired.

Dampness was recorded to the bathroom floor which is likely due to the defects mentioned elsewhere in the report, see Section E8: Bathroom fittings. When the source of dampness has been eradicated, the floor will require drying out and repairs may be required to concealed areas.

Suspended ground floors require ventilation to prevent an accumulation of moisture within the floor voids. This is achieved by vents built into the base of the main walls. There appears to be adequate provision, but it is important that all vents are kept open and clear of obstructions at all times.

We found no visible evidence of dry rot, wet rot or active woodworm infestation, but this could be discovered when fitted covers are removed.

E5 Fireplaces, chimney breasts and flues

None

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

The property has built in kitchen fittings.

2

These fittings are dated, show signs of general wear and tear and will need renewal in due course. We assume that you have already made an assessment of the adequacy of these and the other built-in fittings.

The flexible sealant around the sink and worktop is in a poor condition and should be renewed. Defects may be present in concealed areas and we recommend that you inspect these as a precaution.

Flexible sealants around sinks and worktops should be regularly checked and maintained. Damage may allow water penetration to enclosed areas beneath, which can cause rot and decay.

There appears to be insufficient ventilation in the kitchen and some condensation was noted requiring additional ventilation to be installed. Please see our comments in Section E9 below.

Inside the property (continued)

E7 Woodwork (e.g. staircase and joinery)

This comprises the internal doors, frames, skirting boards, stairs and internal decorations.

2

The staircase construction is largely concealed, but the treads seem reasonably firm and, in the absence of any obvious significant movement, no serious defects are suspected.

Some of the doors need to be eased and adjusted.

There are no visible British Standard marks to the internal door glazing. This suggests that it is not safety glass and does not meet current standards and should be upgraded as a precaution. See Section I3.

The internal decorations are generally satisfactory, although you should allow for some marking to be revealed when the present owners remove their fixtures and fittings, and that some localised redecoration will be required. We expect that you have assessed the adequacy of decorations for your own purposes.

E8 Bathroom fittings

This comprises the sanitary fittings.

2

Dampness was recorded to the bathroom floor indicating a leak from the bathroom fittings/supply pipework. Further investigation is required to determine the cause of the dampness and repairs should be anticipated. Areas affected by damp may also require attention. Defects may be present in concealed areas and we recommend that you inspect these as a precaution.

A bath tap is loose and requires repair.

Seals surrounding the sanitary fittings are a source of water penetration. These should be checked regularly and renewed as necessary.

E9 Other

There is insufficient ventilation in the kitchen and some condensation was noted. Additional ventilation should now be installed.

2

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

In a property of this age woodworm can be present. Whilst no evidence was found in those areas we were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

Inside the property (continued)

E9 Other (continued)

In a property of this age, asbestos based components may have been used in areas, some of which are hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive. Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

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

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Limitations to inspection

There were typical obstructions to our inspection where components and appliances are hidden within the fabric of the building or within the grounds.

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.

Mains electricity is connected, with the meter located within the external meter box on the front elevation of the property and the consumer unit in the entrance hall.

3

Our visual inspection revealed no significant defects or deficiencies. However, in view of the guidance given above relating to change of occupancy, we recommend that the installation should now be checked by an appropriate specialist registered with either the NICEIC or similar approved body prior to exchange of contracts.

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Mains gas supply is connected, with a meter located within the ground level external meter box at the front of the property.

3

In view of the guidance above and as a matter of safety, you should now arrange for the installation and all gas appliances to be inspected and tested by a Gas Safe engineer prior to exchange of contracts.

F3 Water

Mains water is supplied. The location of the external stop valve could not be determined as there is more than one chamber located in the pavement at the end of the access driveway and you should make enquiries of the local water company to confirm its location.

1

The internal stop valve is located under the kitchen sink.

We cannot confirm whether the property has a water meter.

Services (continued)

F3 Water (continued)

The supply pipes, where visible, are in generally satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas.

1

Please be aware that the lack of a cold water storage system means you will have no stored water should the supply be temporarily interrupted.

F4 Heating

The property has a conventional gas fired central heating system with a boiler which feeds a series of radiators in the various rooms.

3

While this appears serviceable, you should now arrange for a Gas Safe engineer to check and test the system prior to exchange of contracts as a matter of safety.

The system contains some microbore pipework. Microbore pipes tend to have a limited life, being prone to blockages from scale build-up and to denting or puncture. Future repairs or upgrading are likely.

F5 Water heating

Hot water is provided by the main combination boiler.

3

See our comments in Section F4 above.

F6 Drainage

The property is believed to be connected to the mains drainage system.

NI

Above ground drainage

The property has PVC waste pipes internally.

Whilst no obvious problems were evident, the waste pipework is mostly concealed within the fabric of the building and, consequently, we are unable to make adequate comment on its condition.

Below ground drainage

It was not possible to lift the cover of the access chamber in the front garden as the cover was screwed shut. No other drain covers or access points were identified within the boundary of the property and the system must, therefore, be expressly excluded from the scope of this report. If the drains become blocked, solving the problem may be disruptive and in some cases costly.



Services (continued)

F7 Common services

None

G

Grounds (including shared areas for flats)



Grounds (including shared areas for flats)

Limitations to inspection

A shed, storage unit and decking limited the inspection of the grounds and boundaries.

G1 Garage

1 2 3 NI

None

G2 Permanent Outbuildings and Other Structures

None

G3 Other

This comprises the gardens and boundaries.

The boundaries are in fair condition where visible, although some repairs are needed.

The paths and pavings etc. are in fair condition where visible, although some repairs will be needed.

The decking is worn and requires attention. Furthermore, the decking surface is slippery and this constitutes a health and safety concern which requires rectifying to prevent the risk of injury.

Within the confines of our inspection we saw no sign of invasive species such as Japanese knotweed in either the garden or on adjoining land. Japanese knotweed is a hardy bamboo-like deciduous perennial plant that grows quickly and strongly. It rarely causes structural damage to substantial buildings such as dwellings. Large stands or growths of Japanese knotweed, if left uncontrolled, can damage lightweight structures, freestanding walls, retaining walls, paths, hard standings, drains and other ancillary features but, even in immediate proximity to significant structures, Japanese knotweed is not typically associated with major issues such as subsidence, heave or impact damage. It can however, impact upon the amenity of gardens. The treatment of Japanese knotweed is expensive, disruptive and can affect the quiet enjoyment of a property for a number of years. The presence of this plant can also have an adverse impact on the saleability of a property largely because of some mortgage lender restrictions. Japanese knotweed is, however, known to exist in the area and may become a problem in the future. These plants are not always detectable because in the dormant season they may not be physically present or difficult to distinguish from other dormant vegetation. In the growing season they can grow rapidly and, therefore, may not be visible above ground on one day, but visible shortly afterwards the following day/week. You should obtain a specialist invasive species report.

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

The replacement windows and doors would have required Building Regulation approval and your Legal Adviser should confirm that all necessary consents were obtained from the local authority.

H2 Guarantees

Your Legal Adviser should check that valid guarantees exist for the works below and that these can be assigned to you on purchase. • Replacement double glazing

H3 Other matters

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following: Tenure; Road adopted; Drainage; Ownership / maintenance of boundaries; Rights of Way; Shared driveways; Parking space; Flood risk; Radon; Party walls;



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

C: Local environment – shrinkable sub-soils;

D4: Walls – Damp;

E3: Internal walls – Damp;

I2 Risks to the grounds

C: Local environment: - Shrinkable sub soil;

I3 Risks to people

C: Local environment – Radon gas;

D5: Windows – Possible unsafe glazing;

E7: Woodwork – Possible unsafe glazing;

E9: Other – Condensation;

F1: Electricity – Requires safety check;

F2: Gas /oil – Requires safety check;

F4: Heating – Requires safety check;

F5: Water heating – Requires safety check;

G3: Other – Dangerous decking;

I4 Other

Not applicable.

J

Property valuation

Property valuation

This valuation has been undertaken in accordance with RICS Valuation – Global Standards (Red Book Global Standards), which includes the International Valuation Standards.

In my opinion the market value on

12 June 2025

as inspected was:

£215,000.00

Two Hundred and Fifteen Thousand Pounds

In my opinion the current reinstatement cost of the property (see note below) is:

£155,000.00

One Hundred and Fifty Five Thousand Pounds

Tenure

Freehold

Area of property (sq m)*

73

Gross External Area

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with ‘vacant possession’ (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been ‘adopted’ (that is, they are under local authority, not private, control).

Property valuation (continued)

! Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation

The valuation assumes that when repair works are undertaken and where additional enquiries/reports and further investigations are recommended and/or undertaken, that no significant defects/concerns are found.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

Not applicable.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the Description of the RICS Home Survey – Level 2 (survey and valuation) service provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

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Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number	Qualifications
7119388	AssocRICS
Company	
Connells Survey & Valuation Ltd	
Address	
Valuation Management Centre, Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, LU7 1GN	
Phone number	Fax number
01525218647	01525218632
Email	
Customercare@connells.co.uk	
Website	
Https://www.connells-surveyors.co.uk	
Property address	
34 Lodwick Rise St Mellons Cardiff CF3 0NY	
Client's name	Date this report was produced
Miss AR Lennard	13 June 2025

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

Signature

Electronically Signed By: W Cobb

L

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 quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

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

- a physical **inspection** of the property (see *The inspection* below) and
- a **report** based on the inspection (see *The report* below).
- a **valuation**, which is part of the report (see *The valuation* below)

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

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for 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.

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- **Condition rating 2** – Defects that need repairing or replacing, but are not considered to be either serious or urgent. The property must be maintained in the normal way
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) 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 and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal 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 and valuation) report will identify and list the risks, and explain the nature of these problems.

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

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

Market value Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

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

Reinstatement cost Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

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

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

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

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

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

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

This report is for use in the UK.

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

Complaints handling procedure

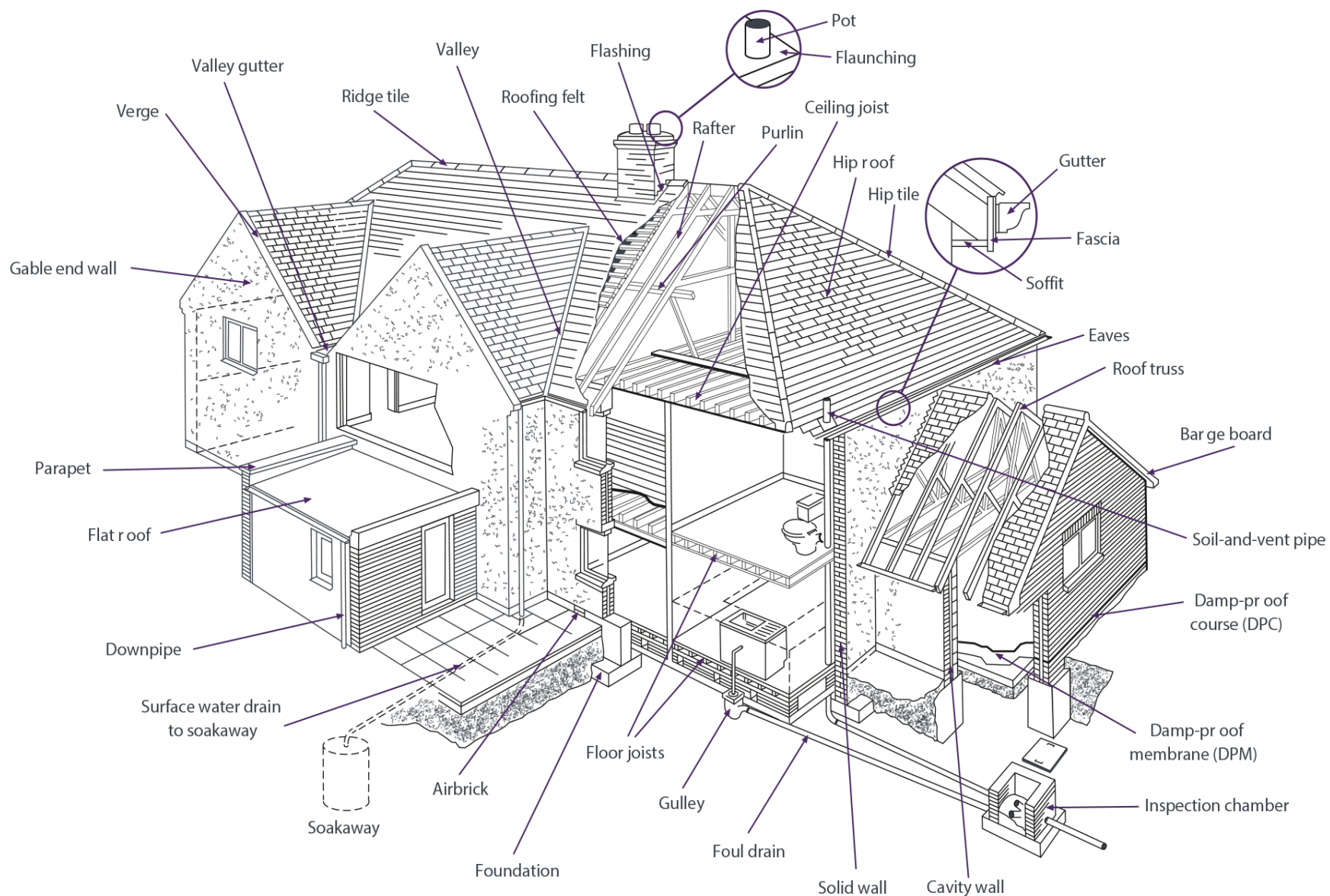
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

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Typical house diagram

Typical house diagram

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



RICS disclaimer

! You should know...

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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.

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

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

Maintenance tips

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

Outside the property

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

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

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

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

- Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

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

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

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris

Grounds

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