



LEVEL 2

Your survey report

Property address

38 Lon Y Deri, Cardiff, CF14 6JP

Clients name

Ms Marilyn Bond

Inspection date

11 June 2024

Surveyor's RICS number

1126663

2

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A

About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- 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 (Ms Marilyn Bond) confirmed your instruction to us (Harris & Birt), for a full list of exclusions.

About the inspection and report

Surveyor's name

Nick Iacono

Surveyor's RICS number

1126663

Company name

Harris & Birt

Date of the inspection

11 June 2024

Report reference number

IEC-104208

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'.

Full address and postcode of the property

38 Lon Y Deri, Cardiff, CF14 6JP

Weather conditions when the inspection took place

At the time of our inspection it was overcast and dry and this was preceded by a prolonged period of changeable often very wet and windy weather.

Status of the property when the inspection took place

The property was unoccupied and unfurnished. There were fully fitted and or fixed floor coverings in all rooms.

B

Overall opinion

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

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

B

Summary of condition ratings

Overall opinion of property

The property is considered to be a reasonable purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are quite common in properties of this age and type and as long as the necessary works are carried out to a satisfactory standard and the property is kept in good repair, we can see no reason why there should be any special difficulties on resale in normal market conditions. Once you have assessed the cost of repairs over and above your plans for the property you may wish to renegotiate the purchase price. 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. 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.

B

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
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

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
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors
D8	Other joinery and finishes
D9	Other
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors

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
E6	Built-in fittings
E7	Woodwork
E8	Bathroom fittings
E9	Other
F3	Water
G3	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
-------------	--------------

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
D7	Conservatory and porches
E5	Fireplaces, chimney breasts and flues
F6	Drainage
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property is a traditional semi-detached bungalow. The front of the building faces approximately north east and all directions in this report are given as if viewing the property from the front. We understand the property is freehold. The property was built in the 1930's.

Approximate year the property was built

Circa 1930

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The external walls are of traditional rendered masonry and brick construction. The roof is pitched and covered with plain tiles. Internally, the floor is of solid construction.

Accommodation

	Living rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other	Name Of Other
Lower ground									
Ground	1	2	1		1				
First									
Second									
Third									
Other									
Roof Space									

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

N/A

Issues relating to the energy efficiency rating

We are unable to obtain a current EPC and therefore, no comment can be provided.

Under the terms of our engagement we have only provided limited information in regards to the energy efficiency rating.

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)

Other energy matters

A statement for the environmental impact of this property can be found at [HTTPS://find-energy-certificate.digital.communities.gov.uk/energy certificate](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate) Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Location and facilities

Grounds

The property has front and rear gardens. The rear garden is fully enclosed. There is a driveway to the front of the property.

Location

The property is located in a highly regarded mainly residential, suburban area in north Cardiff. The immediate neighbourhood includes mixed style and aged properties. There is both private and public home ownership in this area.

Facilities

The property is within reasonable distance of the usual amenities. There are convenience shopping facilities in the locality, coupled with typical consumer facing services.

Public transport is readily available and the city has typical associated infrastructure.

There are English and Welsh state and independent schools in reasonable travelling distance.

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

Local environment

According to Natural Resources Wales online flood maps, the property is not located in an area affected by surface or river flooding.

The property is located within an area where there are natural levels of radon as identified by the public-health register. Further advice can be obtained from the public-health website at www.gov.uk/government/organisations/public-health-England-Wales.

Otherwise, there are no adverse environmental factors connected with the location of the property as far as we are aware without having made or seen any environmental search reports.

There is no evidence that the character of the neighbourhood is deteriorating. There was no evidence of smell from pollution.

For the purposes of this report it is assumed that ongoing buildings and contents insurance cover can be obtained on normal terms.

Your conveyancer should make full enquiries with the relevant agencies prior to exchange of contracts.

D

Outside the property

Outside the property

Limitations to the inspection

The external inspection of the property 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.

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

D1 Chimney stacks

1 2 3 NI

The property has a brick and masonry chimney stack. This is surmounted by vented chimney pots.

2

The stack appears in satisfactory condition, consistent with the age of the house. The masonry is a little weathered in places. This is not unusual.

There is a metal DPC flashing to the chimney stack which helps to prevent damp penetration occurring internally. Even with flashings in good repair some internal dampness may occur from time to time in light of the age of the property or if there are defects atop the stack. Chimney stacks, fillets and flashings are exposed elements and should be regularly inspected and maintained in good condition.

We could not inspect the gutter that sits at the back of the chimney at the junction with the roof tiles.

Condition Rating 2

D2 Roof coverings

The roof is pitched, hipped and covered with interlocking, plain concrete tiles.

2

The roof covering appears in acceptable condition, despite being weathered and a little uneven in places. No essential repairs appear needed however ridge tiles at the rear hipped slope require further investigation as they appear to have slipped. The covering should be regularly inspected and maintained in good condition as any minor disrepair could lead to leakage and consequential timber frame decay.

Roof tiles pre 1990 offer a life expectancy of around 30 years. As the roof ages the tiles will become more porous. The felt appears renewed as viewed internally. Anticipate the tile covering is likely to need increasing cyclical maintenance to remain weathertight.

Moss build up is a common occurrence which 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 excessive moss growth is removed on a timely basis. When this is carried out avoid aggressive power washing techniques which can accelerate the deterioration of older tiles.

Condition Rating 2

D

Outside the property (continued)



Check roof tiles

D3 Rainwater pipes and gutters

The property is served by a mixture of plastic gutters and downpipes.

2

The guttering and pipes generally require overhaul as elements are degrading. As it was dry during our inspection, we cannot comment upon the serviceability of the system or whether the rainwater goods are fully watertight but we could not see any specific areas of staining to exterior walls indicating continuous leaks. Check all joints under wet conditions for defects.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leaks and overflow which could lead to damp internally.

Condition Rating 2

D4 Main walls

The walls are of traditional, standard cavity construction with a brick and rendered masonry outer leaf. Bearing in mind the age of the property, the walls are likely to have a poured bitumen damp-proof course.

2

The walls appear overall in satisfactory structural condition, consistent with the age of the property, straight and true to the eye. The external surfaces are weathered and some cosmetic repairs are required.

Where walls are rendered, it is not possible to comment specifically on the condition of the construction beneath. The rendered finish may conceal distortions, cracks or other defects.

Outside the property (continued)

D4 Main walls (continued)

The general deterioration of render applications is a common defect and can be attributed to factors such as workmanship and a loss of key with the sub surface beneath over time. It is important to maintain cracked and spalled render which can cause dampness internally if left unmanaged so anticipate that occasional repairs will be required. 2

The cavity walls of this property are formed in two leaves which are usually held together with metal wall ties. As the property ages, there is an increased risk of cavity wall tie failure. The property at present shows no obvious signs of damage however the degradation of wall ties is progressive. The only way to assess the condition of the cavity wall ties is to carry out a specialist borescope inspection or expose the wall ties by removing masonry, neither of which we undertook during our survey.

In cavity walls vents are installed to allow air to circulate between the cavities to mitigate the effects of dampness caused by rain etc. Ideally these should be maintained or replaced and kept clear to maintain effectiveness in reducing damp.

Damp proof courses are built into properties with the aim of preventing the movement of ground moisture through the wall and to prevent deterioration of internal fixtures and fittings which can lead to increased moisture levels and in some cases ultimately to wood rot. Localised damp readings were observed internally - see E3. As this type of property would have probably incorporated a bitumen type DPC, which is prone to long-term failure due to the natural deterioration of the material, it is possible that localised dampness could occur in the future which may require remedial treatments.

Condition Rating 2

D5 Windows

The property possesses a mixture of double glazed plastic, uPVC window units. 2

Overall the window units are weathered in places, displaying some failed fittings due to wear and tear and some units display misting. Despite this, they appear satisfactorily weathertight for now. Hence, the quality of sealed unit, older double glazed window units varies and no assurances can be given concerning long-term durability.

Over time, on older unit double glazing, the gasket seals can deteriorate allowing moisture to form between panes thus causing misting. The presence of such moisture depends upon certain atmospheric conditions which can vary from time to time. We saw some misting to windows. Anticipate other units may fail in the short term meaning you should allow for costs for replacement.

Where windows have been replaced we cannot confirm without exposure work that the loads above have been properly supported. Whilst we saw no evidence of any material ongoing problems additional support may be required in the future.

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

In accordance with the RICS instructions governing provision of the homebuyer service, a random sample of windows were tested.

When and if you purchase new units, to help with natural ventilation, this can be achieved by purchasing windows with trickle vents or alternatively seek to get them retro-fitted particularly in bathrooms and kitchen zones

Since 2002, double glazing should have either building regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. Your legal adviser should check this and we refer you to Section H.

As the double glazing is old, enforceable guarantees are unlikely and therefore you should budget for the remedial work necessary.

Condition Rating 2

D

Outside the property (continued)



Failing sealant to joints

D

Outside the property (continued)



Misting front window unit

D

Outside the property (continued)



Misting - rear window unit

D6 Outside doors (including patio doors)

The property possesses two part glazed plastic uPVC exterior doors.

2

The doors are in satisfactory order but weathered in places. No essential repairs are presently needed. Doors need regular maintenance. Locks and hinges should also be kept in good order for security and operational reasons.

Condition Rating 2

As with the windows, the junction between the doorframes and surrounding masonry is frequently a source of water penetration, particularly during severe wet weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

Where doors have been replaced we cannot confirm without exposure work that the loads above have been properly supported. Whilst we saw no evidence of any material ongoing problems additional support may be required in the future.

The quality of sealed unit double glazed doors varies and no assurances can be given concerning long-term durability.

We refer you to our comments under Section D5: Windows in respect of the glazing seals and the need for regulatory approval for the double glazing.

D7 Conservatory and porches

Not applicable

NI

Condition Rating NI

Outside the property (continued)

D8 Other joinery and finishes

The external joinery comprises of fascias, soffits, eaves trims, window and door frames. These are made of timber, plastic and possibly some elements containing fibre cement board. 2

The joinery is weathered and in reasonable order for the age of the property. Whilst no essential repairs are currently needed, you will appreciate that periodic redecoration along with normal associated maintenance works will be needed to keep a property in good condition.

The soffit sections could be vented to improve roof space ventilation.

When you replace or overhaul the rainwater goods or fascia boards, these fittings are frequently mounted on original timber elements which may have degraded and therefore some repairs to surrounding areas could be necessary when you renew the sections or other elements. Refer to note below.

Some exterior elements could contain trace asbestos and only a detailed laboratory test can confirm this. In the meantime the material should not be disturbed, sanded or drilled, without taking suitable safety precautions. You can obtain further information from a Local Authority Environmental Health Officer or from the Government's Health and Safety Executive. Hence working with such materials requires a duty of care.

Condition Rating 2

D9 Other

The property also has a gated driveway. 2

The ornamental shrub at the front of the driveway should be cut back to allow free movement of the gates. The timber gate to the side is low and could present a security risk as it allows relatively easy access.

To repair rainwater pipes, clear gutters and remove excess moss safely, contractors may have to use appropriate equipment for example scaffolding, hydraulic platforms, etc., consider the costs of the same when budgeting.

The industry guidance advocates that all exterior door locks should be changed upon occupation of a new property for security purposes. Whilst subjective you may wish to take the advice of your insurance company.

Condition Rating 2

E

Inside the property

Inside the property

Limitations to inspection

A head and shoulders inspection of the roof space was conducted.

E1 Roof structure

1 2 3 NI

The roof space was inspected through a hatch in the bathroom ceiling. The roof is formed with conventional timber rafters and purlins. The roof space is insulated with modern mineral wool. 2

It was common for residential property of this era not to be ventilated at the roof space but under modern living conditions/environments the installation of fixed vents is recommended to negate the effects of condensation which can occur on the felt and which could lead to timber decay. This is a recommended precautionary measure.

The roof structure as presented, appears in overall satisfactory order although as we highlighted earlier, some repairs may be needed upon closer inspection following the tile inspection. Other surround repairs could be required. You will recall we recommended installing soffit vents, as this will be easier to do than fit fixed tile vents on the roof pitches.

We recommend you avoid storing excessive amounts of household effects in the roof void as ceilings were never designed to accept such imposed loads, unless adequate strengthening measures have been employed. Due to its configuration, these types of roof lend themselves well to extensions, ie. dormers and conversions subject to planning and building regulations approval.

Condition Rating 2

E2 Ceilings

The property possesses a mixture of older type ceilings; probably lath and plaster. These have a range of painted, papered and plain finishes. 2

We observed cosmetic defects and some unevenness, common with properties of this age, left largely in their original form and it's not unusual to find cosmetic defects to surfaces throughout this type of property.

Older sections of lath and plaster can be particularly susceptible to vibration and disturbance such as that experienced when new services are installed or repair is carried out. This sometimes causes the plaster to become detached from its backing and sections may therefore require surrounding repairs and occasionally wholesale renewal.

Condition Rating 2

E3 Walls and partitions

The property has solid masonry internal walls. These have been decoratively finished to various degrees. 2

The walls and partitions are on the whole in satisfactory structural order. Some elevated dampness, whilst not visible to the eye, was observed to a number of areas around the ground floor perimeter walls using a damp meter, particularly those areas adjacent to the bathroom. This can be seen in the skirting at low level and probably goes hand in hand with associated dampness in the floor in this zone. Often in such cases the defect can only be determined by an intrusive inspection and a process of elimination.

In the circumstances as the damp readings were otherwise acceptable for a property of this age, you should concentrate your efforts to tackle the defects in this area. Depending on your overall plans for the property this could be part of a schedule of intended works as other areas of the walls are likely to reveal dampness defects into the future given the nature of the sub floor, see E4. Often and commonly found in older properties, dampness in such areas is associated with prolonged moisture migration which can in turn affect surrounding timbers thus resulting in additional cost, repairs and redecoration.

Inside the property (continued)

E3 Walls and partitions (continued)

Damp remediation work can be costly, disruptive and sometimes involve at least partial replacement of wall plasters. You could instruct a specialist timber and damp surveyor to investigate the cause and consequently heed the advice offered. As stated earlier we believe the dampness displayed in the skirting is due to prolonged leaking from the original shower/bath installation and whilst this now appears resolved the damp is not. 2

A timber and damp surveyor should either be a member of the Property Care Association or a “registered firm” under the BSI registered firm scheme whom carry assignable insurance backed guarantees.

Following the findings, for any work carried out it will be prudent for at least two contractors to be approached as remedial methods and costs vary. You should be mindful that any contractor appointed has a commercial interest in undertaking works and as such you should ensure that you are satisfied with any proposals.

Condition Rating 2



Opposite side of bathroom wall

E

Inside the property (continued)



Adjaent to kitchen door

E

Inside the property (continued)



Adjaent to kitchen door

E

Inside the property (continued)



Similar

E

Inside the property (continued)



Opposite of bathroom wall and timber rot in skirting behind living room door

E

Inside the property (continued)



Skirting level

Inside the property (continued)



Door jamb

E4 Floors

The bedrooms and reception floors could be of suspended or solid construction. Normally these types of floors are of solid wood block laid on bitumen but as they are covered we are unable to confirm the same. 2

In light of the observations under the previous heading referring to the damp and timber rot in the skirting, we would advise lifting the coverings to check the floor surfaces for damp and defects.

In a property of this age, any wood floors are unlikely to incorporate a conventional damp proof membrane, and as a result dampness can occur. Blocks were laid on bitumen tar which acted like a glue. Over time this material breaks down and blocks become loose. Dealing with loose blocks, notwithstanding the nuisance factor is a less costly solution than relaying sections of the floor which will require a new damp proof membrane.

Replacement of occasional individual blocks is common and not a difficult job for a competent joiner. If the floors incorporate timber boards, lift them in ad hoc areas and around the aforementioned zones next to the bathroom to check for defects.

Whilst the concrete floors appear basically level, it is not an unknown for them to subside due to poor workmanship or deficiencies in the hard-core or ground beneath. Without further intrusive investigation we are unable to comment specifically on the quality of the floor construction or on the subfloor ground conditions. We have no reason to suspect defects exist below surface finishes.

Condition Rating 2

E5 Fireplaces, chimney breasts and flues

The property has fireplaces. NI

Inside the property (continued)

E5 Fireplaces, chimney breasts and flues (continued)

From a superficial visual inspection, the structure of the fireplace appears to be in satisfactory condition. However we cannot comment on the serviceability or working condition. The flue is also hidden and therefore we can make no comment on its effectiveness or condition. NI

If you propose to reuse the fireplace i.e. multi stove etcetera, we recommend that the existing flue structures are checked for structural integrity and swept before use and prior to new steel flu additions. The background ventilation levels should be checked and these may need to be upgraded. You should obtain further advice from a registered HETAS contractor

Condition Rating NI

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

There are some built-in fixtures and fittings in rooms including the kitchen and bathroom. 2

There are basic built-in fittings and carcasses which generally appear in satisfactory condition and fit for purpose. We do not carry out any tests on the kitchen or other fittings and therefore cannot report on whether such fittings are fully functional. No obvious repairs appear needed or were observed. All fittings should be regularly maintained.

Flexible sealant around fittings should be regularly checked, particularly around sink and base units. Defective sealant may allow water penetration to enclosed areas beneath, which can cause defects to substructures. The sealant around the rear of the sink unit at the wall / base junction is a vulnerable area. The installation of additional extract ventilation should be considered as part of any plans for the property. Keep trickle vents open on those windows fitted with the same to help with the effects of condensation.

No doubt you have already assessed the adequacy of these fittings for your own purposes.

Condition Rating 2

E7 Woodwork (e.g. staircase and joinery)

The property typically exhibits timber joinery to include doors, stairs, skirting boards, frames, cupboards, etc. . Following the theme of the reporting, the condition of the joinery is consistent with other features and remains largely untouched since its original form, generally subject to normal wear and tear. 2

Woodwork requires regular maintenance and decoration. As we did observe some mild wood rot to the timber skirting, this needs to be investigated further. Whilst we did not observe any obvious signs of wood-boring beetle in the joinery we could see; properties such as this one are susceptible to occasional attack. Evidence of wood-beetles could be discovered when the property is either refurbished or fixtures and covers removed. Should an outbreak be found, spot treatment may be necessary.

It is now known that housing of this era may contain materials containing trace asbestos particulates. Whilst a low risk, only a detailed laboratory test can confirm this. In the meantime and during refurbishment or alterations you should be mindful that some elements should not be sanded or drilled, without taking suitable safety precautions. This is particularly relevant to cupboards and areas which have remained largely untouched. You can obtain further information from a Local Authority Environmental Health Officer or from the Government's Health and Safety Executive. We expect that you have assessed the adequacy of the decorations for your own purposes. Condition Rating 2

Condition Rating 2

E8 Bathroom fittings

There are standard modern bathroom and sanitary ware fittings in this property. 2

We cannot confirm the fittings are fit for purpose. We have not carried out any tests on the fittings and therefore we cannot comment on their operation or serviceability. Some repairs may be need upon closer inspection and the testing of services. No obvious significant repairs to fittings were visible . Such fittings require regular servicing to remain in working order. We have highlighted the spreading 'apparent' floor dampness below the shower tray which may or may not be resolved.

Inside the property (continued)

E8 Bathroom fittings (continued)

Degraded seals around shower trays, sanitary ware and bath fittings can be a leading source of water leaks, affecting surrounding areas and timber frames causing defects beneath. Seals should be checked regularly and renewed as necessary. Regular checks should be made of all pipe connections to reduce the risk of water leakage. Much of the pipework is concealed. 2

Condition Rating 2

E9 Other

We cannot confirm satisfactory operation of the alarms. 2

We recommend fitting mains connected smoke/fire and carbon monoxide alarms. We cannot confirm satisfactory operation of the existing arrangement of alarms.

Internal areas are ripe for refurbishment. It is important that when works are carried out to this property a PCC (professional consultant certificate) is obtained by a qualified third party to verify that works have been undertaken in accordance with building regulation approvals and in a proper workmanlike manner if structural alterations are being planned.

Under modern living environments condensation can become a frustrating problem usually evidenced by mould on surfaces. Most causes are when heating and ventilation are not balanced effectively. In an older property such as this, the effects of condensation can be more pronounced. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating.

The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere. Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately.

Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould occurring.

Experience tells us the immediate reaction to matters like damp and woodworm being raised sparks anxiety in the mind of the persons in receipt of this information. Often the works required to remediate these defects can be relatively straightforward and less expensive than first anticipated. It is therefore crucial that you take advice from appropriately qualified contractors and recommended trades persons.

Condition Rating 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

The electricity was either disconnected or switched off at the time of the inspection. Insurers often request this when a property is vacated.

F1 Electricity

1 2 3 NI

Safety warning: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.

The installation should now be checked by an appropriate specialist registered with either the NICEIC or similar approved body prior to exchange of contracts unless there is a recent certificate. It will be a good idea to ensure that prior to exchange of contracts you are satisfied with the socket arrangements under plans for your intended living arrangement as further alterations may need to be budgeted for.

Condition Rating 3

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.

Natural gas is connected and the meter and stopcock are located in a cupboard in the kitchen.

You should arrange for the installation and all gas appliances to be inspected and tested by a gas safe engineer prior to exchange of contracts

Condition Rating 3

F3 Water

We are unable to comment upon the extent of any protection or the condition of the pipework embedded in the fabric of walls and this could give rise to defects in the future. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components.

In view of the age of the property, it is not uncommon for the incoming watermain to be of old lead pipe. Lead is now considered to be an inappropriate material to carry drinking water supplies due to the toxins that can be deposited. We recommend that you establish the nature of the pipes and consider upgrading in modern polypropylene as necessary.

Condition Rating 2

F4 Heating

Central heating is provided by a gas boiler.

You should ask a reputable qualified plumbing and heating engineer to inspect and report on the heating system this should be done before exchange of contracts. You should follow the advice set out in the 'What to do now' page in this report.

Condition Rating 3

Services (continued)

F5 Water heating

Hot water is provided direct by the central heating boiler.

3

We are not aware of any current test certificate for the boiler. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability or safety of any of its components. This should be done before exchange of contracts and you should follow the advice in the 'What to do now' page in this report. Your legal adviser should check the validity of any service information, test certificate and any guarantees for the boiler. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all water heating appliances must be carried out before use.

Condition Rating 3

F6 Drainage

The property is assumed to be connected to the public sewer. The above ground drainage pipes are a mixture of plastic.

NI

No drain covers or access points were identified within the boundary of the property and the limited system check is therefore excluded from the scope of this report.

Inspection chambers once identified and if possible, should be jet washed annually and gulleys kept clear of loose debris on a timely planned maintenance programme.

In light of the age of the system, some pipes use fibre that could have deteriorated.

Condition Rating NI

F7 Common services

Not applicable

NI

Condition Rating NI

G

Grounds (including shared areas for flats)

Grounds (including shared areas for flats)

Limitations to inspection

Externally, the inspection was limited to observations from ground level and within the dwelling and within the boundaries of the property and publicly accessible areas surrounding the property.

G1 Garage

1 2 3 NI

There is no garage with this property

NI

Condition Rating NI

G2 Permanent Outbuildings and Other Structures

There are no permanent outbuildings or other structures to reference in this context.

NI

Condition Rating NI

G3 Other

The physical boundaries and structures are reasonably clearly defined to the perimeter of the property. They comprise either masonry walls, timber fencing, trees and mature shrubs. 2

The drive, paths and areas of hard landscaping are satisfactory for their use. No major repair is needed. Such structures require regular maintenance and accordingly expenditure on a timely basis. The garden is presently overgrown with extensive planting.

Ask your conveyancer to confirm that there are no continuing insurance claims outstanding for any aspect relating to the structure or boundaries of the property.

The physical boundaries to a plot around a property are important because doubt over the position of the boundaries can cause neighbour disputes which can be expensive to resolve. The legal documents which describe the ownership of the property usually define which of the neighbouring owners are responsible for the upkeep of the boundaries. Ask your conveyancer to make the relevant checks.

Remove all plants and growth from the base of the perimeter of external walls

Party walls and structures

Building works which affect shared walls, structures or are close to boundaries may be regulated by the party wall etcetera Act 1996 as amended. This provides a framework for preventing and resolving disputes in relation to party walls and structures, boundary walls and excavations near neighbouring buildings. The conveyancer should check whether any previous or planned works or work recommended in this report are covered by the act.

Condition Rating 2

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

Issues for your legal advisers

H1 Regulation

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- The double glazing installation

and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- The double glazing installation

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

H3 Other matters

Ask your legal adviser to:

- Confirm that the property is freehold and free from any encumbrances



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

None

I2 Risks to the grounds

No invasive species of plant such as Japanese knotweed, buddleia or bamboo were observed in the gardens or on neighbouring property.

I3 Risks to people

None

I4 Other

None

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1126663

Qualifications

MRICS

Company

Harris & Birt

Address

359, Caerphilly Road, Cardiff, Birchgrove, CF14 4QF

Phone number

02920614411

Fax number

02920614411

Email

surveys@harrisbirt.co.uk

Website

www.harrisbirt.co.uk

Property address

38 Lon Y Deri, Cardiff, CF14 6JP

Client's name

Ms Marilyn Bond

Date this report was produced

12 June 2024

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

Signature

Electronically Signed By: Nick Iacono

K

What to do now

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



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

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

The service

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

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

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

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

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

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

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

Issues for legal advisors

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

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

Standard terms of engagement

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

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

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

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

4 Terms of payment – You agree to pay 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 only) service and terms of engagement

Complaints handling procedure

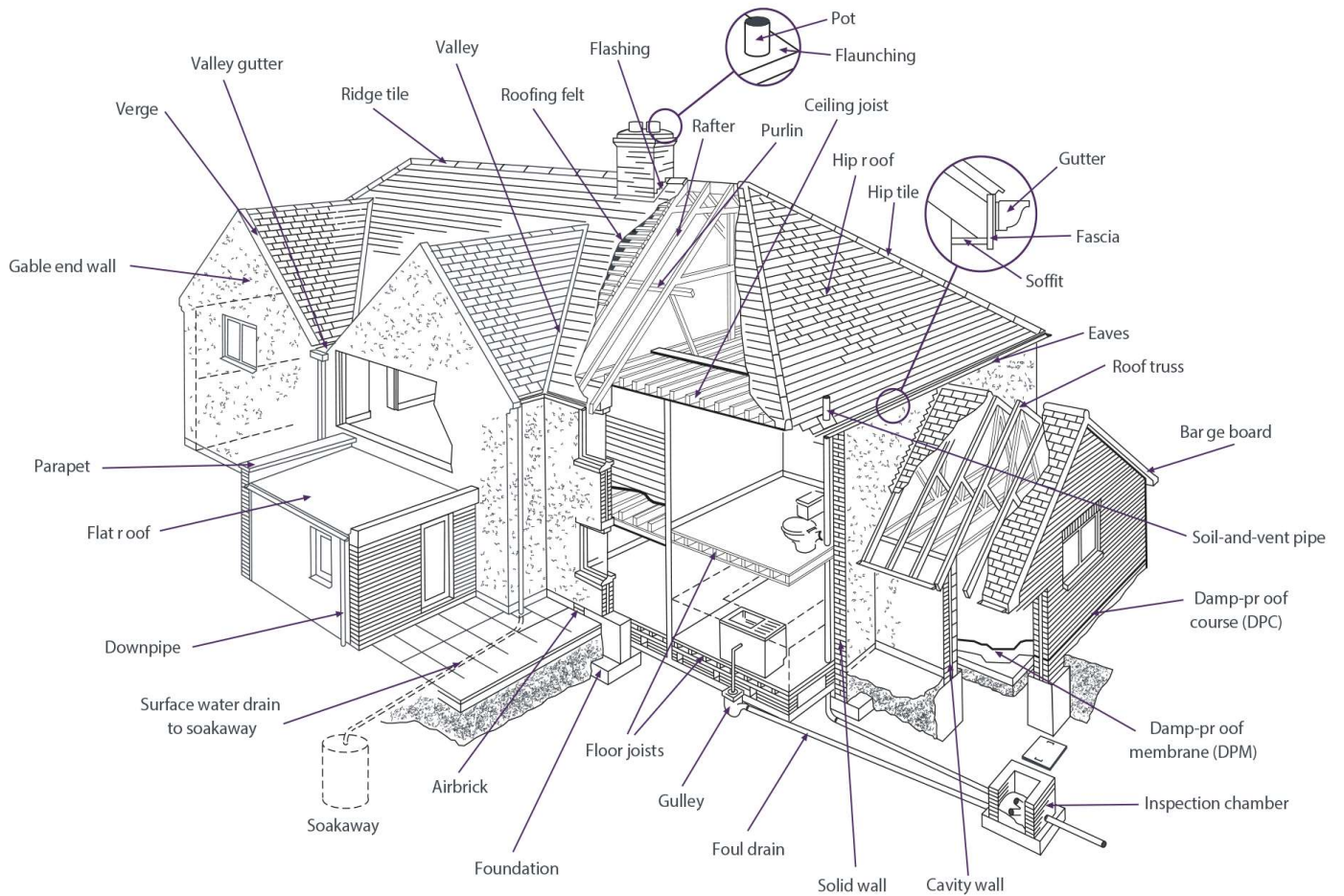
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

M

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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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.