



LEVEL 2

Your survey report

Property address

42 Celtic Drive, Andover, Berkshire, United Kingdom, SP10 2UA

Client's name

Andrew Leah and Charlotte Bruce-Kerr

Inspection date

28/09/2023

Surveyor's RICS number

6570665

2

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** received on the **18th Sep 2023** for a full list of exclusions.



About the inspection

Surveyor's name

Carl Rob Otorepec

Surveyor's RICS number

6570665

Company name

RJ Property Services

Date of the inspection

28th Sep 2023

Report reference

6388

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

42 Celtic Drive
Andover
Berkshire
United Kingdom
SP10 2UA

Weather conditions when the inspection took place

It was overcast, dull and dry at the time of inspection. There had been some rain and strong winds during the previous days.

Status of the property when the inspection took place

The property was unoccupied (ex-tenanted) and unfurnished at the time of inspection.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

B

Condition ratings

Overall opinion of property

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

Current market conditions are unpredictable, particularly in light of recent events. Although property values may appear to be relatively stable at present, they may decrease in the short term and take time to recover. It is strongly recommended that you take this into account before making your decision to purchase.

While several elements are rated Condition rating 3, this can be for specific reasons such as Health and Safety issues, potential risks, no certification seen and further investigation. It is not necessarily for the known physical condition or defect of an element. The whole report should be read in detail in order to get a complete overview of the property.

The property has had various works carried out that may have required specific consents. Your legal adviser should make all relevant enquiries to confirm that Local Authority Building Regulations (and any relevant Planning) Consent was obtained for these works. They should also make enquiries regarding Professional Consultant Certificates (or similar) to confirm the works were carried out by competent persons, according to the approved plans and requirements and obtain details of any related guarantees.

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
1	G1: Electrical works documentation	



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
E2	Ceilings	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water Heating	
G3	Other grounds	

B

Condition ratings

2

Elements that require attention but are not serious or urgent

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

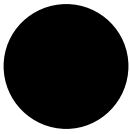
Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D4	Main walls	
D8	Other joinery and finishes	
E3	Walls and partitions	
E6	Built-in fittings	
E7	Woodwork	
E9	Other inside the property	
F3	Water	
F6	Drainage	
G2	Permanent buildings and other structures	

1

Elements with no current issues

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

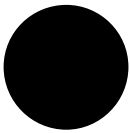
Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D5	Windows	
D6	Outside doors	
D9	Other outside the property	
E1	Roof structure	
E4	Floors	
E8	Bathroom fittings	



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
F7	Common Services



Elements not applicable

Elements that have not been inspected.

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
E5	Fireplaces, chimney breasts and flues
G1	Garage

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 mid-terrace house.

Approximate year the property was built

1996

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 property is of cavity brick and block construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								
Ground	1				1			
First		2	1					
Second								
Third								
Other								
Roof Space								



Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

Current: 75 Potential: 90

Issues relating to the energy efficiency rating

None identified.

Main services

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



Gas



Electric



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil

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

None.

Other energy matters

Nothing significant to report.



Location and facilities

Grounds

The property has a small open frontage and an enclosed rear garden.

Location

The property is located in Celtic Drive off Kemmitt Way/Leyton Way, on the southern outskirts of Andover.

Facilities

All the usual amenities are located within relatively close proximity to the property.

Local environment

From investigations made, the immediate area is not significantly affected by Radon gas. There are areas affected by Radon nearby.

According to data from the Environment Agency, there is a low risk of flooding to the property. There are areas at risk of some flooding close by.

The predominant soil type in this area is loam. There can be some degree of subsidence risk associated with this soil type. This is a generalisation based on the soil type, conditions and possible insurance claims and not on knowledge of individual cases.

Your legal adviser should advise you on the implications of this and obtain a more detailed flood risk analysis/environmental report.

D

Outside the property

D

Outside the property

Limitations on the inspection

Render obscured the view of the front wall.

D1 Chimney stacks



Not applicable.

D2 Roof coverings



The main roof to the property is a pitched timber framed roof with a concrete interlocking tiled covering. The tiled covering is in serviceable condition with no obvious defects noted.

The ridge tiles appeared to be adequately bedded.

The underside of the roof has underfelt fitted. This is intended to provide a secondary weatherproof layer should there be an issue with the roof covering above. The underfelt is functional. If it is damaged or deteriorates significantly, this could be an issue. It would always be advisable to carry out any future necessary repairs to the roof covering immediately.

The gutters and downpipes to the property are plastic.

The gutters and downpipes appeared generally functional although it was not raining at the time of inspection.

There is some staining to the underside of some of the joints which may indicate minor leaks. It is recommended that you inspect these in a time of heavy rain and make repairs if necessary. There may be a leak to the rear gutter above the shrub by the patio doors.

The gutters and downpipes (including any gullies) should be thoroughly cleared out and checked for defects. It is recommended that the guttering and downpipes are then viewed in times of heavy rain to ensure they are fully functional. Thereafter this should be carried out at least once a year although preferably on a more regular basis.

Defective rainwater goods are a common cause of dampness which can in turn lead to the development of rot in timbers and cause damage to other materials. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided. Please note that surface water drains have not been tested and their condition effectiveness is not known. Similarly, the adequacy of soakaways have not been established, although you are advised that they tend to silt up and become less effective with time.

The property is of cavity brick and block construction. The walls are assumed to be insulated according to the Building Regulations applicable at the time of the build.

There appeared to be no significant bulging or bowing to the external walls.

There are some minor cracks to a few mortar joints, for example above the patio doors. This cracking is not unusual and is not considered to be structurally significant, unless it worsens considerably over time. This should be checked periodically.

There is a render finish to the front wall of the building. The render was without obvious major defect. Any future defects should be repaired as soon as possible to prevent water ingress and possible frost damage. The paint is flaking in places around the kitchen window. The render should be maintained by periodically painting it with a good quality breathable masonry paint.

A damp proof course (DPC) is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising. A gap of 150mm (2 brick courses) should be maintained between ground level and the height of the DPC. The DPC was visible in places around the building. The ground level is adequate.

Airbricks were noted to the walls. Please see section E4 for related comments.

Advice cannot be provided as to the depth and size of the foundations provided with this property. To obtain information relating to the foundations would require the excavation of trial holes around the base of the main walls. In the absence of any visible signs of structural failure or evidence of any past repair work having been carried out, I see no necessity to carry out a detailed examination of the foundations.

It is recommended that confirmation should be obtained from your proposed building insurers that the property will be insured on an all-risk basis and therefore, if future problems with ground movement, subsidence, settlement or foundation failure were ever encountered, that this would be a fully insured peril, subject to the payment of any policy excess. In the event that such confirmation cannot be obtained then this matter should be referred back to your legal adviser in order that further advice can be furnished before commitment to purchase.



Minor cracking over patio doors

D5 Windows

1

The windows to the property are uPVC and are double glazed. They are dated but they are in reasonably good condition for their age.

The windows are generally in serviceable order and those that were tested opened and closed fairly freely.

You should be aware that since 2002 Building Regulations require that double glazing is either installed by a FENSA registered installer or checked by a Building Control Inspector. It should also meet all relevant Fire Safety and low level glazing Regulations.

On moving in, you should check that all of the windows and locks function as intended and that the bedroom windows particularly, offer you adequate means of escape in case of an emergency.

D6 Outside doors (including patio doors)

1

The front door is of composite construction. It is a metal faced door with a painted finish. The door is in serviceable order and opened and closed freely.

The patio doors are aluminium with double glazing in a timber frame. These doors are dated but they are functional. The timber will require periodic maintenance to prolong its useful life. The glass is marked as safety glass.

The front and rear door sills require appropriate redecoration soon.

D7 Conservatory and porches

●

Not applicable.

D8 Other joinery and finishes

2

The soffits and fascias are painted timber.

These are in serviceable order but require some redecoration soon to prolong their useful life.



Weathered fascia to the front

D9 Other

1

There is an open plastic/fibreglass canopy over the front door. This is in serviceable condition.

All external lighting and external electrics should be included in any electrical testing.

There is a satellite dish fixed to the front wall. The fixings appeared to be adequate (not physically tested).

E

Inside the property

Inside the property

Limitations on the inspection

All internal areas were inspected where accessible. The floors were covered by floor finishes, limiting inspection.

Please note, it was not possible to test for dampness behind tiled areas, panelled areas, kitchen cupboard backs and fittings.

It was not possible to view the sub-floor timbers without lifting the floorboards / floor coverings. It is recommended that these areas are checked as normal, the next time the floor coverings are changed.

Inspection of the roof space and structure was limited by the insulation and a few empty boxes covering the joists.

E1 Roof structure

1

There is access to the loft via a hatch on the landing. There is no loft ladder or loft lighting.

The roof is a timber truss roof structure. The visible parts of the main roof structure appeared to be in serviceable order. The timbers were in adequate condition.

There is currently adequate ventilation to the roof space. There is a roof tile vent to the front and eaves ventilation trays. There are no signs of a condensation issue.

Insulation should always be kept back slightly from the eaves to allow adequate airflow. The insulation was below the modern standard of 270mm.

If the insulation is increased, adequate ventilation should be maintained and additional ventilation may need to be provided to the roof space. Care should be taken not to cover downlighters and electrical wiring/fittings without taking appropriate precautions. This could create a fire risk. If in doubt, you should seek the advice of a qualified electrician in this regard. It is assumed that any downlighters and electrical cables/fittings are adequately installed/protected within the roof space insulation.

E2 Ceilings

3

The ceilings have a textured coating. If applied prior to or around 1990 the textured coatings may contain traces of asbestos, although this is less likely in this age of property. Whilst undisturbed the coatings should not be hazardous to health. It will be prudent to ensure that the textured coatings are not cut, drilled or otherwise disturbed. If smooth ceilings are preferred it would be advisable to over-clad or over-skim the ceilings. More information relating to asbestos is available from the Health and Safety Executive website (Condition rating 3 - Health warning). Please see section I3 (Risks to people).

The ceilings are plasterboard. The ceilings on the whole appeared to be in serviceable order.

No significant cracking or staining was noted to the ceilings.

E3 Walls and partitions

2

The walls to the property are dry lined and plastered. The walls have a painted and tiled finish. Wall coverings can hide defects such as cracking underneath. Wall coverings can be difficult to remove, potentially increasing redecorating costs.

There are no signs of any significant movement to the internal walls. No significant cracking was apparent. There are a few minor cracks in places, for example around some openings. The corner tape is peeling in a few places. Some general redecoration is required.

Damp was tested for around the base of the walls internally where possible with a moisture meter. No moisture meter readings were detected to the walls and no visible signs or smells of damp were noted.

It is not possible to comment upon the condition of concealed areas, behind dry linings or permanent fittings without causing damage. There may therefore be concealed defects such as dampness. It should be appreciated that damp meter readings can only be obtained to plasterboard or masonry surfaces and not to underlying materials.

E4 Floors

1

The ground floor is suspended non-timber and the first floor is suspended timber.

Although covered with fitted carpets or other floor coverings, the floors in general appeared to be functional and in an adequate condition.

Some of the floorboards creak or shift very slightly when walked upon. This is not considered to be structurally significant.

The various floor coverings are functional and in reasonably good condition.

All airbricks must be kept clear of obstruction as they provide ventilation to the suspended floor void. This ventilation prevents the build up of damp and gases. The level of ventilation appears to be adequate, as long as all airbricks are unobstructed.

E5 Fireplaces, chimney breasts and flues



Not applicable.

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

2

The kitchen fittings are relatively dated. They are generally functional with signs of normal wear and tear. Please see section F3 for related comments.

A range of kitchen units is provided. The cupboard doors and drawers that were tested opened and closed freely. The hob extractor fan ducting (above the wall unit) needs to be reconnected and should be checked to ensure the fan functions as it should.

All sealant and grout joints need to be maintained appropriately to prevent water ingress and subsequent damage.

None of the appliances were tested and no comments can therefore be given as to their condition or safety when in use. You are advised to arrange your own tests on these if they are to be included in the sale.



Disconnected kitchen extractor fan ducting

E7 Woodwork (for example, staircase joinery)

2

Along the side of the staircase and the landing, vertical pieces of wood (called balusters or spindles) support the handrail. The balusters are far enough apart to be a safety hazard because they could allow small children to fall through or become trapped. The staircase should be made safe now if this is an issue. Also, there appears to be a glass panel above the bathroom door. This is in a less dangerous location but it could present some risk of injury if broken or fallen against (Condition rating 2 - Safety advice).

The internal woodwork is modern and appeared to be in generally serviceable condition.

The internal doors are functional. Those that were tested opened and closed fairly freely.

E8 Bathroom fittings

1

The bathroom fittings are modern and appeared functional visually.

The extractor fan is functional. It should always be used and adequate ventilation maintained, in order to minimise condensation and help to reduce potential mould growth.

All sealant and grout should be regularly cleaned and monitored and renewed/repared when necessary to prevent water ingress and subsequent damage. It is important to ensure that the tiling and seals are properly made, checked regularly and maintained at the junction between wall surfaces and baths, showers etc., as damp penetration can lead to the development of fungal decay in concealed areas. This may not become apparent until a major attack has developed necessitating extensive and costly repairs.

Leaks from unsealed junctions of walls and baths, basins, shower trays and sinks, or plumbing leaks to these fittings can go undetected in enclosed areas and cause damage and rot to decorations and joinery.

E9 Other

2

Sufficient smoke/heat and carbon monoxide detectors (as necessary), should be fitted within the property and maintained in full working order at all times. No smoke/heat detectors or carbon monoxide detectors were tested. You should test all such alarms on moving in to ensure that they are functional and replace the units by any dates stated on them.

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Services

Limitations on the inspection

None.

F1 Electricity

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.

3

The electricity meter is located in the external meter cabinet to the front wall.

The modern consumer unit is located inside above the front door.

It appears that the electrical system has been previously tested on 22/07/2020. Your legal adviser should make relevant enquiries to obtain and confirm the full details and validity of the documentation.

It is advisable to arrange for the electrical installation to be fully tested, if an appropriately dated valid certificate is not available (Condition rating 3 – no certification seen). This would also inform you of any upgrading works required.

Current guidelines from the Institute of Electrical Engineers (IEE) advise that electrical installations should be tested upon change of ownership and you are recommended to consider the merits of this advice. It is believed the prudent purchaser would make arrangements prior to legal commitment to purchase for an NICEIC / ECA registered contractor to undertake an appropriate periodic test of the electrical installation.

Please note that ongoing changes continually occur to the requirements of the IEE and therefore some items of non-compliance with wiring regulation requirements is likely to be found upon future testing. It is therefore now recommended by the IEE that domestic wiring installations should be tested by a competent electrician, preferably registered with the NICEIC / ECA every five years and the system upgraded as necessary to ensure future safe working compliance. It is advised that you should follow this course of action during the period of your ownership to ensure that the electrical installation is maintained in a safe working condition.

A large number of fires in domestic properties are caused by poorly or incorrectly wired electrical appliances. In addition the requirement for electrical appliances within properties has increased considerably in more recent years, which can often result in excess loading to the electrical wiring installation. It is strongly recommended that the wiring to all electrical appliances should be checked by a NICEIC / ECA registered contractor to ensure that they are properly completed and therefore do not present risk of damage to the property or injury to persons from their use.

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC

for oil installations.

3

The gas meter and safety shut-off valve are located in an external ground level meter cabinet to the front.

All gas appliances, including the meter and supply pipework, should be checked and tested by a suitably qualified 'Gas Safe' registered engineer, if a current certificate is not available (Condition rating 3 - no certification seen).

F3 Water

2

The water cut off tap (stop cock) is located under the sink in the kitchen. This should be tested on occupying the property and periodically thereafter.

The supply to the property may be metered as there is a meter in the pavement by the road. You may wish to confirm the details.

It is recommended that any external taps and any external pipework is lagged to prevent frost damage.

F4 Heating

3

The heating is provided by the Ideal Logic+ Combi 24 combination mains gas boiler.

This is a modern, efficient condensing boiler and is a commonly seen model. This is located in the kitchen.

The heating is controlled by a programmer, roomstat and TRVs to some of the radiators. There was a plastic container underneath the TRV to the radiator by the door into the living room. This should be checked for leaks by a competent person.

All heating appliances should be checked and tested by a suitably qualified contractor/'Gas Safe' registered engineer/qualified electrician, if a current certificate is not available (Condition rating 3 – no certification seen).

The heating system has some narrow diameter 'microbore' pipework. This is often prone to blockages if the heating system is not maintained regularly. In some cases it is eventually more cost effective to replace such pipework if related problems develop and persist. You should allow for this possibility in the future.

F5 Water Heating

3

The water heating is provided by the boiler noted in F4 above.

All water heating appliances should be checked and tested by a suitably qualified 'Gas Safe' registered engineer/qualified electrician/contractor, if a current certificate is not available (Condition rating 3 – no certification seen).

F6 Drainage

2

There was some water on the bottom of the kitchen unit under the sink. This does not appear to be from a leak to the pipework or fittings. It appears to be from the connection for the washing machine waste pipe that has not been blanked off after the pipe has been disconnected. This should be appropriately sealed off, the area dried out and then all of the pipework and fittings checked to ensure there are no other leaks. This should be done by a competent person.

The property has mains drainage. The round cover to the inspection chamber to the front was lifted. This chamber was free from tree roots or significant debris. Please see section G3 for related comments.

There were no obvious signs of an issue with the drainage system. However, it must be appreciated that in any event the only way of telling the true condition of the below ground drainage system is by way of specialist tests utilising CCTV cameras (Condition rating 2 – drains not fully tested or inspected).

The foul drainage system should be monitored on an ongoing basis and repair undertaken at the first sign of any future damage. It is recommended that legal enquiries should confirm the extent of any private sections of drainage, that mains drainage connection has been completed and your obligations to contribute towards the cost of repair, particularly if shared with adjacent properties. It is further advised prior to legal commitment to purchase that you should make enquiries to your building insurers to determine whether repairs to the foul drainage system would be a fully insured peril.



Pipework and connections underneath kitchen sink

F7 Common Services



The drains are assumed to be shared.

G

**Grounds
(including shared areas for flats)**

G

Grounds (including shared areas for flats)

Limitations on the inspection

None.

G1 Garage

●

Not applicable.

G2 Permanent outbuildings and other structures

2

There is a shed in the garden that is in reasonable condition.

This should be checked for weather tightness before being used for storage. Timber garden buildings have a limited lifespan and they need to be maintained appropriately.

G3 Other

3

No evidence of any adverse tree root action affecting the main building was noted. There are several trees/large shrubs on the property and in neighbouring gardens. There is a fir type tree next to the inspection cover in the chippings to the front. The roots are growing around the chamber and may cause some damage to the drainage if the tree and roots grow much bigger. This tree should be removed before it causes a problem, as it is right next to the drainage and so close to the building. There are some large fir type trees in the neighbouring garden to the rear. You should ensure that your proposed insurance company is aware of the presence of all trees to ensure that tree related damage is covered.

All of these trees/large shrubs should be monitored and appropriately maintained (by those with liability for them), to prevent them from becoming too large. If left, they have the potential to cause some damage (directly or indirectly). If any cracking is noted to the building, or any damage noted to the grounds, you should seek appropriate advice.

There is a loose/leaning post to the left boundary fence in the rear garden. This may need to be replaced. It is advisable to check all of the fencing and to repair/replace any as necessary.

There is an open frontage with gravel and a path to the front door. There are two allocated parking spaces in the parking area to the left end of the terrace.

The rear garden has some dated paving, a lawn and borders.



Tree roots growing around inspection chamber



Leaning fence to rear garden

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Your legal adviser should verify that the property has all of the usual Local Authority approvals and advise on the implications. This should include the whole development (and any planned development).

H2 Guarantees

Your legal adviser should request from the vendor details of the following where applicable: Timber and damp guarantees: Damp Proof Course guarantee; Central heating service record; Electrical installation service record; Electrical works guarantees/certification; FENSA certificate; Boiler guarantee; Appliance guarantees.

H3 Other matters

I have been advised by the vendor / agents that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

Check the ownership and maintenance responsibilities for the drains and boundaries for the property, especially the shared access road, paths, open ground and parking areas.

Enquire whether there are any easements, covenants, way-leaves, encumbrances or rights of way affecting the subject property.

You should check the status of the water meter serving this property.

We have obtained the EPC information (see Section D) via the EPC register and we have not carried out an EPC inspection of the property ourselves.

Request the keys for the window locks and the manuals for the electrical and gas appliances/equipment to be left with the property.

Your legal adviser should make enquiries to confirm if there are any service/maintenance charges applicable to the property.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and not be reasonably changeable.

Risks

I1 Risks to the building

The predominant soil type in this area is loam. There can be some degree of subsidence risk associated with this soil type. This is a generalisation based on the soil type, conditions and possible insurance claims and not on knowledge of individual cases.

There is a fir type tree next to the inspection cover in the chippings to the front. The roots are growing around the chamber and may cause some damage to the drainage if the tree and roots grow much bigger. This tree should be removed before it causes a problem, as it is right next to the drainage and so close to the building. There are some large fir type trees in the neighbouring garden to the rear. You should ensure that your proposed insurance company is aware of the presence of all trees to ensure that tree related damage is covered.

All of these trees/large shrubs should be monitored and appropriately maintained (by those with liability for them), to prevent them from becoming too large. If left, they have the potential to cause some damage (directly or indirectly). If any cracking is noted to the building, or any damage noted to the grounds, you should seek appropriate advice.

I2 Risks to the grounds

The predominant soil type in this area is loam. There can be some degree of subsidence risk associated with this soil type. This is a generalisation based on the soil type, conditions and possible insurance claims and not on knowledge of individual cases.

There is a fir type tree next to the inspection cover in the chippings to the front. The roots are growing around the chamber and may cause some damage to the drainage if the tree and roots grow much bigger. This tree should be removed before it causes a problem, as it is right next to the drainage and so close to the building. There are some large fir type trees in the neighbouring garden to the rear. You should ensure that your proposed insurance company is aware of the presence of all trees to ensure that tree related damage is covered.

All of these trees/large shrubs should be monitored and appropriately maintained (by those with liability for them), to prevent them from becoming too large. If left, they have the potential to cause some damage (directly or indirectly). If any cracking is noted to the building, or any damage noted to the grounds, you should seek appropriate advice.

I3 Risks to people

Due to the age of the property (or any property constructed before 2000), it is possible that it has materials in it or within the grounds and outbuildings, that may contain traces of asbestos. Asbestos fibres are not necessarily hazardous to health if they are contained within a material. However, this is dependent on the condition of any such material and it is not advisable to cut, drill or otherwise disturb any asbestos containing material without taking all due precautions as advised by the Health and Safety Executive. More information relating to asbestos is available from the Health and Safety Executive website. This advice regarding asbestos possibly applies to materials such as drainage pipes, textured coatings, flues, roof verges and sheeting, soffits (including garage), ceiling boarding, floor tiles, electrical fittings and others.

Along the side of the landing, vertical pieces of wood (called balusters or spindles) support the handrail. The balusters are far enough apart to be a safety hazard because they could allow small children to fall through or become trapped. The staircase should be made safe now if this is an issue.

There appears to be a glass panel above the bathroom door. This is in a less dangerous location but it could present some risk of injury if broken or fallen against.

Sufficient smoke/heat and carbon monoxide detectors (as necessary), should be fitted within the property and maintained in full working order at all times. No smoke/heat detectors or carbon monoxide detectors were tested. You should test all such alarms on moving in to ensure that they are functional and replace the units by any dates stated on them.

I4 Other risks or hazards

There are no other issues to consider.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

6570665

Phone number**Company**

RJ Property Services

Surveyor's address

15a Main Street, Newbury, Berks, RG20 7AR

Year	Establishment	Qualification
2017	RICS	RICS Registered Valuer
2016	RICS	AssocRICS
2008	ELMHURST	DEA

Email

info@rjpsltd.co.uk

Website

www.rj-property-services.co.uk

Property address

42 Celtic Drive
Andover
Berkshire
United Kingdom
SP10 2UA

Client's name

Andrew Leah and Charlotte Bruce-Kerr

Date this report was produced

29th Sep 2023

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

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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 the contractors to put the 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 does 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, though 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) includes:

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

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 account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchasing the property.

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

The inspection

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests.

The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

Outside the property

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

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, 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 Walls Systems are not inspected. If the surveyor has specific concerns about these items, further investigations will be recommended before making a legal commitment to purchase.

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

R - Documents we may suggest you request before you sign contracts.

Condition rating 3 - Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Condition rating 2 - Defects that need repairing or replacing, but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 - No repair is currently needed. The property must be maintained in the normal way.

NI - Elements not inspected.

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

Energy

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

Issues for legal 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.

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

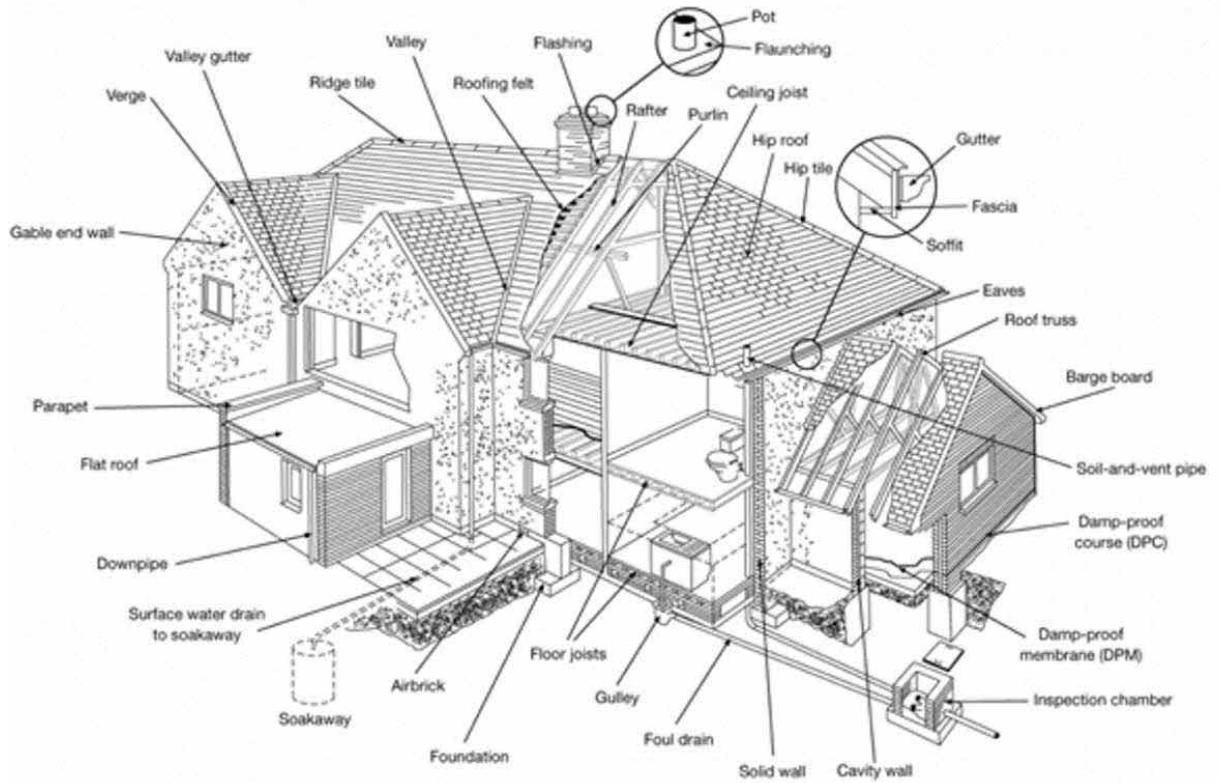
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

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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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