



HOME CONDITION REPORT

HOME CONDITION REPORT

52 Hazelwood Drive,
St Albans
AL4 0UW
Hertfordshire
United Kingdom

Report reference number (RRN) **1234-6789-1234-6789-1234**
Inspection date **9 June 2006**

SAMPLE

52 Hazelwood Drive St Albans Herts AL4 0UW United Kingdom
9 June 2006 RRN: 1234–6789–1234–6789–1234

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Introduction and terms on which report is prepared

To market your home for sale you must have a home information pack that includes a home condition report. This Home Condition Report is produced by a Home Inspector, who is a member of [Scheme Name] (a government-approved certification scheme).

The Home Inspector must provide an objective opinion about the condition of the property which the buyer, the seller and the buyer's mortgage company must be able to rely on and use.

To become a member of [Scheme Name] and be able to produce home condition reports, a Home Inspector has to:

- pass an assessment of skills, in line with National Occupational Standards; and
- have insurance that provides cover when a Home Inspector is negligent.

The Home Inspector must follow the necessary standards and [Scheme Name's] code of conduct.

A Home Condition Report is not valid unless it has been produced by a Home Inspector who is a member of a government-approved scheme and it has been entered on the Register of Home Condition Reports.

The Home Condition Report is in a standard format and is based on these terms, which set out what you should expect of both the Home Inspector and the home condition report. You and the Home Inspector cannot amend these terms.

Any other services the Home Inspector may provide are not covered by these terms and so must be covered by a separate contract.

If you have any complaint about this report, you can complain by following the complaints procedure, which is explained in more detail at the end of this document.

What this report tells you

This report tells you:

- about the construction and condition of the home on the date it was inspected; and
- whether more enquiries or investigations are needed.

The report's main aim is to tell you about any defects that need urgent attention or are serious. It also tells you about things that need further investigation to prevent damage to the structure of the building.

The report gives 'condition ratings' to the major parts of the main building (it does not give condition ratings to outbuildings). However, the report does not mention minor defects that do not need building work to put them right.

The report contains an energy performance certificate that tells you about the energy and environmental performance of the home, and suggests any improvements that you can make.

What this report does not tell you

This report does not tell you the value of your home or cover things that will be considered when a valuation is provided, such as the area the home is in or the availability of public transport or facilities.

It does not tell you about any minor defects that would not normally have any effect on a buyer's decision to buy.

- This report does not warn you about any health and safety risks to people using or visiting the property, unless repair or building work is needed to avoid the risk.
- The report does not give advice on the cost of any repair work or the types of repair which should be used.
- The report is not an asbestos inspection under the Control of Asbestos at Work Regulations 2002.

If you need advice on subjects that are not covered by the home condition report, you must arrange for it to be provided separately.

What is inspected?

The Home Inspector inspects the inside and outside of the main building and all permanent outbuildings, and the parts of the gas, electricity and water and drainage services that can be seen.

The Inspector gives each part of the structure of the main building a condition rating, to make the report easy to follow. The condition ratings are as follows.

Condition rating	Definition
1	No repair is currently needed. Normal maintenance must be carried out.
2	Repairs or replacements are needed but the Home Inspector does not consider these to be serious or urgent.
3	These are defects which are either serious and/or require urgent repair or replacement.
NI	Not inspected (See important note below)

Important note

The inspection is 'non-invasive'. This means that the Home Inspector does not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, the Home Inspector does not remove secured panels or undo electrical fittings.

The Home Inspector will say at the start of sections D, E and F of the report if it was not possible to inspect any parts of the home that are normally reported on. If the Home Inspector is concerned about these parts, the report will tell you about any further investigations that are needed. The Home Inspector does not report on the cost of any work to correct defects or how repairs should be carried out.

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Section A General information

Section A General Information

52 Hazelwood Drive St Albans AL4 0UW Hertfordshire United Kingdom

Property reference number:	45275
Home Inspector's name:	Lorem Ipsum
Home Inspector's membership number:	12345
Company name:	Lorem Ipsum
Company address and postcode:	Lorem ipsum 7 Lorem ipsum street, 122 345
Company email:	Lorem@email.com
Company telephone number:	123456789
Company fax number:	123456789
Date of the inspection:	24 April 2006
Report reference number:	1234
The report reference number of any other Home Condition Reports written for this property in the last 12 months: (Reports prepared for previous sellers are excluded).	1234-1234-1234-1234-1234
	Lorem ipsum Lorem ipsum Lorem ipsum



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Section B Summary

Section B Summary

Date of the inspection:	Lorem ipsum
Full address and postcode of the property:	Nemo enim ipsam voluptatem quia voluptas sit
Weather conditions:	Nemo enim ipsam voluptatem quia voluptas sit
The state of property when inspected:	Nemo enim ipsam voluptatem quia voluptas sit
Approximate year when the property was built:	Nemo enim ipsam voluptatem quia voluptas sit
Approximate year when the property was extended:	xxxx
Approximate year when the property was converted:	xxxx
Type of property:	voluptatem quia voluptas sit

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Section B Summary

For flats and maisonettes

The Property is a [Purpose Built] flat on the [Flat Location] floor of a [Storey-Count] story block of [Total-Apartments] flat

Accommodation

Storey	Living rooms	Bedrooms	Bath/or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground	1								
Ground	1								
First	1								
Second	1								
Third									
Fourth									
Roof space									
Totals									

Floor Area: _____ The [Measurement-Type] floor area of the [Property-Type] is [Floor-Area] square metres

Reinstatement cost: _____ Lorem ipsum Lorem ipsum

Note: This reinstatement cost is the estimated cost of completely rebuilding the property. It represents the sum at which the home should be insured against fire and other risks. It is based on building and other related costs and does not include the value of the land the home is built on. It does not include leisure facilities such as swimming pools and tennis courts. The figure should be reviewed regularly as building costs change. **Importantly**, it is not a valuation of the property.

If the property is very large or historic, or if it incorporates special features or is of unusual construction and a specialist would be needed to assess the reinstatement cost, no cost figure is provided and the report says that a specialist is needed.



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Section B Summary**Construction**

A short general description of the construction:

Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem.

Main Services

Drainage Gas Electricity Water

The ticked boxes indicate that mains services are present

Central Heating

Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione

Outside facilities

Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem.

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Section B Summary**Summary of ratings and condition**

Section of the report	Part no.	Part name	Identifier (more than one)	Rating
D: Outside	D1	Chimney stacks	X	X
	D2	Roof coverings	X	X
	D3	Rainwater pipes and gutters	X	X
	D4	Main walls	X	X
	D5	Windows	X	X
	D6	Outside doors	X	X
	D7	All other woodwork	X	X
	D8	Outside decoration	X	X
	D9	Other external detail	X	X
E: Inside Condition	E1	Roof structure		X
	E2	Ceilings	X	X
	E3	Inside walls	X	X
	E4	Floors	X	X
	E5	Fireplaces &chimneybreasts	X	X
	E6	Built in fitments – example	X	X
	E7	Inside woodwork	X	X
	E8	Bathroom fittings	X	X
	E9	Dampness	X	X
	E10	Other inside detail	X	X
F: Services	F1	Electricity	na	X
	F2	Gas	na	X
	F3	Water	na	X
	F4	Heating	na	X
	F5	Drainage	na	X

Widespread problems that affect many parts of the property:

Lorem ipsum

Summary of structural movement:

Lorem ipsum



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Section B Summary

Further Investigation

Recommended investigation of defects seen or suspected: Lorem ipsum

Section C Conveyancing and health and safety issues

Issues for conveyancers

The Home Inspector does not act as ‘the conveyancer’. However, if during the inspection, the Inspector identifies issues that the conveyancers advising the buyer and seller may need to investigate further, the Inspector will refer to these in the report. This is to draw the issues to the attention of others to improve the quality of the information in the home information pack. The Inspector will not have seen the legal and other documents in the home information pack.

Roads and footpaths:	Lorem ipsum
Drainage:	Lorem ipsum
Planning and any other permission needed:	Lorem ipsum
Freehold owner consents:	Lorem ipsum Lorem ipsum
Flying freeholds:	Lorem ipsum
Mining:	Lorem ipsum Lorem ipsum
Rights of way:	Lorem ipsum
Boundaries (including Party Walls):	Lorem ipsum
Easements:	Lorem ipsum Lorem ipsum
Repairs to shared parts:	Lorem ipsum
Previous structural repairs:	Lorem ipsum
New building warranties:	Lorem ipsum Lorem ipsum
Building insurance (ongoing claims):	Lorem ipsum
Tree preservation orders:	Lorem ipsum
Property let:	Lorem ipsum

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Section C Conveyancing and health and safety issues

Contaminated land and flooding

The Home Inspector assumes that the home is not built with nor contains hazardous materials and it is not built on contaminated land. However if any of these materials are found during the inspection, or if the Home Inspector finds evidence to suspect that the land may be contaminated, this will be shown on the report along with recommendations for further investigations.

Contamination:

Lorem ipsum

Flooding:

Nemo enim ipsam voluptatem

Health and safety risks

The Home Inspector will draw your attention to items from a set list of health and safety issues if they are seen at the property.

The Inspector does not have to identify risks which have existed in the property for a long time, and which cannot reasonably be changed. As an example, the Inspector will not draw your attention to uneven floor surfaces that have existed for decades.

Section D Outside condition

The Inspector carried out a non-invasive inspection (see the important note on page 4 for an explanation of 'non-invasive') of the outside of the main building and permanent outbuildings. They made this inspection from various points within the boundaries of the property and from public areas such as footpaths and open spaces, using binoculars where necessary. The Inspector did not stand on walls or enter neighbouring private property. They examined roofs, chimneys and other external surfaces of the building from the ground. They inspected flat roofs to single-storey buildings from a ladder, where the surface of the roof was not more than three-metres above ground level. They did not inspect features above this level that cannot be seen from any point. Because of the risk of causing damage, the Inspector did not walk on flat roofs. They assessed rainwater fittings (gutters and downpipes) only if there was heavy rain at the time of inspection.

The Inspector looked at the overall condition and the state of repair of the outside parts of the property. The report does not reflect every minor blemish and does not point out each individual minor defect in the outside walls. However, where there are so many minor defects that together they are serious, the report will say this.

When inspecting blocks of flats, it is often difficult to see the whole outside of a building or block, and its maintenance is rarely the responsibility of one person. The Inspector only carried out a non-invasive inspection to the level of detail set out above, to the main walls, windows and roof over the flat.

The Inspector did not inspect the rest of the block to this level of detail; but instead has formed an opinion based on a general inspection of the rest of the block. They provide information about the outside and shared parts so that the conveyancer can check whether the maintenance clauses in the lease or other title documents are adequate.

The Inspector inspected the shared access to the flat together with the area where car parking and any garage for the flat are, along with the access to that area. They did not inspect other shared parts, such as separate halls, stairs and access ways to other flats in the block, the lift motor room and cleaning cupboards.

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Section D Outside condition

I could not inspect the [property feature], because [...justification].
 I could not inspect the [property feature], because [...justification].

D1 Chimney stacks	Rating
[Name] [Comments]	<input type="text"/>
D2 Roof coverings	Rating
[Name] [Comments]	<input type="text"/>
D3 Rain water pipes and gutters	Rating
[Name] [Comments]	<input type="text"/>
D4 Main walls	Rating
[Name] [Comments]	<input type="text"/>
D5 Windows	Rating
[Name] [Comments]	<input type="text"/>
D6 External doors (including patio doors)	Rating
[Name] [Comments]	<input type="text"/>
D7 All other woodwork	Rating
[Name] [Comments]	<input type="text"/>

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Section D Outside condition

D8 Outside decoration	Rating
[Name] [Comments]	
D9 Other outside detail	Rating
[Name] [Comments]	
[Name] [Comments]	Rating

Section E Inside condition

The Home Inspector carried out a non-invasive inspection of all the parts of the home they could see without causing damage. However, if the Inspector could not see a part of the home without the risk of damage, and they suspect that there could be a problem, the report will say this and include recommendations on the need for further investigation.

The Home Inspector checked for damp in vulnerable areas by using a moisture-measuring meter.

They inspected the roof structure from inside the roof space where it was accessible but did not move or lift insulation material, stored goods and other contents. The Inspector did not walk around the space if there was a risk to safety (for example, where insulation covers the ceiling joists). Instead they inspected the roof from the access point.

They opened some of the windows and all the doors. They inspected floor surfaces and under-floor spaces where they were readily accessible. They did not move or lift furniture, floor coverings or other contents. The Home Inspector has not commented on sound insulation or chimney flues (or both), because it is rarely practical to do so without using specialist equipment that Home Inspectors do not carry.

The Home Inspector inspected the inside of the flat in the same way as is described under 'The inside of the property' in section C. However, they inspected the roof space only where they could get safe access from within the flat itself. The Inspector did not go into the roof space if access was only possible from the shared parts or from within another flat.

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Section E Inside condition

I could not inspect the [property feature], because [...justification].
 I could not inspect the [property feature], because [...justification].

E1. Roof structure	Rating
[Name] [Comments]	<input type="text"/>
[Name] [Comments]	Rating
[Name] [Comments]	<input type="text"/>
E2 Ceilings	Rating
[Name] [Comments]	<input type="text"/>
[Name] [Comments]	Rating
[Name] [Comments]	<input type="text"/>
E3 Internal walls & partitions & plasterwork	Rating
[Name] [Comments]	<input type="text"/>
[Name] [Comments]	Rating
[Name] [Comments]	<input type="text"/>
E4 Floors	Rating
[Name] [Comments]	<input type="text"/>
[Name] [Comments]	Rating
[Name] [Comments]	<input type="text"/>

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Section E Inside condition

E5 Fireplaces and chimney breasts (and the outside of flues)	Rating
[Name] [Comments]	<input type="text"/>
E6 Built in fittings (built in kitchen and other fittings, not including the appliances)	Rating
[Name] [Comments]	<input type="text"/>
E7 Inside woodwork (staircase, joinery, and so on)	Rating
[Name] [Comments]	<input type="text"/>
E8 Bathroom fittings	Rating
[Name] [Comments]	<input type="text"/>
E9 Dampness	Rating
[Name] [Comments]	<input type="text"/>
E10 Other issues	Rating
[Name] [Comments]	<input type="text"/>

Section F Services

Services are generally hidden within the construction of the property; for example, pipes are beneath the floors and wiring is within the walls. As a result only the visible parts of the available services can be inspected. Specialist tests were not carried out. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards. If any services (such as the boiler or mains water) are turned off, the Home Inspector will state that in the report and will not turn them on.

Otherwise, the Home Inspector turned on some taps on appliances and, where safe and practical to do so, lifted the covers on the drainage inspection chambers.

The Home Inspector reports only on the services covered in this section (electricity, gas, oil, water, heating and drainage). All other services and domestic appliances are not included in the reporting: for example security and door-answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built-in).

The report gives some general advice on safety and the importance of maintaining and servicing the home's services and appliances, particularly those providing heating and hot water.

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Section F Services

I could not inspect the [property feature], because [...justification].
 I could not inspect the [property feature], because [...justification].

F1 Electricity	Rating
<p>General advice Safety warning: Periodic inspection and testing of electrical installations is important to protect your home from damage and to ensure the safety of the occupants. Guidance published by the Institute of Electrical Engineers recommends that inspections and testing are undertaken at least every 10 years and on change of occupancy. All electrical installation work undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.</p> <p>[Comments]</p>	<input style="width: 100%; height: 100%;" type="text"/>
F2 Gas/Oil	Rating
<p>General advice Safety Warning – GAS and OIL – Regular inspection, testing, maintenance and servicing of all heating and hot water appliances and equipment should be undertaken by a registered ‘competent person’ and in accordance with the manufacturer’s instructions’. This is important to ensure that such equipment is working correctly to minimise the risk of fire and carbon monoxide poisoning as well as leakages of Carbon Dioxide and other greenhouse gases to the atmosphere. For further advice contact CORGI for gas installations, OFTEC for oil installations and HETAS for solid fuel installations.</p> <p>[Comments] Gas</p> <hr style="border: 0.5px solid black;"/> <p>[Comments] Oil</p>	<input style="width: 100%; height: 100%;" type="text"/>
F3 Water	Rating
<p>[Comments]</p>	<input style="width: 100%; height: 100%;" type="text"/>
F4 Heating	Rating
<p>[Comments]</p>	<input style="width: 100%; height: 100%;" type="text"/>
F5 Drainage	Rating
<p>[Comments]</p>	<input style="width: 100%; height: 100%;" type="text"/>

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Section G Grounds (including shared parts for flats)

Section G Grounds (including shared parts for flats)

The Home Inspector inspected the condition of the boundary walls, outbuildings and areas in common (shared) use

To inspect these areas the Home Inspector walked around the grounds. The report provides a summary of the general condition of any garden walls, fences, and permanent outbuildings. Conservatories with translucent or clear roofs attached to the main buildings are treated as outbuildings, as are garages and permanent store sheds. Buildings containing swimming pools and sports facilities are also treated as outbuildings, but the Home Inspector does not report on the leisure facilities, such as the pool itself and its equipment.

The Inspector did not inspect leisure facilities, landscaping and other facilities, including swimming pools and tennis courts, and non-permanent outbuildings

Comments on:

garages:	_____	_____
permanent sheds:	_____	_____
other permanent outbuildings:	_____	_____
other walls:	_____	_____
paved areas:	_____	_____
areas in common (shared) use:	_____	_____
conservatories:	_____	_____
other structures:	_____	_____