



HOME CONDITION REPORT

45 Caesar Avenue,
Kingsnorth,
Ashford,
Kent,
TN23 3PZ

Report reference number (RRN) **12345678**

Inspection date **12th October 2006**

IMPORTANT NOTICE

This Home Condition Report is based upon draft information produced by various parties including the Department for Communities and Local Government (DCLG).

This document will be subject to future revision once additional information is made available.

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:

- I pass an assessment of skills, in line with National Occupational Standards; and
- I 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. Neither you nor the Home Inspector can 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:

- I about the construction and condition of the home on the date it was inspected; and
- I 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.

- I 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.
- I The report does not give advice on the cost of any repair work or the types of repair which should be used.
- I 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.

Section A: General Information

Address of property inspected: 45 Caesar Avenue, Kingsnorth, Ashford, Kent, TN23 3PZ

Property reference number: ABC123

Home Inspector's name: J Harrison

Home Inspector's membership number: EXAMPLE123456

Company name: Example Surveyors Ltd

Company licence number: EXAMPLE123456

Company address and postcode: 1 High Street, Ashford, Kent, TN22 1BP

Company email: jharrison@exampleurveyors.co.uk

Company telephone number: 01344 403 400

Company fax number: 01344 302 320

Date of the inspection: 12th October 2006

Report reference number: 12345678

The report reference number of any other Home Condition Reports written for this property in the last 12 months: 0
(Reports prepared for previous sellers are excluded).

Disclosure on related parties: None

Section B: Summary

Date of the inspection:	12th October 2006
Full address and postcode of the property:	45 Caesar Avenue, Kingsnorth, Ashford, Kent, TN23 3PZ
Weather conditions:	The weather at the time of the inspection was mainly dry with intermittent light showers. This was preceded by a period of changeable weather.
The state of property when inspected:	The property was occupied and furnished.
Approximate year when the property was built:	The property was built in 1950.
Approximate year when the property was extended:	None
Approximate year when the the property was converted:	N/A
Type of property:	The property is a purpose built detached house.
Are there any signs of tenants living in the property?	No
Is the property in an area occupied primarily by tenants?	No
Is the property in a conservation area or likely to be listed?	No

Accommodation

Storey	Living Rooms	Bedrooms	Bath/or Shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground									
Ground	3			1	1				
First		4	2						
Second									
Third									
Fourth									
Roof space									
Totals	3	4	2	1	1				

Gross external floor area: 95

Reinstatement cost: £155,000

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.

Construction

A short general description of the construction:

A short description of the system built construction:

N/A

Mains Services

The ticked boxes indicate that mains services are present:

Drainage	<input checked="" type="checkbox"/>	Gas	<input checked="" type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>

Central Heating

Yes

Outside Facilities

Garages: Yes

Gardens: There are gardens to the front and rear.

Outbuildings: None

Roads and Footpaths: The footpaths to the front and rear of the property are made up.

Summary of ratings and condition

Section of the report	Part no.	Part name	Identifier (more than one)	Rating
D: Outside	D1	Chimney stacks	Front	
			Rear	1
	D2	Roof coverings		2
	D3	Rainwater pipes and gutters		2
	D4	Main walls		2
	D5	Windows		1
	D6	External doors		1
	D7	All other woodwork		2
	D8	Outside decoration		2
	D9	Other external detail		NI
E: Inside	E1	Roof structure		2
	E2	Ceilings		3
	E3	Internal walls & partitions & plasterwork		1
	E4	Floors		1
	E5	Fireplaces and chimney breasts		2
	E6	Built in fittings		1
	E7	Inside woodwork		1
	E8	Bathroom fittings		1
	E9	Dampness		1
	E10	Other inside detail	Finishes	2
F: Services	F1	Electricity		3
	F2	Gas/Oil		3
	F3	Water		2
	F4	Heating		1
	F5	Drainage		2

Overall condition of the property:

The property is in a fair condition but some works of repair and maintenance are required.

Widespread problems that affect many parts of the property:

None

Summary of structural movement:

None

Further investigation

Recommended investigation of defects seen or suspected:

Your attention is drawn to the following matter for which further investigation is recommended by someone who is appropriately qualified: Electrical Installation (Section F1) and Gas Installation (Section F2).

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:	None
Drainage:	None
Water:	None
Planning and any other permission needed:	None
Freehold owner consents:	None
Flying freeholds:	There is a flying freehold.
Mining:	None
Rights of way:	None
Boundaries (including Party Walls):	The Boundary is Undefined
Easements:	None
Repairs to shared parts:	
Previous structural repairs:	I understand that certain works including installation of double glazing have been carried out to parts of the property under warranty.
New building warranties:	
Building insurance (ongoing claims):	
Tree preservation orders:	None

Property let:

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: None

Subsidence: None

Flooding: None

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.

The Home Inspector has not been able to inspect the following parts of the exterior of the property for the reasons stated here:

N/A

D1 Chimney stacks	Rating
Front There are two brick chimney stacks. The front stack appears in reasonable structural condition. No repair is presently required.	
Rear The rear chimney stack is weathered and in need of repair. A number of bricks have also spalled (eroded) and these should be replaced. This requires repair or replacement but is not considered serious or urgent.	1
D2 Roof coverings	Rating
The roof is of pitched design and plain tiled. The tiles to the rear have slipped. This requires repair or replacement but is not considered serious or urgent.	2
D3 Rainwater pipes and gutters	Rating
The rainwater fittings are cast iron. They are reaching the end of their useful life. This requires repair or replacement but is not considered serious or urgent.	2
D4 Main walls	Rating
The main walls are cavity construction brick. Localised repointing and making good is required to areas of soft mortar near the ground level in order to stop further deterioration and possible damp penetration. The vents which provide air circulation beneath the suspended timber floor are adequately spaced around the property. earth and debris block those on the rear and these obstructions should be removed. This requires repair or replacement but is not considered serious or urgent.	2
D5 Windows	Rating
The windows are a mixture of double glazed plastic and timber. It should be noted, however, that double glazing can vary in quality, particularly in respect of the seals around the edges of the glass. Whilst no such problems were found, these seals tend to deteriorate over time, eventually resulting in misting and the need for repair or replacement. No repair is presently required. Normal maintenance must be undertaken.	1
D6 External doors (including patio doors)	Rating
The original front and side doors have been replaced with plastic double glazed units. No repair is presently required.	1
D7 All other woodwork	Rating
The roof edge timbers are showing signs of decay and need attention. Bearing in mind the poor state of the guttering further decay may be discovered in the roof timbers, when the guttering is replaced. This requires repair or replacement but is not considered serious or urgent.	2
D8 Outside decoration	Rating
The external decoration is beginning to deteriorate and will need renewing in the next few years. This requires repair or replacement but is not considered serious or urgent.	2
D9 Other outside detail	Rating
There are no other external details.	NI

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.

The Home Inspector has not been able to inspect the following parts of the interior of the property for the reasons stated here:

N/A

E1 Roof structure	Rating
The roof space was entered through a hatch in the landing ceiling. The space has been used for the storage of heavy household items. These items should be removed as the roof structure and ceilings are not capable of supporting such loads over a long period of time. The roof has been lined with sarking felt which is torn. This requires repair or replacement but is not considered serious or urgent. The roof structure is formed with conventional timber rafters and purlins, supporting the coverings. The structure appears satisfactory but it has sagged slightly. This is not unusual bearing in mind the age of the property. No significant repairs are necessary at this time.	2
E2 Ceilings	Rating
The first floor plaster ceilings are cracked in a number of areas. The bathroom ceiling has been lined with old polystyrene tiles. As these constitute a fire hazard, they should be removed. This is considered serious and in need of urgent repair or replacement.	3
E3 Internal walls & partitions & plasterwork	Rating
The property has a mixture of solid masonry and timber framed internal walls. These are in serviceable condition with no obvious significant defects. However, there is some evidence of bulging but this is not considered ongoing or serious and no major repairs are needed. The plaster finishes are also in acceptable condition. No repair is presently required. Normal maintenance must be undertaken.	1
E4 Floors	Rating
The floors are in satisfactory order with no obvious structural defects. Some surfaces are not precisely true and level and some floors move slightly underfoot. These defects are not unusual with a property of this age and no repair is presently required.	1
E5 Fireplaces and chimney breasts (and the outside of flues)	Rating
The only fireplace that remains is in the living room, all other fireplaces have been removed and the openings boarded over. The flues behind these openings require ventilating, to prevent the build up of condensation and damp. This requires repair or replacement to prevent the build up of condensation.	2
E6 Built in fittings (built in kitchen and other fittings, not including the appliances)	Rating
They have been upgraded and are modern. No repair is presently required.	1
E7 Inside woodwork (staircase, joinery and so on)	Rating
The internal joinery is in fair condition for the age of the property. Due to everyday wear and tear, the kitchen door is damaged and should be renewed. The staircase was fully carpeted which restricted the inspection. No serious defects were evident although some treads creaked and need attention. This requires repair or replacement but is not considered serious or urgent.	1
E8 Bathroom fittings	Rating
Although these are satisfactory, they are somewhat dated and may require modernisation. No repair is presently required.	1
E9 Dampness	Rating
Where accessible, moisture readings were taken internally and there were no signs of rising damp in this property. There is condensation staining in the ground floor WC and in the bathroom and ventilation and insulation should be improved. There is evidence of old damp staining to roof timbers adjacent to the chimney stack but as surfaces were dry, no remedial action is needed at this stage. It would be prudent to carry out an external inspection of the area, when annual maintenance is next undertaken to ensure no ongoing problem exists. No repair is presently required.	1
E10 Other issues	Rating
Finishes The painted plaster ceilings need repair and redecoration. Wallpaper decorations are satisfactory but the kitchen and bathroom need complete redecoration.	2

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.

The Home Inspector has not been able to inspect the following services of the property for the following reasons.

None

F1 Electricity	Rating
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. The meter and consumer unit are located under the stairs. Where visible, the installation has been wired in older type plastic covered cable. No significant defects were noted but there are a number of original fittings and therefore, a specialist test is advisable. Further advice should be obtained.	3
F2 Gas/Oil	Rating
General advice: Safety Warning - GAS: Regular servicing of the gas installation and all gas appliances is important to ensure you protect your home from damage and to ensure the safety of the Occupants. This MUST be carried out by a CORGI registered installer. If there is no current certificate relating to an appliance installation, a CORGI registered installer should check and test the installation. The gas meter and stop tap is located under the stairs. Although the gas installation appears in fair order, it is original and therefore should be tested for any fault or leakage. Further advice should be obtained.	3
F3 Water	Rating
The outside stopcock is in the pavement. The internal stopcock is under the kitchen sink. Where visible, the plumbing is in fair condition for its age. Hot water is provided by the back boiler to the gas fire and is stored within a cylinder in the airing cupboard. The cylinder is covered by an insulation jacket and appears in satisfactory condition with no evidence of any leakage. The plastic water storage tank in the roof space appears in satisfactory order with no obvious sign of leakage. However, the lid is loose and should be refixed. This requires repair or replacement but is not considered serious or urgent.	2
F4 Heating	Rating
Central heating is provided by the gas fired back boiler in the living room. The system was not operating at the time of inspection and no comment can be made on its effectiveness. Where visible, no signs of any significant disrepair or serious defect could be found with heating pipework. Nevertheless, some minor leakage has occurred close to radiator valves and localised repairs will be required. The plastic feed tank in the roof space, which serves the central heating boiler, is hidden from view. No repair is presently required.	1
F5 Drainage	Rating
Where access could be obtained, the underground drains were clear with no evidence of any blockage. The deformed inspection cover in the front drive should be upgraded to reduce the risk of collapse. The cast-iron soil and vent pipe (main vertical drainage pipe) is beginning to rust and requires some maintenance and repair. The rainwater gulleys are covered with debris which should be cleared away. This requires repair or replacement but is not considered serious or urgent.	2

Section G: Grounds

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:	The garage is of basic brick construction but is serviceable.
permanent sheds:	None.
other permanent outbuildings:	None.
boundary walls:	None.
other walls:	None.
paved areas:	Satisfactory
areas in common (shared) use:	N/A
conservatories:	
other structures:	

When the report is complete

All home condition reports are held on a register kept by or on behalf of the Government in accordance with regulations made under the Housing Act 2004. Under those regulations, a copy of this home condition report can be inspected on-line at [hcrportal@address] by entering its unique reference number [12345678]. Entering this number allows anyone to inspect the report so you should not give it to someone unless you are happy for them to see the report. If you give someone the reference number and wish to prevent others from inspecting the report, you should tell the recipient that you do not want the number to be further disclosed.

Home Inspector's signature:
(Note: Facsimile signature taken from in the database)

Inspector's membership number:

EXAMPLE123456

Name:

J Harrison

Qualifications:

Address:

1 High Street,
Ashford,
Kent,
TN22 1BP

Phone number:

01344 403 400

Fax number:

01344 302 320

E-mail address:

jharrison@exampleurveyors.co.uk

Date of making the report:

12th October 2006

What to do if you have a complaint

If you have a complaint about this Home Condition Report or the Home Inspector who carried it, out you should follow the procedures set out below.

- I Ask the company who provided the report, (the company named on the front of the report) or the Home Inspector who carried it out to give you a copy of their complaints handling procedure. All companies must have a written procedure and make it available to you if you ask.
- I Follow the guidance given in the document, which includes making a formal complaint.
- I Companies that provide home condition reports must handle your complaint in accordance with their procedure.

You may ask [scheme name] [scheme address] to investigate the complaint if:

- I your complaint is about an allegation of criminal activity;
- I the company fails to handle your complaint in line with their procedure; or
- I you are not happy with how they have handled your complaint.

If you are the seller and believe that the report is incorrect. You should report this to the company that provided the report (or the Home Inspector who carried out the inspection).

- I If the company or the Inspector agrees that details are not correct, they will give a corrected report and ask for the inaccurate report to be removed from the register of home condition reports.
- I If the company or Inspector do not agree, you may complain to [scheme name] and apply to have the report removed from the register of home condition reports.