

HOME CONDITION REPORT

ADDRESS of Property Inspected

SURVEYOR

Surveyors Name &
Qualifications

Surveyors Diploma No

Company Name

Address

E Mail Address

Telephone Number

Any queries regarding this report must be addressed in the first instance to the Estate Agent

Fax Number

Inspection Date

Unique Report Reference Number

Address

Inspection Date

SECTION A

INTRODUCTION

This is a Home Condition Report (HCR) on the condition of the property. It is in a standard format and has been prepared by a Surveyor as part of a Government trial examining consumers acceptance of the HCR as proposed in the draft Housing Bill. The Surveyor has a duty to provide an impartial opinion that can be used and relied upon by the buyer and the seller. It is agreed by the parties that the provisions of the Contracts (Rights of Third Parties) Act 1999 will apply.

TERMS OF ENGAGEMENT

The report has been commissioned on the basis of these Terms of Engagement by, or on behalf of, the seller of the property, and describes the condition of the property on the date of inspection. Those parts of the property that have been inspected and those parts where an inspection has not taken place are set out below and form part of these terms.

WHAT THIS REPORT TELLS YOU

This report tells you about the construction and condition of the property on the date when it was inspected, being the date shown at the top of each page. It also tells you whether and where further enquiries are needed.

It tells you about matters that are considered significant or in need of urgent attention. It also tells you about matters which require further investigation to prevent damage to the fabric of the building or which are a threat to personal safety.

WHAT THIS REPORT DOES NOT TELL YOU

This report does not tell you the value of the property. You should commission independent advice if you require a valuation.

It does not tell you about any minor matters that would not ordinarily have any effect on a buyer's decision to purchase.

WHAT WAS INSPECTED

Externally, the property was inspected from within its grounds and adjoining public and communal areas, from ground level with the help of binoculars. To assist in inspecting any flat roofs, the Home Inspector used a ladder to look at roofs that were no more than 3 metres from ground level, where it was safe and practical to do so.

Internally, the Surveyor gained access to as many parts of the property as was safe and practical. To assist the inspection, a moisture detecting meter was used in selected locations. In the event that some part of the property was inaccessible, which would normally have been inspected, this is mentioned within the report.

Services The Surveyor carried out a visual inspection of those parts of the services (electrics, gas, water, drainage), which can be generally seen on a day-to-day basis. The taps have been turned on, and drainage inspection chambers have been opened where they could be found and lifted safely by one person.

Address

Inspection Date

Flats The interior of the flat was inspected as described above. The roof space was only inspected where it had direct access from within the flat. The common parts that lead to and from the flat and the exterior of that part of the building containing the flat were inspected to identify if there are any urgent or significant defects, for which the cost of repair is likely to be shared by the flat owner and others.

Grounds The Surveyor walked round those parts of the grounds where it was safe to do so, but has only reported on matters of an urgent or significant nature.

WHAT WAS NOT INSPECTED

The Surveyor did not carry out tests of services, or look at those parts of the property that are covered, unexposed and inaccessible. In particular the following were not inspected –

Exterior The parts of the property that can only be seen by entering somebody else's private grounds or property. Flat roofs that cannot be reached, other than from ground level with a 3 metre ladder. (The Surveyor did not walk on flat roofs). Foundations and parts of the property covered by the ground.

Interior Areas that are behind secured trap doors, behind furniture or filled cupboards. Floor surfaces and under floor areas that were beneath fitted carpets and other floor coverings. Roof voids, where there is no access or where the access is above 3 metres from the immediate floor level below, or where it would be unsafe. Insulation and other material in the roof space was not lifted or moved. The inside of chimneys, boiler and other flues.

Services No contractors tests on services were carried out and the Surveyor does not report on compliance with Regulations relating to such services to the property. Drainage inspection covers were not lifted where they were heavy, screwed down or otherwise sealed in.

Flats Roof spaces that are not accessible from within the flat.

Grounds Leisure facilities including swimming pools, tennis courts together with temporary outbuildings such as timber sheds, all of which are expressly excluded from the scope of this report.

The Surveyor may recommend further investigation where a suspicion about defects is raised within a part of the property that has not been inspected.

The Surveyor has prepared this report in a standard format which includes condition ratings for various parts. Such parts will be rated as follows.

CONDITION RATING

DEFINITION

- | | |
|----------|---|
| 1 | No repair is presently required. Normal maintenance must be undertaken. |
| 2 | Repairs are required but the Home Inspector does not consider these to be either serious or urgent. |
| 3 | Defects of a serious nature exist or defects require urgent repair. |

WHAT IF I HAVE A COMPLAINT

All Surveyors are required to have a complaints handling procedure and a copy will be available upon request.

SECTION B

GENERAL INFORMATION ABOUT THE PROPERTY

Date of Inspection

Full Address

Postcode (separate field)

The weather conditions at the time of inspection

Approximate date of original construction

Type of property

Flats – which floor and how many floors in the block

Accommodation

No of Rooms	Living Rooms	Bedrooms	Bath and/or shower	Separate WC	Kitchen	Others (describe)
Basement Lower G F						
Ground Floor						
First Floor						
2nd and other Floors						
Total number of rooms						

Gross external floor area (in square metres)

Reinstatement Cost £

(Note: This figure is for insurance purposes only, and is not the market value of the property. It excludes leisure facilities such as swimming pools/tennis courts)

A short general description of the construction

ROOF
WALLS
WINDOWS
FLOORS

Address

Inspection Date

If the property is of an unusual construction or system built, provide further details with system name if known.

Tenure

Summary of Mains Services Connected

Drainage

Gas

Electricity

Water

Is there a garage

YES

NO

If YES is it a:

Single Garage

YES

NO

Double Garage

YES

NO

Other

YES

NO

Is it located within the plot

YES

NO

Summary

B1. The overall condition of the property

B2. Summary of Rating 3 Defects

Address

Inspection Date

B2. Cont.

Widespread Defects that Affect Multiple Parts of the Property

B3. Further Investigation or Testing Recommended

Further Investigation of Observed Defect

Precautionary Testing (e.g. gas fires and electrical systems)

Is the building Listed or in a Conservation Area. If so provide any relevant comments

Address

Inspection Date

SECTION C

OTHER MATTERS

C1. MATTERS identified by the Home Inspector which need to be investigated by a legal advisor/ conveyancer (including, but not limited to such matters as highway adoption, sewers and drains, rights of way, covenants, easements, planning and statutory consents, environmental concerns, mining etc)

C2. HEALTH AND SAFETY RISKS CONCERNING THE PROPERTY

C3. OTHER RISKS ASSOCIATED WITH THE PROPERTY (including subsidence, flooding, etc that the Home Inspector considers are a risk to this property)

Address

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SECTION D

EXTERIOR CONDITION

Roofs, chimneys and other external surfaces of the building were examined from ground level and where necessary from adjoining public property with the help of binoculars. Flat roofs to single storey additions were inspected if accessible from a 3 metre ladder. The roof structure was examined from inside the roof space where accessible (insulation material, stored goods and other contents were not moved or lifted). The efficiency of rainwater fittings (gutters and down pipes) can only be assessed if there was heavy rain at the time of inspection. See further comments in the Appendix.

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

D.1. CHIMNEY STACKS

Condition Rating

Justification for Rating and Comments

D.2. ROOF COVERINGS

Condition Rating

Justification for Rating and Comments

Address

Inspection Date

SECTION D (continued)

D.3. RAIN WATER PIPES & GUTTERS

Condition Rating

Justification for Rating and Comments

D.4. MAIN WALLS

Condition Rating

Justification for Rating and Comments

Address

Inspection Date

SECTION D (continued)

D.5. WINDOWS

Condition Rating

Justification for Rating and Comments

D.6. EXTERNAL DOORS (including Patio Doors)

Condition Rating

Justification for Rating and Comments

D.7. ALL OTHER WOODWORK

Condition Rating

Justification for Rating and Comments

Address

Inspection Date

SECTION D (continued)

D.8. CLADDINGS eg, boarding to the external walls

Condition Rating

Justification for Rating and Comments

D.9. EXTERNAL DECORATION

Condition Rating

Justification for Rating and Comments

D.10. OTHER Detail below

Condition Rating

Justification for Rating and Comments

Address

Inspection Date

SECTION E

INTERNAL CONDITION

Floor surfaces and underfloor spaces were examined as far as they were accessible (furniture, floor coverings and other contents were not moved or lifted). If a part or area which should be examined was found not to be accessible, this is reported. If a problem is suspected, advice is given on what action should be taken. It is not possible to assess the internal condition of any chimney, boiler or other flues. (In some cases, when furniture and pictures are removed internal decorations may prove to be damaged or faded). See further comments in the Appendix.

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

E.1. ROOF STRUCTURE

Condition Rating

Justification for Rating and Comments

E.2. CEILINGS

Condition Rating

Justification for Rating and Comments

E.3. INTERNAL WALLS & PARTITIONS

Condition Rating

Justification for Rating and Comments

Address

Inspection Date

SECTION E (continued)

E.4. FLOORS

Condition Rating

Justification for Rating and Comments

E.5. FIREPLACES & CHIMNEYS (but not appliances)

Condition Rating

Justification for Rating and Comments

E.6. BUILT IN FITMENTS (built in kitchen and other fittings excluding appliances)

Condition Rating

Justification for Rating and Comments

E.7. INTERNAL WOODWORK (staircase, joinery, etc)

Condition Rating

Justification for Rating and Comments

Address

Inspection Date

SECTION E (continued)

E.8. BATHROOM FITTINGS

Condition Rating

Justification for Rating and Comments

E.9. INTERNAL DECORATION

Comments

E.10. DPC/DAMP-PROOF MEMBRANES

Condition Rating

Justification for Rating and Comments

E.11. CELLARS

Condition Rating

Justification for Rating and Comments

Address

Inspection Date

SECTION E (continued)

E.12. OTHER Detail below

Condition Rating

Justification for Rating and Comments

Address

Inspection Date

SECTION F

Services are difficult to inspect as these are generally hidden within the construction of the property. For example pipes beneath the floors and wiring within the walls. The Home Inspector has only carried out a visual inspection of the following services. Specialist tests have not been carried out. The visual inspection did not assess the efficiency, operational effectiveness or compliance with modern standards. If there is cause to suspect a problem or visual defects are noted, a warning has been given with a recommendation for specialist testing by a suitable qualified contractor.

SERVICES

F.1. ELECTRICITY
Condition Rating
Justification for Rating and Comments
F.2. GAS
Condition Rating
Justification for Rating and Comments
F.3. WATER
Condition Rating
Justification for Rating and Comments

Address

Inspection Date

SECTION F (continued)

F.4. HEATING

Condition Rating

Justification for Rating and Comments

F.5. DRAINAGE

Condition Rating

Justification for Rating and Comments

F.6. OTHER Detail below

Condition Rating

Justification for Rating and Comments

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SECTION G

GROUNDS, BOUNDARY WALLS, OUTBUILDINGS AND COMMON FACILITIES

Leisure facilities, gardens and other amenities, eg swimming pools/tennis courts have not been reported on. Non-permanent outbuildings have not been reported on.

HOME INSPECTOR'S COMMENTS

Address
Inspection Date

Signature of Surveyor

Name

Qualifications

Address

Tel No

Fax No

Date of Report

Any queries regarding this report must be addressed in the first instance to the Estate Agent.