Home Condition Report Data model
Version 8 - dated 1st December 2004

This version of the Home Condition Report contains the amendments agreed by the Home Condition Report and Regulations Working Groups, up to December 1st 2004

The report identifies the data inputs (including the energy performance) that the Home Inspector must complete to produce the Home Condition Report

IT IS NOT THE CONSUMER DOCUMENT, which will be designed during 2005, nor does it contain the Energy Report format that is still under design.

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Home Condition Report Data model
Version 8 - dated 1st December 2004

HOME CONDITION REPORT

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Address of Property Inspected	25 Copeland Road Wombwell, Barnsley, S73 8TF
Property Reference Number (if known)	HCR1454644
Home Inspector's Name	Paul Maplethorpe
Home Inspector's Licence Number	
Company Name	RotherhamMBC
Company Licence number	
Company Address	18 Rotherham Road, West Melton, Rotherham, South Yorkshire, S63 6AE
Company email	paul.maplethorpe@rotherham.gov.uk
Company telephone	01709 873331
Company fax	
Date of the Inspection	28/03/2006
Report Reference Number	HCR1454644
Number of Home Condition Reports compiled for this property in the last 12 Months	
Disclosure on Related Parties *	

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SECTION A

INTRODUCTION

This is a report on the condition of 25 Copeland Road Wombwell, Barnsley, S73 8TF. It is in a standard format and has been prepared by a Home Inspector licensed under the Home Inspectors Certification Scheme (please refer to the appendix for more details about the licensing of Home Inspectors). The Home Inspector has a duty to provide an opinion about the condition of the property that can be used and relied upon by prospective buyers, the seller and the buyer's mortgage lender.

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 in the appendix to this report and form part of these terms.

Neither you nor the Home Inspector can amend these Terms of Engagement. Any services the Home Inspector may agree to provide in addition to preparing this Home Condition Report must be set out in a separate, written contract.

PAYMENT

The terms of payment and fees payable for the Home Condition Report are as separately agreed between the Home Inspector and the Seller (or on the Seller's behalf).

WHAT THIS REPORT TELLS YOU

This report tells you about the construction and condition of the property on the date when it was inspected which is shown in the report. It also tells you whether and where further enquiries are needed.

It tells you about matters that are considered serious or in need of urgent attention. It also tells you about matters that require further investigation to prevent damage to the fabric of the building.

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.

This report does not warn you about any health and safety risks to occupiers or visitors to the property except where the risks are such that repairs or building works are required.

WHAT WAS INSPECTED

The main building and all permanent outbuildings were inspected externally and internally and an inspection was made of the visible parts of the services. Full details about the inspection and the limitations on it are given in the appendix. These details form part of the Terms of Engagement and should be read carefully.

Each part of the structure of the main building is given a Condition Rating, to make the report easy to follow. The Condition Ratings are

CONDITION RATING	DEFINITION
Not Inspected	Not inspected.
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 or defects requiring urgent repair.

COMPLAINTS

Should you have any complaint about this Home Condition Report or the Home Inspector who prepared it, please follow the steps set out in the Appendix to these Terms of Engagement, to be found at the back of the report.

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Section B - Summary

General

Date of Inspection	28/03/2006
Full Address	25 Copeland Road Wombwell Barnsley S73 8TF
Weather conditions	The weather at the time of the inspection was. fine
Was the property furnished or unfurnished	Furnished
Date range of original construction	1930-1949
Date range of addition/extension.	
Name of extension (If more than 1, one line for each)	
If property is formed by conversion, state the date range of conversion	
Type of property	House, Semi-Detached
Are there any signs of tenancy occupation in the property?	No,
Is the property of a type or located in an area where tenancy occupation is predominant?	No
Is the property in a conservation area or likely to be listed?	No
Listing grade (if known)	

For flats and maisonettes

Flats - which floor and how many floors in the block	
Number of flats in the block	
Is the property purpose built or converted	
Is there a lift serving the block?	
Commercial uses within the block	
Approximate % of commercial use	
Current commercial use	

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Where in the building is the commercial use situated

Accommodation

Notes: (1) All accommodation is included in this table, including extensions and additions.
(2) The values of the field "storey" are codified in a list. It includes "Roof space" where rooms have been built in the roof space.
(3) A conservatory can appear on any storey. A rooftop conservatory is classified as a storey called "Rooftop"
(4) Only the storeys that are populated are included in the output HCR.

Storey	Living Rooms	Bedrooms	Bath and/or shower	Separate WC	Kitchen	Utility Room	Conserv-atory (hot or cold)	Other	Name of "Other"
Lower Grnd									
Ground	1			1	1				
First		2	1						
Second									
Third									
(Fourth etc)									
Roof space									
Totals	1	2	1	1	1				6

House only: Gross external floor area (m²) 78.84

Flat only: Gross internal floor area (m²)

Reinstatement Cost 135,000

(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 and tennis courts)

Construction

Short general description of the construction

ROOF	Pitched roman tiles
WALLS	Brick which has now been over spray painted
FLOORS	suspended timber execpt for kitchen which is solid concrete
WINDOWS	hard wood D G exept for bathroom which is soft wood single glazed

Is the property of system built construction? No

If system built, state system name

Mains Services

Drainage	Gas	Electricity	Water
Yes	Yes	Yes	Yes

Where no mains drainage or mains water is provided, state alternative type of facility

Central Heating

Does the property have central heating? Yes

Fuel type Gas (mains)

Full or partial system Full

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External Facilities

Is a garage provided?	Yes
Is the garage on or off site?	On Site
Is the garage integral?	Detached
Is the garage a single, double or more?	Single
Is there a carport?	No
Number of allocated parking spaces	3
Are these on or off site?	On Site
Are there any gardens that are part of the property?	Yes
Are the gardens to the front, side or rear?	Front Garden = Yes, Side Garden = No, Rear Garden = Yes
Are there any outbuildings with the property?	Yes
Number of outbuildings	1
Use for outbuildings	Garage
Are the roads and footpaths made up?	Yes

Summary of Condition

Overall condition of the property	The property is in good condition
Widespread Defects that Affect Multiple Parts of the Property	none
Summary of foundation related movement	there are no movements of foundations
Remarks on condition	Good

Further Investigation

Recommended investigation of observed defects	
Remarks on investigations	
Precautionary Testing (gas)	
Precautionary Testing (electrics)	

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Summary of Ratings

Note: In every case, this table contains a complete list of all part of Sections D, E, and F, and is therefore of variable length. It is generated by the system from the data input by the Inspector.

Section of the Report	Part No.	Part Name	Identifier (where more than one entry in the table)	Rating
D: External	D1	Chimney stacks	D.1.1) The chimney stack is of brick	D.1.1) 1
	D2	Roof coverings	D.2.1) The sloping roof is of tiles	D.2.1) 1
	D3	Rain water pipes & gutters	D.3.1) The rainiwater fittings are a mixture of UPVC and cast ion down pipes D.3.2) Down pipes	D.3.1) 1 D.3.2) 1
	D4	Main walls	D.4.1) The main walls are brick painted over with a textured coting	D.4.1) 1
	D5	Windows	D.5.1) The windows are a mixture of bouble glazed hard wood and one soft wood singel glazed window D.5.2) Window mastic	D.5.1) 1 D.5.2) 2
	D6	External doors	D.6.1) The external doors are of wood	D.6.1) 1
	D7	All other woodwork		
	D8	Claddings		
	D9	External decoration	D.9.1) The decorative paint to the exteria	D.9.1) 2

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			to the exteria walls	
	D10	Other external detail		
E: Internal	E1	Roof structure	E.1.1) The roof timbers E.1.2) The chimeney breast	E.1.1) 1 E.1.2) 1
	E2	Ceilings	E.2.1) The ceilings are lath and plaster	E.2.1) 1
	E3	Internal walls	E.3.1) The internal walls and partitions are of brick	E.3.1) 1
	E4	Floors	E.4.1) The kittchen floor is concrete E.4.2) The floors to the rest of the house are timber	E.4.1) 1 E.4.2) 1
	E5	Fireplaces & chimney breasts	E.5.1) The fireplace is of wood and marble	E.5.1) 1
	E6	Built in fitments	E.6.1) The built in fittings to the Kitchen	E.6.1) 1
	E7	Internal woodwork	E.7.1) The internal woodwork including doors skirtings banister staircase is of wood	E.7.1) 1
	E8	Bathroom fittings	E.8.1) The sanitary fittings in the bathroom comprise a bath toileet and hand basin	E.8.1) 1
	E9	Dampness	E.9.1) There is no	E.9.1) 1

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			evidence of dampness	
	E10	Other internal detail		
F: Services	F1	Electricity	na	1
	F2	Gas	na	1
	F3	Water	na	1
	F4	Heating	na	1
	F5	Drainage	na	1

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Section C - Risks

C1. Matters that need to be investigated by a legal advisor or conveyancer.
Note: Each box may contain a 'tick'

Highway adoption		Sewers	
Drains		Rights of way	
Covenants		Easements	
Planning and statutory consents		Environmental concerns	
Mining			

Remarks on legal risks	

C2. Health And Safety Risks — There are no H/S risks

C3. Other Risks

Subsidence	
Contamination	
Flooding	

Remarks on other risks	

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Section D - External Condition

Roofs, chimneys and other external surfaces of the building were examined from the ground level and where necessary from adjoining public property with the help of binoculars. Flat roofs to single storey buildings were inspected from a ladder if the surface of the roof is not more than 3-metres above the adjoining ground level. The efficiency of rainwater fittings (gutters and down pipes) was assessed only if there was heavy rain at the time of inspection.

Definition of Ratings

NI	Not inspected.
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.

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

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D.1. CHIMNEY STACKS	
Identifying name for the part (where more than one is recorded)	D.1.1) The chimney stack is of brick
Condition Rating	D.1.1) 1
Justification for Rating and Comments	D.1.1) The brickwork to the chimney stack is in good order having recently been repointed and the weatherproofing has also been checked
D.2. ROOF COVERINGS	
Identifying name for the part (where more than one is recorded)	D.2.1) The sloping roof is of tiles
Condition Rating	D.2.1) 1
Justification for Rating and Comments	D.2.1) The tiles are in good order. The ridge tiles have all been repointed and are in good order with no leaks. the roof slope is good
D.3. RAIN WATER PIPES & GUTTERS	
Identifying name for the part (where more than one is recorded)	D.3.1) The rainiwater fittings are a mixture of UPVC and cast ion down pipes D.3.2) Down pipes
Condition Rating	D.3.1) 1 D.3.2) 1
Justification for Rating and Comments	D.3.1) the rainwater gutters to the whole property are new and in good condition with no leaks D.3.2) The down pipes are origianal cast iron and are in good order the joints do not leak and the drain gullies are clear
D.4. MAIN WALLS	
Identifying name for the part (where more than one is recorded)	D.4.1) The main walls are brick painted over with a textured coting
Condition Rating	D.4.1) 1
Justification for Rating and Comments	D.4.1) The walls to the whole house are in good condition and have been over sprayed with a weatherproof decortive paint

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D.5. WINDOWS	
Identifying name for the part (where more than one is recorded)	D.5.1) The windows are a mixture of bouble glazed hard wood and one soft wood singel glazed window D.5.2) Window mastic
Condition Rating	D.5.1) 1 D.5.2) 2
Justification for Rating and Comments	D.5.1) The double glazed sealed units to the whole property are in good order. The single glazed window to the bathroom is in good order. all the windows open and close all have draughproofing all windows lock D.5.2) The mastick sealent to the double glazed units is worn /cracking and should be replaced
D.6. EXTERNAL DOORS (including Patio Doors)	
Identifying name for the part (where more than one is recorded)	D.6.1) The external doors are of wood
Condition Rating	D.6.1) 1
Justification for Rating and Comments	D.6.1) The doors to the back and front open and close and are in good order. the locks work and the doors are water proof
D.7. ALL OTHER WOODWORK	
Identifying name for the part (where more than one is recorded)	
Condition Rating	
Justification for Rating and Comments	
D.8. CLADDINGS (e.g., boarding to the external walls)	
Identifying name for the part (where more than one is recorded)	
Condition Rating	
Justification for Rating and Comments	
D.9. EXTERNAL DECORATION	
Identifying name for the part (where more than one is recorded)	D.9.1) The decorative paint to the exteria walls
Condition Rating	D.9.1) 2
Justification for Rating and Comments	D.9.1) The exterial decorative wall paint is wearing and should be replaced
D.10. OTHER EXTERNAL DETAIL	
Identifying name for the part (where more than one is recorded)	

Condition Rating	
Justification for Rating and Comments	

Section E - Internal Condition

Floor surfaces and under-floor spaces were examined as far as they were accessible. Furniture, floor coverings and other contents were not moved or lifted.

The roof structure was examined from inside the roof space where accessible. Insulation material, stored goods and other contents were not moved or lifted.

Definition of Ratings

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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.

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

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E.1. ROOF STRUCTURE	
Identifying name for the part (where more than one is recorded)	E.1.1) The roof timbers E.1.2) The chimeney breast
Condition Rating	E.1.1) 1 E.1.2) 1
Justification for Rating and Comments	E.1.1) The roof timbers to the whole property are in good order. There is no felting. The timbers are all present and take the roof load to the load bering walls of the house E.1.2) The chimney breast to the property is stained but this is old and the roof is not leaking now as new flashing has been installed
E.2. CEILINGS	
Identifying name for the part (where more than one is recorded)	E.2.1) The ceilings are lath and plaster
Condition Rating	E.2.1) 1
Justification for Rating and Comments	E.2.1) The ceilings to the whole property are in good order and papered with no cracking or distortion
E.3. INTERNAL WALLS & PARTITIONS & PLASTERWORK	
Identifying name for the part (where more than one is recorded)	E.3.1) The internal walls and partitions are of brick
Condition Rating	E.3.1) 1
Justification for Rating and Comments	E.3.1) The internal walls to the whole property are in good order with no damp, distortion, damage or other defects. The lounge wall to the window side has been covered in wood all other walls are papered and painted.
E.4. FLOORS	
Identifying name for the part (where more than one is recorded)	E.4.1) The kittchen floor is concrete E.4.2) The floors to the rest of the house are timber
Condition Rating	E.4.1) 1 E.4.2) 1
Justification for Rating and Comments	E.4.1) The concrete floor to the kithchen is level and in good order with no damp the floor is covered with a carpet E.4.2) The timber floors to the rest of the property are in good order and have no defects all have fitted carpets.

E.5. FIREPLACES & CHIMNEY BREASTS (and exterior of flues)

Identifying name for the part (where more than one is recorded)	E.5.1) The fireplace is of wood and marble
Condition Rating	E.5.1) 1
Justification for Rating and Comments	E.5.1) The fireplace to the lounge is new and in good order with no defects.The chimney breast is of brick in good order with no defects
E.6. BUILT IN FITMENTS (built in kitchen and other fittings excluding appliances)	
Identifying name for the part (where more than one is recorded)	E.6.1) The built in fittings to the Kitchen
Condition Rating	E.6.1) 1
Justification for Rating and Comments	E.6.1) The built in fittings to the kitchen are old but in good order There are no other built in fittings
E.7. INTERNAL WOODWORK (staircase, joinery, etc)	
Identifying name for the part (where more than one is recorded)	E.7.1) The internal woodwork including doors skirtings banister staircase is of wood
Condition Rating	E.7.1) 1
Justification for Rating and Comments	E.7.1) The internal doors skirtings banisters and other fitments to the whole property are in good order with no defects.
E.8. BATHROOM FITTINGS	
Identifying name for the part (where more than one is recorded)	E.8.1) The sanitary fittings in the bathroom comprise a bath toileet and hand basin
Condition Rating	E.8.1) 1
Justification for Rating and Comments	E.8.1) The sanitary fittings to the bathroom are in good order but old there is adequate ventilation to the bathroom . The sanitary fittings to the down stairs toilet are in good order.
E.9. DAMPNESS	
Identifying name for the part (where more than one is recorded)	E.9.1) There is no evidence of dampness
Condition Rating	E.9.1) 1
Justification for Rating and Comments	E.9.1) There is no evidence of dampness
E.10. OTHER INTERNAL DETAIL	
Identifying name for the part (where more than one is recorded)	
Condition Rating	
Justification for Rating and Comments	

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Section F - Services

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. Only the visible parts of the available services have been inspected. Specialist tests have not been carried out. The visual inspection did not assess the efficiency, operational, effectiveness or compliance with modern standards.

Definition of Ratings

NI	Not inspected.
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.

The Home Inspector has not been able to inspect the following services for the reasons stated here.

F.1. ELECTRICITY	
Standard advice from IEE	
Condition Rating	1
Justification for Rating and Comments	There is a mains electricaty supply and the meter is in the pantry. The RCD is in the pantry and works all sockets and switches work and are in good order
F.2. GAS	
Standard advice from Corgi	
Condition Rating	1
Justification for Rating and Comments	There is a mains gas supply and the meter is in the box on the outside wall. The installation/ pipe work /gas meter are new only 2 years old and in good order
F.3. WATER	
Condition Rating	1
Justification for Rating and Comments	The water pipe is lead and the stopcock is in the kitchen under the sink. The pipe work in the house is copper and new with no leaks
F.4. HEATING	
Condition Rating	1
Justification for Rating and Comments	The heating is provided by a gas wall hung combination condensing boiler. The pipe work boiler controls flues and all other fitments are new 2 years old
F.5. DRAINAGE	

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Condition Rating	1
Justification for Rating and Comments	There is a mains drainage system surface water is combined with the foul drainage system. The inspection chamber cover is in the back garden and is in good order with no signs of blockage

Section G – Grounds

Condition of grounds, boundary walls, outbuildings, common facilities.
"Outbuildings" include conservatories and other features that are not part of the main structure.

(Leisure facilities, landscaping and other amenities, including swimming pools and tennis courts, and non-permanent outbuildings were not inspected and are not reported on.)

Comments on Garages	The garage is of asbestos and in a dilapidated condition damaged leaking and requires extensive repair
Comments on Permanent sheds	none
Comments on Other permanent outbuildings	none
Comments on Boundary walls	The boundary is well defind and a mixture of brick wall and wood fencing. The grounds to the whole property are in good order The boundary walls and fencing are in good order
Comments on Retaining walls	none
Comments on Paved areas	The drive is in need of attention new covering
Comments on Common facilities	There are none
Comments on detached Conservatories	none
Comments on (Other Structures)	none

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Signature of Home Inspector — Paul Maplethorpe
(Note: Facsimile signature taken from in the database)

Inspector's Licence Number

Name — Paul Maplethorpe

Qualifications

Address — 18 Rotherham Road, West Melton, Rotherham, South Yorkshire, S63 6AE

Tel No	01709 873331
Fax No	
Email Address	paul.maplethorpe@rotherham.gov.uk
Date of Lodging the Report	10/04/2006

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APPENDIX TO THE TERMS OF ENGAGEMENT OF A HOME INSPECTOR

These notes tell you more about the Home Inspector and the work that is done to prepare the Home Condition Report. They are important because they form part of the Terms of Engagement of a Home Inspector. You should read them carefully.

1. The Home Inspector

1.1 The Home Inspector (HI) who performed the inspection and prepared the report is licensed by [Scheme name] (See below). To obtain a licence the Home Inspector must:

Pass an assessment of skills, in accordance with National Occupational Standards and

Have insurance that covers negligence

1.2 The licence sets out the duties and responsibilities of the HI and a summary of these is described in a leaflet (Leaflet HCR 1), which is available from the HI on request. These duties and responsibilities do not form part of these Terms of Engagement, but if you wish to complain that the conduct of the Home Inspector falls below the standards they set, you can do so using the process outlined below.

2. The [Scheme name]

2.1 [Scheme name], which license HIs, operates under approval from the Government.
Only a person who is licensed by a government-approved scheme can prepare Home Condition Reports. It is the duty of the [Scheme name] to license Home Inspectors and to withdraw the licence of any HI who fails to maintain the required standards.

3. What to do if you have a complaint.

3.1 Home Inspectors or companies employing Home Inspectors must operate a 'Complaints Handling Procedure', as a condition of their licence. The Home Inspector is required to give you a written copy of this Procedure, on request, and, if you are not satisfied with the service you have received, you should follow the process outlined in the Procedure document.

3.2 In the first instance, this involves making a formal complaint to the HI or the organisation/ company named on the front of the report, (excepting where the complaint includes an allegation of a criminal nature.)

3.3 If this process is unsuccessful in resolving your complaint, you may apply to the [Scheme name] which will pass the complaint to the Home Inspectors Adjudication Service (known as HIAS) (this is an independent mediation and adjudication service which considers a complaint and decides whether to take action against HIs as a result). The HIAS can order an HI to do various things including paying compensation where it believes the HI has failed to comply with the duties and responsibilities set out in the HI's licence. The adjudicator acts entirely independently of the [Scheme name].

3.4 The decision of the adjudicator is binding on the HI unless and until it is overruled in Court. Full details are contained in the Leaflet HCR2, available from the [Scheme Name].

3.5 This process for dealing with complaints is intended to help buyers and sellers pursue legitimate complaints quickly, with minimum cost and to ensure the quality of service provided to

the public by Home Inspectors. However, the existence of this process does not prevent you from pursuing a complaint through the courts.

4. Limitation of Liability under the Scheme

If you pursue a complaint under the rules of the [Scheme name] you need to know the limitations of liability

4.1 If you are a buyer

4.1.1. Where the Home Inspector fails to report a serious or urgent defect and a repair is required you may be entitled to compensation from the HI.

4.1.2. If the reasonable cost of carrying out the repairs would be less than £500, then no compensation will be payable at all.

4.1.3 If the cost of carrying out the repairs to individual defects is more than £500 but less than £2,500 then you may choose to be paid the actual cost of carrying out the repairs in place of the difference in value.

4..1.4 Any compensation is payable by the HI, not [Scheme name] itself.

4.2 Seller

4.2.1. If you can show that the report describes your property as being in a worse condition than it really is, you will be entitled to apply to the [Scheme name] to get a fresh report from a different Home Inspector and have the erroneous report removed from the register. Compensation is not payable by the [Scheme name] where a report is removed from the register.

4.2.2 An application form can be obtained by using any of the contact methods outlined below, quoting your own contact details and the Unique Report Reference Number given on the first page of the report.

4.2.3 Sellers are entitled to complain to [the Scheme name] in respect of errors or failings by the Home Inspector.

5. Contacting [The Scheme Name]

If you have reason to complain, you can obtain application forms from the Scheme Website www……..org.uk or you can contact [Scheme Name] by

5.1 Email

5.2 Fax

5.3 Telephone

5.4 Letter

6. More information about the inspection

6.1 The purpose of the report is to provide reliable information on the state of condition and repair of the home to the seller, prospective buyers and mortgage lenders.

6.2 The main objective of the report is to tell you about problems that require urgent attention, are of a serious nature, or both. The report gives 'Condition Ratings' to the major parts of the main building (it does not give 'Condition Ratings' to outbuildings). The report will not highlight minor defects.

6.3 **The report does not contain a valuation and the inspection does not include matters that are more specifically considered when a valuation is provided, such as the location of the home or the availability of public transport or amenities. A seller, buyer or lender requiring a valuation must arrange for one to be separately prepared.**

6.4 The Home Inspector (HI) carries out a 'non invasive' inspection. That means that the HI does not take up carpets or floor coverings, move furniture or remove the contents of cupboards. Nor, for example, does the HI lift floorboards, remove secured panels or undo electrical fittings. The HI will state 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. Where the HI has reason to be concerned about these parts the report will tell you about any further investigations that are needed.

6.5 The report does not contain advice on the cost of any remedial work or the methods of repair that should be employed. A seller, buyer or lender requiring advice on these subjects must arrange for it to be provided separately.

6.6 The report is not an Asbestos Inspection within the meaning of the Control of Asbestos at Work Regulations 2002.

The following sections give more detailed information on the extent of the inspection.

7. The exterior of the property (Section D)

7.1 The HI carries out a non-invasive inspection of the outside of the main building and permanent outbuildings, from various vantage points within the boundaries of the property and from public areas such as footpaths and open spaces, using binoculars where necessary. The HI does not stand on walls or enter adjacent private property. The HI has a ladder for viewing flat roofs and other features that are up to 3 metres (10feet) above the adjoining ground level. Features above this level that cannot be seen from any vantage point are not inspected. Because of the risk of causing damage, the HI does not walk on flat roofs.

7.2 The HI looks at the overall condition and the state of repair of the exterior parts of the property. The report does not reflect every minor blemish, and by way of example, it does not point out each individual minor defect in the external walls. Where however, there are so many minor defects that taken together they are serious then the report states this.

8. The interior of the property (Section E)

8.1 The HI carries out a non-invasive inspection of all the parts of the home that can be seen without causing damage. In the event, however, that the HI cannot see a part of the home without the risk of damage, and suspicion exists that there could be a defect, the report states this and includes recommendations on the need for further investigation.

8.2 The HI checks for damp penetration in vulnerable locations with the use of a moisture-measuring meter.

8.3 The HI opens a selection of the windows and all the doors, where possible. The HI enters the roof space, so long as there is safe access. In properties where there are obstructions, for example, where there is a deep thickness of insulation over the ceiling joists, the HI does not walk around the space, because of the risk to safety, but views the roof from the access point.

The HI does not comment on the condition or adequacy of chimney flues.

9. Services (Section F)

9.1 The HI is not required to hold the qualifications of a 'services' engineer and therefore does not give a comprehensive test report on any of the services. The HI reports on those parts of the services that can be seen and no formal tests are undertaken. If any services such as the boiler or mains water are turned off the HI will state that in the report and will not turn them on.

9.2 Otherwise, the HI turns on a selection of water taps on sanitary appliances and lifts the covers on the drainage inspection chambers where it is safe and practical to do so.

9.3 The HI reports only on the services expressly covered in Section F - Electricity, Gas, Water, Heating and Drainage. All other services and appliances are excluded from the report, for example: security and door answering systems, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built in).

10. Flats

10.1 It is frequently difficult to see the entire exterior of the property or block, and its maintenance is seldom the responsibility of a single flat occupier. The HI will only carry out a non-invasive inspection to the level of detail referred to above, the main walls, windows and roof over the flat. The remainder of the block will not be inspected to this detail. The HI will form an opinion based on a general inspection of the remainder of the block that is accessed by the entrance to the flat or common parts serving the flat, as to the standard of maintenance and management. Information given about the exterior and common parts is provided so that the conveyancer can check whether the maintenance provisions within the lease or other title documents are adequate.

10.2 The Home Inspector inspects the common access way to the flat, where such exist, and the area where car parking and garaging for the flat are located, together with the access thereto. Other common parts, such as separate halls, stairs and access ways to other flats in the block, the lift motor room and cleaning cupboards are not inspected.

10.3 The interior of the flat is inspected in the same manner as is described under 'The interior of the property' above. However, the roof space is only inspected where access can be safely made from within the flat itself. Access to the roof space is not undertaken where it is only possible from the common parts or from within another flat.

11. Grounds

11.1 The Home Inspector walks round the grounds and the report provides an overview of the general condition of any garden (but not the way it is stocked) retaining and other walls, fences, and permanent outbuildings. Conservatories, with translucent or clear roofs, attached to the main buildings are treated as outbuildings in the main report (but not for the energy performance report),

as are garages and permanent store sheds, Buildings containing swimming pools and sports facilities are treated as outbuildings, but the Home Inspector does not report on the leisure facilities, such as the pool itself and its equipment.

12. Re-instatement Cost

12.1 **THIS IS NOT A VALUATION OF THE HOME**

12.2 The report includes a re-instatement cost [except where the property has special features which mean that the services of a specialist are required to assess the cost, in which event the report states that a specialist is required]. This figure 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 on which the home is built. The figure should be reviewed regularly as building costs change.

13. Hazardous materials and contaminated land

The Home Inspector assumes that the home is not built with, nor does it contain hazardous materials, and that it is not built on contaminated land. If, however, any such materials are found during the inspection, or the Home Inspector finds evidence to suspect that the land may be contaminated, this is stated within the report along with recommendations on the need for further investigation.

14. Health & safety and other risks.

14.1The Home Inspector draws attention to health and safety issues where, to ensure a safe environment, the homeowner will need to expend money as part of the improvement of the condition of the home.

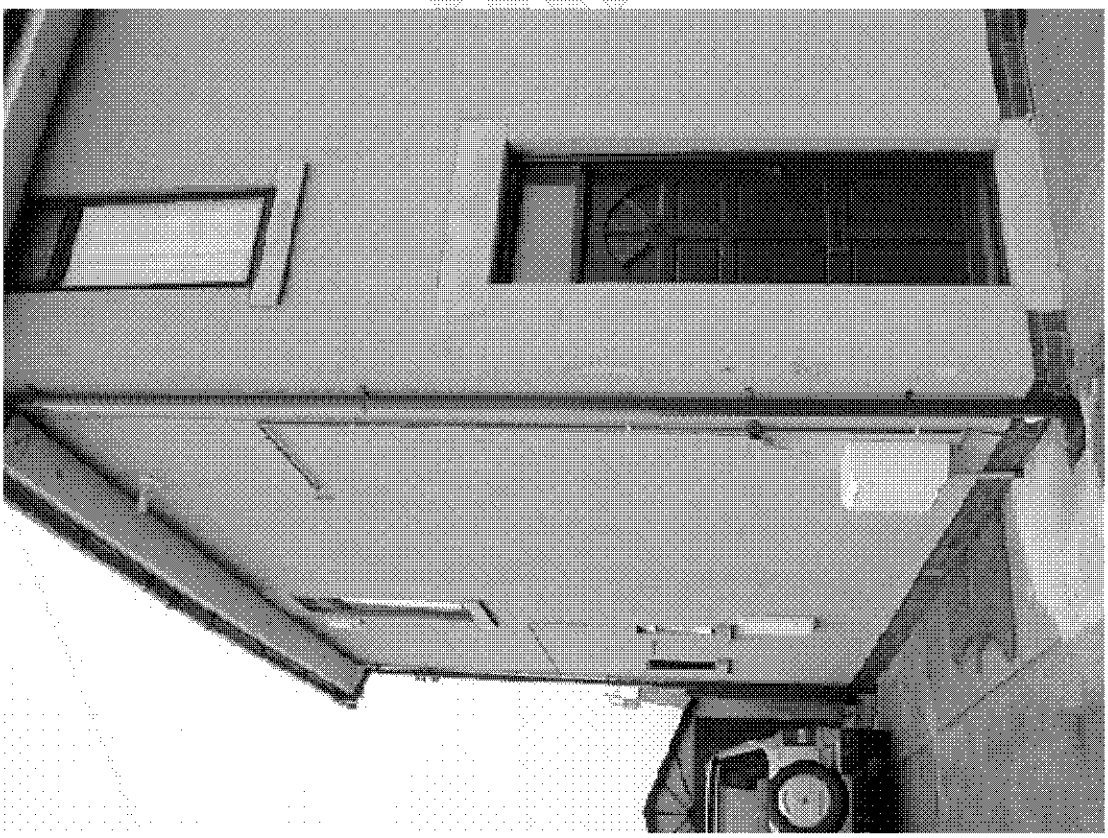
14.2 The HI is not required to identify hazards which are inherent, by reason of the age of the property, and which cannot reasonably be changed. By way of example, the HI will not draw attention to uneven floor surfaces that have existed for decades.

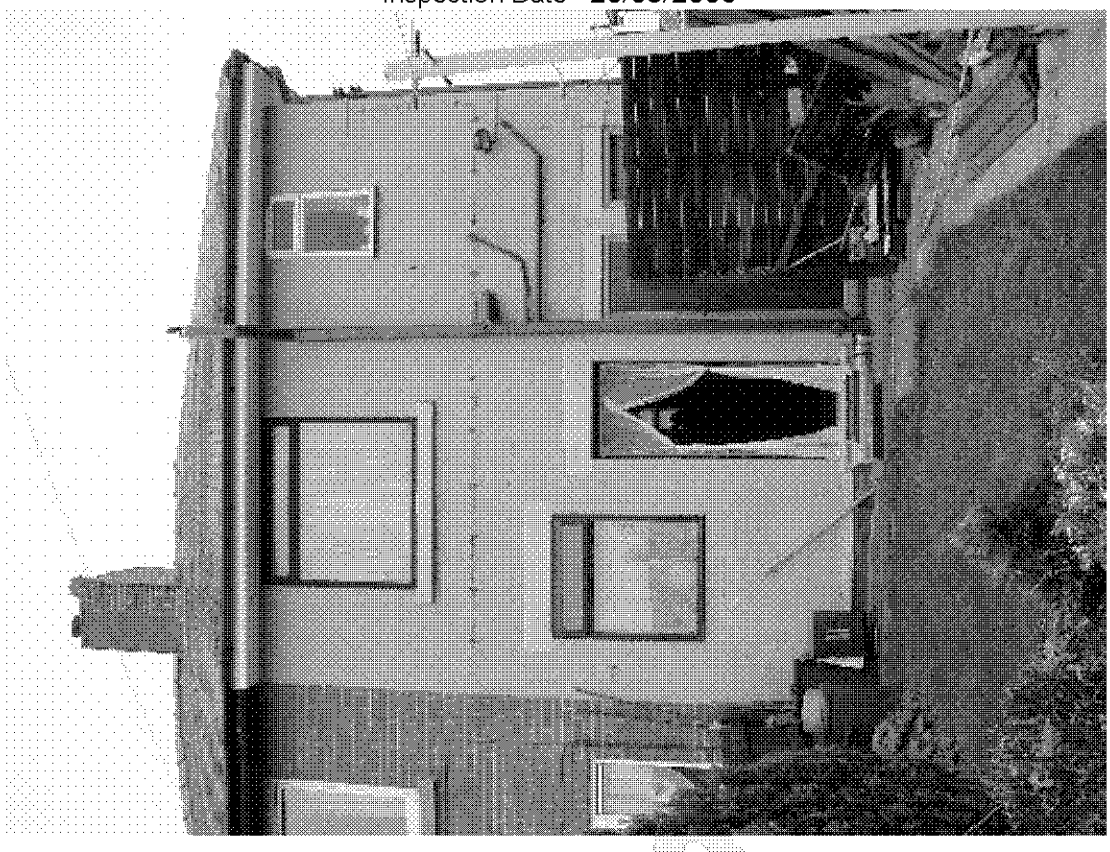
15. Matters that need to be investigated by conveyancers

15.1 It is not the role of the HI to act as 'the conveyancer'. If however, during the Home Inspection, the HI identifies matters that may require further investigation by the conveyancers who are advising the parties on the transaction (frequently a Solicitor or Licensed Conveyancer) then the HI will make reference to these in the report. The purpose of this is to draw the matters to the attention of others to improve the quality of the information in the Home Information Pack.

15.2 The HI will not have seen the legal and other documents within the Home Information Pack.







Training