

**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.

Training Copy

HOME CONDITION REPORT

Address of Property Inspected	32 Frederick Street Bristol, BS4 3PP
Property Reference Number (if known)	HCR1327594
Home Inspector's Name	Robin Mewes
Home Inspector's Licence Number	
Company Name	Allied Surveyors
Company Licence number	
Company Address	The Retreat Maltfields, Mudgley Road, Wedmore, Somerset
Company email	Clifton@alliedsurveyors.com
Company telephone	01934 712826
Company fax	01934 712826
Date of the Inspection	19/12/2005
Report Reference Number	HCR1327594
Number of Home Condition Reports compiled for this property in the last 12 Months	
Disclosure on Related Parties *	

SECTION A

INTRODUCTION

This is a report on the condition of 32 Frederick Street Bristol, BS4 3PP. 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	19/12/2005
Full Address	32 Frederick Street Bristol BS4 3PP
Weather conditions	Sunny and dry
Was the property furnished or unfurnished	Unfurnished
Date range of original construction	1900
Date range of addition/extension.	1982-1990
Name of extension (If more than 1, one line for each)	Single storey rear extension
If property is formed by conversion, state the date range of conversion	
Type of property	House, Mid-Terrace
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	Conservatory (hot or cold)	Other	Name of "Other"
Lower Grnd									
Ground	2				1			1	Hall
First		2	1					1	Landing
Second									
Third									
(Fourth etc)									
Roof space									
Totals	2	2	1		1			2	8

House only: Gross external floor area (m²)

106

Reinstatement Cost

115,000

Flat only: Gross internal floor area (m²)

(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 with tiles. Flat roof extension.
WALLS	Masonry part faced in stone, part rendered.
FLOORS	'Solid' to kitchen and extension the rest are timber.
WINDOWS	Mix of metal and timber.

Is the property of system built construction?

No

If system built, state system name

Mains Services

Drainage

Yes

Gas

Yes

Electricity

Yes

Water

Yes

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

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Central Heating

Does the property have central heating?

Yes

Fuel type

Gas (mains)

Full or partial system

Full

External Facilities

Is a garage provided?	No
Is the garage on or off site?	
Is the garage integral?	
Is the garage a single, double or more?	
Is there a carport?	No
Number of allocated parking spaces	0
Are these on or off 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?	No
Number of outbuildings	
Use for outbuildings	
Are the roads and footpaths made up?	Yes

Summary of Condition

Overall condition of the property The property requires repair and much of the repair is urgent.

Widespread Defects that Affect Multiple Parts of the Property Leaks and rising damp have caused damage in several areas and increased the risk of decay in hidden adjacent parts. Please refer to sections D2, D3, D4, E1, E2, E3 & E9. Every opportunity should be taken to open up the concealed structure and check for rot and active woodboring beetle attack, especially in the ground floor structure and adjacent to damp areas.

Summary of foundation related movement None of significance was found but clay subsoils are often found in the area and I recommend controlling the trees in the back garden at or below their current size.

Remarks on condition Maintenance has been neglected and the property has not been modernised recently. This accounts for the need to make so many repairs at this time.

Further Investigation

Recommended investigation of observed defects

A Chartered Building Surveyor or equivalent qualified professional should be asked to consider the following matters: i) hidden high level areas, including the sources of leaks and extent of decay referred to in sections D1, D2, D3 & D9. ii) rising damp and associated problems, including poor ventilation and the condition of hidden timbers referred to in sections D2, D3, D4, E4 & D9. iii) the condition of the flue and extent of repairs required in the loft referred to in sections E1 & E5. iv) all matters referred to in section C2.

Remarks on investigations

All investigations referred to in this report and any further investigation necessary to help you specify wider improvements should be concluded before specifying repair and before completing any sale.xx

Precautionary Testing (gas)

The gas installations and all heating systems should be tested by a suitable CORGI engineer. The engineer should also report on hot and cold water systems, consider these systems as a whole and specify repairs.

Precautionary Testing (electrics)

The electrical installations should be tested by a suitable NICEIC registered electrician. A full report should be obtained and specified repairs dealt with.

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) Both chimney stacks	D.1.1) 2
	D2	Roof coverings	D.2.1) Main roof D.2.2) Flat roof above extension.	D.2.1) 3 D.2.2) 3
	D3	Rain water pipes & gutters	D.3.1) All rainwater goods	D.3.1) 2
	D4	Main walls	D.4.1) Front elevation D.4.2) Main rear elevation	D.4.1) 2 D.4.2) 2 D.4.3) 2

			elevation D.4.3) Rear extension wall D.4.4) Walls above the roof (parapets)	D.4.4) 3
	D5	Windows	D.5.1) All windows	D.5.1) 3
	D6	External doors	D.6.1) Both doors	D.6.1) 2
	D7	All other woodwork	D.7.1) Facias	D.7.1) 1
	D8	Claddings	D.8.1) All	D.8.1) N/A
	D9	External decoration	D.9.1) All external decorations	D.9.1) 3
	D10	Other external detail	D.10.1) All	D.10.1) N/A
E: Internal	E1	Roof structure	E.1.1) Main roof E.1.2) Flat roof	E.1.1) 2 E.1.2) NI
	E2	Ceilings	E.2.1) All	E.2.1) 2
	E3	Internal walls	E.3.1) All	E.3.1) 3
	E4	Floors	E.4.1) All	E.4.1) 2
	E5	Fireplaces & chimney breasts	E.5.1) Chimney breast in loft E.5.2) Fireplaces	E.5.1) 3 E.5.2) 3
	E6	Built in fitments	E.6.1) All	E.6.1) 1
	E7	Internal woodwork	E.7.1) All	E.7.1) 3
	E8	Bathroom fittings	E.8.1) All	E.8.1) 3
	E9	Dampness	E.9.1) Roof leaks E.9.2) Likely plumbing problems	E.9.1) 3 E.9.2) 1 E.9.3) 3

			problems E.9.3) Rising damp E.9.4) Condensation	E.9.4) 2
	E10	Other internal detail	E.10.1) Not applicable	E.10.1) N/A
F: Services	F1	Electricity	na	3
	F2	Gas	na	1
	F3	Water	na	2
	F4	Heating	na	3
	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	
Drains	
Covenants	
Planning and statutory consents	X
Mining	

Sewers	
Rights of way	
Easements	
Environmental concerns	

Remarks on legal risks	The extension is not recent, but conveyancers should attempt to establish whether statutory consents were obtained. There is no specific issue identified otherwise, but conveyancers should make normal enquiries relating to boundaries, drainage, contamination, warranties etc.
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C2. Health And Safety Risks

The material used above the open fireplace in the lounge may comprise asbestos cement. This material may well be hidden elsewhere in a property of this type and age, for example in association with the central heating or in the textured ceiling and wall finishes. Asbestos was commonly used in building materials up to the end of the 20th Century, by which time it became a banned substance. Asbestos is not usually harmful unless the fibres can be released into the air by it becoming damaged or showing signs of wear. It is not possible to identify whether asbestos fibres are contained in a building material without a specialist test. Because asbestos was used in such a wide diversity of materials it is impossible to identify all the materials that may contain asbestos and it is beyond the scope of this report to test for asbestos. If you are concerned then a specialist test should be carried out which Allied Surveyors plc can arrange on your behalf. Advice should be sought before carrying out any alterations affecting suspect materials. The mould on the window in the front bedroom is minimal and mould growth is often associated with condensation and other forms of dampness. It has been recognised that some moulds are toxic and can affect the health of the occupants of the property. Identification and testing of such mould is beyond the scope of this report, however if you are concerned about such issues then please contact Fugenex, one of our associated companies, on 0800 789 5000. Low lying glazing, missing sections of hand rail, occasional 'trip ups' in the garden and the lack of escape provision from the bedroom windows all have safety implications.

C3. Other Risks

Subsidence	
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32 Frederick Street Bristol, BS4 3PP
Inspection Date 19/12/2005

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.

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- 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) Both chimney stacks
Condition Rating	D.1.1) 2
Justification for Rating and Comments	D.1.1) The stacks are built from brick, but part at the rear is rendered. Pots have been removed, but a gas fire is still connected to the main stack. [The gas fire should not be used until the adequacy of the flue is established - please refer to section F4.]Occasional bricks appear loose and should be secured, but otherwise the stacks appear sound.The stacks need to be checked from roof level and repaired as necessary by a general builder.
D.2. ROOF COVERINGS	
Identifying name for the part (where more than one is recorded)	D.2.1) Main roof D.2.2) Flat roof above extension.
Condition Rating	D.2.1) 3 D.2.2) 3
Justification for Rating and Comments	D.2.1) The main pitched roof is covered with clay tiles and has a secondary lining (sarking felt).i) The tiles appear generally serviceable although a few need adjustment during wider repairs.ii) The lead strips (flashings) at the edge of the roof have failed in places this may be contributing to leaks so the flashings need repair.iii) The sarking felt is mostly intact but not complete and needs repair, especially beside the rear stack.Leaks require careful investigation from roof level then repairs should be made by a general builder or roof specialist. D.2.2) The flat roof is covered in roofing felt and stone chippings.Felt covered roofs can fail unexpectedly and this roof covering is likely to be at least ten years old. [Sometimes felt roofs fail after ten years.]The covering appears serviceable except it needs urgent repair where leaking beside the pipes that pass through the roof above the kitchen.The leak may have led to hidden decay which needs to be investigated then repairs should be made by a general builder or roof specialist.
D.3. RAIN WATER PIPES & GUTTERS	
Identifying name for the part (where more than one is recorded)	D.3.1) All rainwater goods
Condition Rating	D.3.1) 2
Justification for Rating and Comments	D.3.1) Plastic rainwater goods appear serviceable but need to be cleared of debris including chippings that have been washed from the flat roof. Debris in the gutter at the rear left corner of the main roof may be contributing to the leak in that corner so should be checked carefully. The hidden gutter in front of the rear stack should be checked at the same time.The gulley in the rear garden is blocked

	<p>and needs to be cleared. Ideally all rainwater goods and surface water drainage should be checked during or immediately after heavy rain to see if any leakage or overflow occurs. Repairs should be made by a general builder or roof specialist.</p>
<p>D.4. MAIN WALLS</p>	
<p>Identifying name for the part (where more than one is recorded)</p>	<p>D.4.1) Front elevation D.4.2) Main rear elevation D.4.3) Rear extension wall D.4.4) Walls above the roof (parapets)</p>
<p>Condition Rating</p>	<p>D.4.1) 2 D.4.2) 2 D.4.3) 2 D.4.4) 3</p>
<p>Justification for Rating and Comments</p>	<p>D.4.1) The wall is faced in stone with terracotta detail and is assumed to have no cavity (to be 'solid'). The stone is weathered and continuing to erode. Future erosion may accelerate as proud cement pointing (ribbon pointing) has been applied. The ribbon pointing is poorly applied and failing in places. Future repairs will require careful specification but the wall currently only requires isolated repair to remove weed growth and repoint close to ground level. Repair should be made by a general builder. D.4.2) The wall is rendered and assumed to be 'solid'. i) The render has failed in some areas and needs repair. Repair is especially urgent around the pipework above the flat roof. ii) Alterations may account for much of the dampness and decay found in the rear reception room. Repairs in that area will need to be carefully specified. Please refer to section E9. Repair should be made by a general builder. D.4.3) The wall is rendered and assumed to be of modern cavity construction. This wall is likely to include a damp proof course. The render has failed in some areas and needs repair. Repair should be made by a general builder. D.4.4) The parapet walls are rendered and provided with clay capping pieces (copings). The render is failing widely and needs careful repair. The parapets and copings need to be checked from roof level and repaired as necessary by a general builder.</p>

D.5. WINDOWS	
Identifying name for the part (where more than one is recorded)	D.5.1) All windows
Condition Rating	D.5.1) 3
Justification for Rating and Comments	D.5.1) The windows are of mixed style, age and construction. They include aluminium and timber elements. Several are decaying and will soon allow significant damp ingress unless repaired. Generally the windows fail to reach important current standards in terms of safety and amenity. This is not unusual but means that replacement is likely to be more cost effective than repair. A FENSA registered builder should be asked to replace windows otherwise a general builder could make repairs.
D.6. EXTERNAL DOORS (including Patio Doors)	
Identifying name for the part (where more than one is recorded)	D.6.1) Both doors
Condition Rating	D.6.1) 2
Justification for Rating and Comments	D.6.1) The doors are of mixed style, age and construction. They include aluminium and timber elements. There is some localised decay and damage. Generally the doors fail to reach important current standards in terms of safety and amenity. This is not unusual but means that replacement is likely to be more cost effective than repair. A FENSA registered builder should be asked to replace the doors otherwise a general builder could make repairs.
D.7. ALL OTHER WOODWORK	
Identifying name for the part (where more than one is recorded)	D.7.1) Facias
Condition Rating	D.7.1) 1
Justification for Rating and Comments	D.7.1) Timber facias appear intact and free from significant decay, despite complete failure of decorations. Condition should be checked during other repairs in case decay is concealed.
D.8. CLADDINGS (e.g., boarding to the external walls)	
Identifying name for the part (where more than one is recorded)	D.8.1) All
Condition Rating	D.8.1) N/A
Justification for Rating and Comments	D.8.1) No such element
D.9. EXTERNAL DECORATION	

Identifying name for the part (where more than one is recorded)	D.9.1) All external decorations
Condition Rating	D.9.1) 3
Justification for Rating and Comments	D.9.1) Much is in poor order and all will need renewal or repair, especially at roof level. Please refer to section D7. This repair can be made by a decorator.
D.10. OTHER EXTERNAL DETAIL	
Identifying name for the part (where more than one is recorded)	D.10.1) All
Condition Rating	D.10.1) N/A
Justification for Rating and Comments	D.10.1) No such element

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.

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

Fitted carpets or alternative floor coverings are provided throughout. A board has been raised by others and offered a limited view of part of the floor inside the front bedroom boiler cupboard.

E.1. ROOF STRUCTURE	
Identifying name for the part (where more than one is recorded)	E.1.1) Main roof E.1.2) Flat roof
Condition Rating	E.1.1) 2 E.1.2) NI
Justification for Rating and Comments	E.1.1) The main covering is supported on a timber structure. The structure has deflected slightly as the structure is not as robust as that found in more modern houses, but generally the structure is normal given the age of house and only requires repair where the timbers have decayed. The earlier repairs should be checked when specifying the extent of repair and all decay reviewed during other roof level repairs. Leaks require careful investigation from roof level then repairs should be made by a general builder or roof specialist. E.1.2) The structure should be checked during repairs especially around the leak.
E.2. CEILINGS	
Identifying name for the part (where more than one is recorded)	E.2.1) All
Condition Rating	E.2.1) 2
Justification for Rating and Comments	E.2.1) These are finished in plaster. It appears mostly the original lath and plaster, but probably plasterboard in places. There is some localised disturbance associated with dampness and isolated fine cracking. Attend to the dampness referred to in section E9, before repairing plaster, but then repairs can be made by a general builder.
E.3. INTERNAL WALLS & PARTITIONS & PLASTERWORK	
Identifying name for the part (where more than one is recorded)	E.3.1) All
Condition Rating	E.3.1) 3
Justification for Rating and Comments	E.3.1) These are mostly masonry but some are framed in timber. They are generally plastered and some carry load from the roof and floors. There is some extensive damage to the plaster finishes associated with dampness. Attend to the dampness referred to in section E9, before repairing plaster, but then repairs can be made by a general builder.
E.4. FLOORS	
Identifying name for the part (where more than one is recorded)	E.4.1) All
Condition Rating	E.4.1) 2

Justification for Rating and Comments	E.4.1) The 'solid' floors and timber floors are generally sound and reasonably level but sub-floor ventilation is inadequate downstairs and dampness may have caused decay. The ground floor needs to be opened up and carefully checked. Improved sub-floor ventilation is required. Further investigation is required, but then repairs can be made by a general builder.
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E.5. FIREPLACES & CHIMNEY BREASTS (and exterior of flues)

Identifying name for the part (where more than one is recorded)	E.5.1) Chimney breast in loft E.5.2) Fireplaces
Condition Rating	E.5.1) 3 E.5.2) 3
Justification for Rating and Comments	E.5.1) The flues run up beside the party wall in the loft and are contained by brick. The flue appears to have been poorly built as gaps have opened between the brick courses. The risk of failure may be slight but the consequences would be significant. Repair needs to be carefully specified, but then repair can be made by a general builder. E.5.2) There is a gas fire in the rear reception room and a modern fire surround in the front reception room (although the fireplace has been removed). The adequacy of ventilation and flue arrangements should be checked and improved as necessary before the fireplaces are used. Repairs should be made by a CORGI registered heating engineer.

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) All
Condition Rating	E.6.1) 1
Justification for Rating and Comments	E.6.1) These are generally serviceable.

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

Identifying name for the part (where more than one is recorded)	E.7.1) All
Condition Rating	E.7.1) 3
Justification for Rating and Comments	E.7.1) These are generally serviceable, but the omission of a handrail near the top of the staircase could prove to be hazardous. Unguarded glazing in doors and windows may also present a hazard. There may be rot in the soft and split skirting in the front bay this needs to be checked and repaired. Repairs will need to be carefully specified, but can then be made by a general builder.

E.8. BATHROOM FITTINGS

Identifying name for the part (where more than one is recorded)	E.8.1) All
Condition Rating	E.8.1) 3
Justification for Rating and Comments	E.8.1) While most appears normal the cover to the electrical shower unit is loose and use of the shower could prove to be dangerous. Repair should be made by an electrician.
E.9. DAMPNES	
Identifying name for the part (where more than one is recorded)	E.9.1) Roof leaks E.9.2) Likely plumbing problems E.9.3) Rising damp E.9.4) Condensation
Condition Rating	E.9.1) 3 E.9.2) 1 E.9.3) 3 E.9.4) 2
Justification for Rating and Comments	E.9.1) Dry stains found at ceiling level in the front corners upstairs are normal, but further damp ingress should be minimised by proper repair of the parapets referred to in section D4. Damp stains found at ceiling level in the rear bedroom and kitchen are associated with more significant leaks that require immediate attention referred to in sections D2 & D3. E.9.2) The stain above the bathroom may be associated with earlier problems associated with the tanks in the loft, but the stain is dry. E.9.3) There is dampness in the rear reception room that has caused widespread damage to the plaster. The front bay is dry, but has been replastered. It appears that damp proof courses may have been injected in places, but careful investigation and specification is required before making any further alterations or repairing the plaster referred to in section E3. E.9.4) There is some isolated mould growth on the front bedroom window and condensation may occur and contribute to the dampness reported above. Ventilation should be improved especially in the loft (before improving insulation), below the ground floor structure and when replacing windows. This should be done by the contractors repairing those areas.
E.10. OTHER INTERNAL DETAIL	
Identifying name for the part (where more than one is recorded)	E.10.1) Not applicable
Condition Rating	E.10.1) N/A
Justification for Rating and Comments	E.10.1) None found.

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

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The Home Inspector has not been able to inspect the following services for the reasons stated here.
 Lagging conceals much of the plumbing in the loft and it proved impossible to reliably trace the route of the overflow from the tanks.

F.1. ELECTRICITY	
Standard advice from IEE	
Condition Rating	3
Justification for Rating and Comments	The electrical provision is of mixed age and quality, but falls short of current standards in several significant respects and should therefore be tested and improved as necessary.

F.2. GAS	
Standard advice from Corgi	
Condition Rating	1
Justification for Rating and Comments	The lead pipes revealed in the floor void left open in the boiler cupboard should be checked to ensure they are disconnected. I cannot comment on the safety or serviceability of the gas installation, but I saw no obvious need for repair.

F.3. WATER	
Condition Rating	2
Justification for Rating and Comments	Plumbing systems do not appear to be leaking, but they are dated and there is scope for some attention, for example to improve the overflow from the main tank. The incoming stop tap should be checked and the retention of any retained lead pipework in that area considered.

F.4. HEATING	
Condition Rating	3
Justification for Rating and Comments	Radiators are damaged and loose fitting. The boiler is not old but may need a ventilated cupboard the gas fire may need improved ventilation and better flue arrangements. The whole system should be checked and repaired as necessary.

F.5. DRAINAGE	
Condition Rating	1
Justification for Rating and Comments	No significant problems are evident in the chamber at the rear, but it would be necessary to commission a video survey of the hidden parts if full advise and assurances are required.

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	None found.
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Comments on Permanent sheds	None found.
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Comments on Other permanent outbuildings	None found.
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Comments on Boundary walls	These appear serviceable and do not require substantial repair.
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Comments on Retaining walls	None found.
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Comments on Paved areas	The forecourt needs to be cleared of weeds and repaired drainage from the rear yard needs to be checked when considering the rainwater goods and some of the paving should be re-set to reduce the risk of tripping.
Comments on Common facilities	None found.
Comments on detached Conservatories	None found.
Comments on (Other Structures)	None found.

Signature of Home Inspector Robin Mewes
(Note: Facsimile signature taken from in the database)

Inspector's Licence Number

Name Robin Mewes

Qualifications

Address The Retreat Maltfields, Mudgley Road, Wedmore, Somerset

Tel No 01934 712826

Fax No

Email Address Clifton@alliedsurveyors.com

Date of Lodging the Report 10/01/2006

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.

14.1 The 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.



