

# HOME CONDITION REPORT

1 Any Street  
LITTLEHAMPTON  
BN17 XXX

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Report reference number (RRN) **12345**  
Inspection date **2 March 2007**

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## Section A General Information

1 Any Street, LITTLEHAMPTON, BN17 XXX

Candidate's name:	Mr Richard House
Company name:	Inspectus Ltd.
Company address and postcode:	Podium House, 61 Chapel Road, Worthing, West Sussex, BN11 1HR
Company email:	rhouse@inspectus.co.uk
Company telephone number:	01903 210781
Company fax number:	
Date of the inspection:	2 March 2007
Report reference number:	12345
The report reference number of any other Home Condition Reports written for this property in the last 12 months: (Reports prepared for previous sellers are excluded)	

## Section B Summary

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Date of the inspection:

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2 March 2007

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Full address and postcode of the property:

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1 Any Street, LITTLEHAMPTON, BN17 XXX

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Weather conditions:

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It was dry at the time of the inspection.

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State of the property:

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The property was vacant, in a habitable condition and fully furnished.

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Approximate year when the property was built:

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The property was built around 1932.

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Approximate year when the property was extended:

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The utility/toilet room was built in 1932.

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Type of property:

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The property is a semi detached house.

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## Accommodation

Storey	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground									
Ground	2			1	1	1			
First		3	1						
Second									
Third									
Fourth									
Roof space									
Totals	2	3	1	1	1	1	0	0	

Floor area:

The external floor area of the house is 111.03 square metres.

Reinstatement cost:

£ 168000

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

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

## Construction

A short general description of the construction:  
The extension and main roofs of the property are pitched.  
The walls are of cavity construction.

## Mains services

Drainage  Gas  Electricity  Water

The ticked boxes indicate that mains services are present.

## Central heating

The property has a full gas central heating system .

## Outside facilities

There is a single on site garage. There is a carport. There is 1 parking space located onsite.  
There is one permanent outbuilding for the purpose of garden shed.  
All roads and footpaths are made-up unless otherwise stated.

## Summary of condition ratings

Section of the report	Part no.	Part name	Identifier (more than one)	Rating
D: Outside	D1	Chimney stacks	Chimney stacks: Kitchen: Removed.	1
	D1	Chimney stacks	Chimney stacks: Main	1
	D2	Roof coverings		1
	D3	Rainwater pipes & gutters		1
	D4	Main walls (including claddings)		1
	D5	Windows		1
	D5	Windows	Windows 2: Utility / Toilet room.	2
	D6	Outside doors (incl. patio doors)		1
	D6	Outside doors (incl. patio doors)	Front door	2
	D7	All other woodwork		1
	D7	All other woodwork	Front Bay Soffit.	2
	D8	Outside decoration		1
	E: Inside	E1	Roof structure	
E2		Ceilings		1
E2		Ceilings	Ceilings: Main Bedroom	1
E3		Inside walls, partitions & plasterwork		1
E4		Floors		1
E5		Fireplaces & chimney breasts		1
E6		Built-in fittings		1
E7		Inside woodwork		1
E8		Bathroom fittings		1
E9		Dampness		2
F: Services	F1	Electricity		1
	F2	Gas / Oil	Gas	1
	F3	Water		1
	F3	Water	Water 2 : Water tank in roof void & piping	2
	F4	Heating		1
	F5	Drainage		NI

Summary of structural movement:

There is no evidence of structural movement.

There is a tree on clay subsoil.

## Further investigation

Recommended investigation of defects seen or suspected:

## Section C Conveyancing and health and safety issues

### Issues for conveyancers

Roads and footpaths:

Drainage:

Water:

Drains:

Planning and any other permission  
needed:

Freehold owner consents:

Flying freeholds:

Mining:

Rights of way:

Boundaries  
(including party walls):

Easements:

Repairs to shared parts:

Previous structural repairs:

New building warranties:

Building insurance  
(ongoing claims):

Tree preservation orders:

Property let:

### Contaminated land and flooding

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

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Contamination:

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Flooding:

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The property is situated near an area where there is a high risk of flooding.

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### Health and safety risks

These will include defects that require repair or replacement as well as issues that have existed for a long time and cannot reasonably be changed, but may present a health and safety risk.

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Asbestos:

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Some construction materials used at the property may contain asbestos. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist.

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Recent testing:

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There is no evidence to confirm the recent testing and / or servicing of the boiler. Failure to test the services increases the safety risk.

There is no evidence to confirm the recent testing and / or servicing of the gas appliances. Failure to test the services increases the safety risk.

There is no evidence to confirm the recent testing and / or servicing of the electrical installation. Failure to test the services increases the safety risk.

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## Section D Outside condition

The following items were not present:

- D9: Other outside detail

<b>D1 Chimney stacks</b>	<b>Rating</b>
Chimney stacks: Kitchen: Removed. The chimney stack is brick built. The chimney stack above the kitchen and within the roof void has been removed.  No repair is presently required.	1
Chimney stacks: Main The chimney stack is brick built. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D2 Roof coverings</b>	<b>Rating</b>
The main roof is pitched and covered with plain concrete tiles. Normal maintenance must be undertaken.	1
<b>D3 Rainwater pipes &amp; gutters</b>	<b>Rating</b>
The rainwater fittings are PVC. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D4 Main walls (including claddings)</b>	<b>Rating</b>
The outside front walls are a combination of brick faced and pebble dashed render. The outside walls are of cavity construction. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D5 Windows</b>	<b>Rating</b>
The windows are a mixture of, PVCu which are double glazed and metal which are single glazed. No repair is presently required. Normal maintenance must be undertaken.	1
Windows 2: Utility / Toilet room. The windows are of timber framed which are single glazed.  The glass to the upper left side of the room is broken. Some repairs or replacements are required but these are not considered serious or urgent.	2
<b>D6 Outside doors (incl. patio doors)</b>	<b>Rating</b>
The outside doors are timber with glazed panels. The outside back door is aluminium with glazed panels. No repair is presently required. Normal maintenance must be undertaken.	1
Front door The outside front door is timber with glazed panels. The front door requires decoration & maintenance. Some repairs or replacements are required but these are not considered serious or urgent.	2
<b>D7 All other woodwork</b>	<b>Rating</b>
The other woodwork includes such items as: woodwork at the roof edges and any timber porch/canopy. No repair is presently required. Normal maintenance must be undertaken.	1
Front Bay Soffit. The soffit to the front bay requires re painting. The paint is flaking off and in need of maintenance.  Some repairs or replacements are required but these are not considered serious or urgent.	2

D8 Outside decoration	Rating
Decorated areas may include such items as: windows, doors, walls, timbers at roof edges, porches. No repair is presently required. Normal maintenance must be undertaken.	1

## Section E Inside condition

The following items were not present:

- E10: Other issues:

<b>E1 Roof structure</b>	<b>Rating</b>
The main roof is constructed using individual timbers in a traditional manner. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E2 Ceilings</b>	<b>Rating</b>
The ceilings are constructed from plaster on wood laths [lath and plaster]. No repair is presently required. Normal maintenance must be undertaken.	1
Ceilings: Main Bedroom The Main Bedroom ceiling is covered with a textured finish. This textured finish may contain Asbestos, see section C. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E3 Inside walls, partitions &amp; plasterwork</b>	<b>Rating</b>
The internal walls and partitions are partly of masonry and partly of timber construction. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E4 Floors</b>	<b>Rating</b>
The floors to the main building are of timber construction. The floor to the utility/toilet room is of concrete construction. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E5 Fireplaces &amp; chimney breasts</b>	<b>Rating</b>
The chimney breasts are of masonry construction. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E6 Built-in fittings</b>	<b>Rating</b>
The kitchen fittings are modern. The kitchen fittings are of good quality. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E7 Inside woodwork</b>	<b>Rating</b>
The internal woodwork includes such items as: doors, frames, skirting, banisters and staircases. All the doors are made from softwood. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E8 Bathroom fittings</b>	<b>Rating</b>
The sanitary fittings in the bathroom include such items as: bath, basin & WC are of good quality. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E9 Dampness</b>	<b>Rating</b>
There is evidence of penetrating damp and condensation in the property. The roof to the utility room has signs of penetrating damp. The windows to the utility room has signs of condensation. Some repairs or replacements are required but these are not considered serious or urgent.	2

## Section F Services

I could not inspect the drainage because the inspection chambers to the front & rear were unable to be opened during the inspection. .

### F1 Electricity

#### General advice

Safety warning: Periodic inspection and testing of electrical installations is important to protect your home from damage and to ensure the safety of the occupants. Guidance published by the Institute of Electrical Engineers recommends that inspections and testing are undertaken at least every 10 years and on change of occupancy. All electrical installation work undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

There is an electrical supply and the meter is located in the cupboard under the stairs.  
No repair is presently required. Normal maintenance must be undertaken.

#### Rating

1

### F2 Gas / Oil

#### General advice

Safety Warning - GAS and OIL - Regular inspection, testing, maintenance and servicing of all heating and hot water appliances and equipment should be undertaken by a registered 'competent person' and in accordance with the manufacturer's instructions'. This is important to ensure that such equipment is working correctly to minimise the risk of fire and carbon monoxide poisoning as well as leakages of Carbon Dioxide and other greenhouse gases to the atmosphere. For further advice contact CORGI for gas installations, OFTEC for oil installations and HETAS for solid fuel installations.

#### Gas

There is a gas supply and the meter and valve are located in the cupboard under the stairs.  
No repair is presently required. Normal maintenance must be undertaken.

#### Rating

1

### F3 Water

There is a mains water supply.  
The pipework is copper and the stop valve is in the cupboard under the stairs.  
No repair is presently required. Normal maintenance must be undertaken.

Water 2 : Water tank in roof void & piping  
The water tank in the roof void requires a cover.  
Some of the copper piping in the roof void is not lagged.

Some repairs or replacements are required but these are not considered serious or urgent.

#### Rating

1

2

### F4 Heating

The heating is provided by a gas boiler.  
The hot water is provided by an immersion heater.  
No repair is presently required. Normal maintenance must be undertaken.

#### Rating

1

## Section G Grounds (including shared parts for flats)

Comments on:

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Garages:

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The garage is of brick construction and is in a average condition. The garage was not inspected internally. The garage has a corrugated roof.

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Conservatories:

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There is no conservatory. There is a utility room to the rear of the property which has glass windows to the West. One of the glass windows is broken.

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Permanent outbuildings:

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The permanent outbuilding is of timber construction and is in a average condition.

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Boundary and retaining walls:

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The boundary walls are concrete block construction. These are in a average condition.

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Paved areas:

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There are paved areas and paths to the front and rear consisting of concrete slabs that are in a poor condition. There is a drive to the front and consists of concrete. The concrete is cracked in many places.

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Grounds:

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The property is located on clay soil and possible historical land use.

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Common (shared) areas:

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