



# HOME CONDITION REPORT

18 Hips Way,  
Newport,  
Isle of Wight,  
PO30 2HIP

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Report reference number (RRN) **Reporting Ltd / 00012**

Inspection date **25/12/2006**

## IMPORTANT NOTICE

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

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

## Introduction and terms on which report is prepared

To market your home for sale you must have a home information pack that includes a home condition report. This Home Condition Report is produced by a Home Inspector, who is a member of [Scheme Name] (a government-approved certification scheme).

The Home Inspector must provide an objective opinion about the condition of the property which the buyer, the seller and the buyer's mortgage company must be able to rely on and use.

To become a member of [Scheme Name] and be able to produce home condition reports, a Home Inspector has to:

- I pass an assessment of skills, in line with National Occupational Standards; and
- I have insurance that provides cover when a Home Inspector is negligent.

The Home Inspector must follow the necessary standards and [Scheme Name's] code of conduct.

A Home Condition Report is not valid unless it has been produced by a Home Inspector who is a member of a government-approved scheme and it has been entered on the Register of Home Condition Reports.

The Home Condition Report is in a standard format and is based on these terms, which set out what you should expect of both the Home Inspector and the home condition report. Neither you nor the Home Inspector can amend these terms.

Any other services the Home Inspector may provide are not covered by these terms and so must be covered by a separate contract.

If you have any complaint about this report, you can complain by following the complaints procedure, which is explained in more detail at the end of this document.

## What this report tells you

This report tells you:

- I about the construction and condition of the home on the date it was inspected; and
- I whether more enquiries or investigations are needed.

The report's main aim is to tell you about any defects that need urgent attention or are serious. It also tells you about things that need further investigation to prevent damage to the structure of the building.

The report gives 'condition ratings' to the major parts of the main building (it does not give condition ratings to outbuildings). However, the report does not mention minor defects that do not need building work to put them right.

The report contains an energy performance certificate that tells you about the energy and environmental performance of the home, and suggests any improvements that you can make.

## What this report does not tell you

This report does not tell you the value of your home or cover things that will be considered when a valuation is provided, such as the area the home is in or the availability of public transport or facilities.

It does not tell you about any minor defects that would not normally have any effect on a buyer's decision to buy.

- I This report does not warn you about any health and safety risks to people using or visiting the property, unless repair or building work is needed to avoid the risk.
- I The report does not give advice on the cost of any repair work or the types of repair which should be used.
- I The report is not an asbestos inspection under the Control of Asbestos at Work Regulations 2002.

If you need advice on subjects that are not covered by the home condition report, you must arrange for it to be provided separately.

## What is inspected?

The Home Inspector inspects the inside and outside of the main building and all permanent outbuildings, and the parts of the gas, electricity and water and drainage services that can be seen.

The Inspector gives each part of the structure of the main building a condition rating, to make the report easy to follow. The condition ratings are as follows.

Condition rating	Definition
1	No repair is currently needed. Normal maintenance must be carried out.
2	Repairs or replacements are needed but the Home Inspector does not consider these to be serious or urgent.
3	These are defects which are either serious and/or require urgent repair or replacement.
NI	Not inspected (See important note below)

### Important note

The inspection is 'non-invasive'. This means that the Home Inspector does not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, the Home Inspector does not remove secured panels or undo electrical fittings.

The Home Inspector will say at the start of sections D, E and F of the report if it was not possible to inspect any parts of the home that are normally reported on. If the Home Inspector is concerned about these parts, the report will tell you about any further investigations that are needed. The Home Inspector does not report on the cost of any work to correct defects or how repairs should be carried out.

## Section A: General Information

Address of property inspected:	18 Hips Way, Newport, Isle of Wight, PO30 2HIP
Property reference number:	00012
Home Inspector's name:	Ian Williams
Home Inspector's membership number:	BRE Cert 0001
Company name:	Reporting Ltd
Company licence number:	
Company address and postcode:	Gully Howard Chartered Surveyors, 62 High Street, Newport, Isle of Wight, PO30 1BA
Company email:	iwilliams@gullyhoward.com
Company telephone number:	01983 822555
Company fax number:	01983 522559
Date of the inspection:	25/12/2006
Report reference number:	Reporting Ltd / 00012
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).	N/A
Disclosure on related parties:	

## Section B: Summary

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Date of the inspection:

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25/12/2006

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Full address and postcode of the property:

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18 Hips Way, Newport, Isle of Wight, PO30 2HIP

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Weather conditions:

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The weather at the time of the inspection was snowing.

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The state of property when inspected:

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The property was vacant. The property was part-furnished.

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Approximate year when the property was built:

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The property was built in approximately 1930

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Type of property:

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The property is a semi-detached.

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Is the property in an area occupied primarily by tenants?

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The property is not in an area occupied primarily by tenants.

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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				
First		2	1						
Second									
Third									
Fourth									
Roof space									
Totals	2	2	1	1	1				

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Gross external floor area: 116

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Reinstatement cost: £104000

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 main roof to the property is sloping and is tiled. The walls are of brickwork. The floors are a mixture of timber and solid construction. The window frames are of timber.

## Mains Services

The ticked boxes indicate that mains services are present:

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

## Central Heating

The property has no central heating.

## Outside Facilities

Garages: There is a single detached garage allocated to the property on-site.

Gardens: There are gardens to the front and rear of the property.

Outbuildings: There are no permanent outbuildings.

Roads and Footpaths: The road to the front of the property is made up.

### Summary of ratings and condition

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

Overall condition of the property:

Parts of the property are in poor condition and require extensive repair.

Widespread problems that affect many parts of the property:

There is damage by wood-boring insects and defects caused by damp penetration affecting multiple parts of the property.

Summary of structural movement:

There is distortion to the outer wall and I consider this to be ongoing and could be a serious problem. There are a number of trees including Oak trees in the rear garden. Further investigation is recommended.

### Further investigation

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Recommended investigation of defects  
seen or suspected:

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Your attention is drawn to the following matters for which  
further investigation is recommended by a specialist  
contractor: Structural Movement to main rear wall.  
Penetrating dampness to the rear chimney, rising  
dampness to the rear main wall.and timber treatment and  
beetle infestation to multiple areas of the property.

## Section C: Conveyancing, and health and safety issues

### Issues for conveyancers

The Home Inspector does not act as 'the conveyancer'. However, if during the inspection, the Inspector identifies issues that the conveyancers advising the buyer and seller may need to investigate further, the Inspector will refer to these in the report. This is to draw the issues to the attention of others to improve the quality of the information in the home information pack. The Inspector will not have seen the legal and other documents in the home information pack.

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Roads and footpaths:

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Drainage:

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The property has a shared drainage system situated within the boundaries.

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Water:

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Planning and any other permission needed:

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Freehold owner consents:

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Flying freeholds:

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Mining:

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Rights of way:

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There is a shared right of way crossing the rear of the property.

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Boundaries  
(including Party Walls):

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Easements:

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There are underground pipes and cables crossing the site and are these are not for the sole benefit of the subject property.

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Repairs to shared parts:

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Previous structural repairs:

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New building warranties:

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Building insurance  
(ongoing claims):

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Tree preservation orders:

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I understand that the Oak tree within the boundaries of the property may have a Tree Preservation Order.

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Property let:

### Contaminated land and flooding

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

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Contamination:

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Subsidence:

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There is structural movement to the rear of the property.

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Flooding:

### Health and safety risks

The Home Inspector will draw your attention to items from a set list of health and safety issues if they are seen at the property.

The Inspector does not have to identify risks which have existed in the property for a long time, and which cannot reasonably be changed. As an example, the Inspector will not draw your attention to uneven floor surfaces that have existed for decades.

The absence of safety glass in the fixed sidelight by the front and rear doors increases the risk of injury. The lack of a handrail to the staircase is a safety risk. No evidence is available to confirm the recent testing of the electrical installation. Failure to test increases safety risks.

## Section D: Outside Condition

The Inspector carried out a non-invasive inspection (see the important note on page 4 for an explanation of 'non-invasive') of the outside of the main building and permanent outbuildings. They made this inspection from various points within the boundaries of the property and from public areas such as footpaths and open spaces, using binoculars where necessary. The Inspector did not stand on walls or enter neighbouring private property. They examined roofs, chimneys and other external surfaces of the building from the ground. They inspected flat roofs to single-storey buildings from a ladder, where the surface of the roof was not more than three-metres above ground level. They did not inspect features above this level that cannot be seen from any point. Because of the risk of causing damage, the Inspector did not walk on flat roofs. They assessed rainwater fittings (gutters and downpipes) only if there was heavy rain at the time of inspection.

The Inspector looked at the overall condition and the state of repair of the outside parts of the property. The report does not reflect every minor blemish and does not point out each individual minor defect in the outside walls. However, where there are so many minor defects that together they are serious, the report will say this.

When inspecting blocks of flats, it is often difficult to see the whole outside of a building or block, and its maintenance is rarely the responsibility of one person. The Inspector only carried out a non-invasive inspection to the level of detail set out above, to the main walls, windows and roof over the flat.

The Inspector did not inspect the rest of the block to this level of detail; but instead has formed an opinion based on a general inspection of the rest of the block. They provide information about the outside and shared parts so that the conveyancer can check whether the maintenance clauses in the lease or other title documents are adequate.

The Inspector inspected the shared access to the flat together with the area where car parking and any garage for the flat are, along with the access to that area. They did not inspect other shared parts, such as separate halls, stairs and access ways to other flats in the block, the lift motor room and cleaning cupboards.

<b>D1 Chimney stacks</b>	<b>Rating</b>
The chimney stacks are of brickwork. The weatherproofing between the chimney stack and the roof in particular to the rear chimney stack is causing damp penetration. This is considered serious and in need of urgent repair or replacement.	3
<b>D2 Roof coverings</b>	<b>Rating</b>
The main roof is of plain tiles. The sloping roof coverings to the rear are loose, slipped and missing. This requires repair or replacement but is not considered serious or urgent.	2
<b>D3 Rainwater pipes and gutters</b>	<b>Rating</b>
The rainwater fittings are a mixture of plastic and cast iron. The down pipe to the rear is rusted and poorly secured. This requires repair or replacement but is not considered serious or urgent.	2
<b>D4 Main walls</b>	<b>Rating</b>
The main walls property are of cavity construction. The brickwork to the rear wall is cracked and bulging. Further advice should be obtained.	3
<b>D5 Windows</b>	<b>Rating</b>
The windows are of single glazed timber. The sash cords to the front and rear bedroom windows have broken. The cill to the Bathroom window is rotten. This requires repair or replacement but is not considered serious or urgent.	2
<b>D6 External doors (including patio doors)</b>	<b>Rating</b>
The external doors are of timber. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D7 All other woodwork</b>	<b>Rating</b>
The external woodwork is of painted softwood. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D8 Outside decoration</b>	<b>Rating</b>
Decorated areas include windows, doors, soffits and fascias. The decorations to the Rear windows are flaking with rot to the bathroom cill. This requires repair or replacement but is not considered serious or urgent.	2
<b>D9 Other outside detail</b>	<b>Rating</b>
N/A There are no other external details.	

## Section E: Inside Condition

The Home Inspector carried out a non-invasive inspection of all the parts of the home they could see without causing damage. However, if the Inspector could not see a part of the home without the risk of damage, and they suspect that there could be a problem, the report will say this and include recommendations on the need for further investigation.

The Home Inspector checked for damp in vulnerable areas by using a moisture-measuring meter. They inspected the roof structure from inside the roof space where it was accessible but did not move or lift insulation material, stored goods and other contents. The Inspector did not walk around the space if there was a risk to safety (for example, where insulation covers the ceiling joists). Instead they inspected the roof from the access point.

They opened some of the windows and all the doors. They inspected floor surfaces and under-floor spaces where they were readily accessible. They did not move or lift furniture, floor coverings or other contents. The Home Inspector has not commented on sound insulation or chimney flues (or both), because it is rarely practical to do so without using specialist equipment that Home Inspectors do not carry.

The Home Inspector inspected the inside of the flat in the same way as is described under 'The inside of the property' in section C. However, they inspected the roof space only where they could get safe access from within the flat itself. The Inspector did not go into the roof space if access was only possible from the shared parts or from within another flat.

<b>E1 Roof structure</b>	<b>Rating</b>
The main roof is of softwood timber. The chimney breast to the rear is affected by damp penetration. The roof timber to the roof space are affected by wood-boring insect, rot and damp penetration. This requires repair or replacement but is not considered serious or urgent. (See D1 Chimney stacks)	2
<b>E2 Ceilings</b>	<b>Rating</b>
The ceilings are of lath and plaster. The ceiling to the Rear Bedroom and Bathroom are damp and stained. This requires repair or replacement but is not considered serious or urgent. (See D1 Chimney stacks)	2
<b>E3 Internal walls &amp; partitions &amp; plasterwork</b>	<b>Rating</b>
The internal walls and partitions are a mixture of lath and plaster and solid construction. The internal wall to the rear living room is cracked and damp. Further advice should be obtained.	3
<b>E4 Floors</b>	<b>Rating</b>
The floor is a mixture of timber and solid. The suspended and floor to the property are damaged by wood-boring insect. Further advice should be obtained.	3
<b>E5 Fireplaces and chimney breasts (and the outside of flues)</b>	<b>Rating</b>
The chimney breasts are plastered. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E6 Built in fittings (built in kitchen and other fittings, not including the appliances)</b>	<b>Rating</b>
The kitchen fittings are of solid timber and have wood effect worktops. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E7 Inside woodwork (staircase, joinery and so on)</b>	<b>Rating</b>
The internal woodwork including staircase, doors, skirtings, banisters and frame is of timber. The internal woodwork in particular to the staircase is damaged by wood-boring insect. This is considered serious and in need of urgent repair or replacement.	3
<b>E8 Bathroom fittings</b>	<b>Rating</b>
The sanitary fittings in the bathroom comprise Low level w.c., wash hand basin and bath.. The sanitary fittings in the cloakroom comprise low level w.c and wash hand basin. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E9 Dampness</b>	<b>Rating</b>
There is evidence of dampness. Penetrating dampness is affecting the roofspace and is likely to have been caused by a defective flashing. Rising dampness is affecting the rear living room and is likely to have been caused by a failure of the damp proof course. This is considered serious and in need of urgent repair or replacement.	3
<b>E10 Other issues</b>	<b>Rating</b>
N/A There are no other internal details	

## Section F: Services

Services are generally hidden within the construction of the property; for example, pipes are beneath the floors and wiring is within the walls. As a result only the visible parts of the available services can be inspected. Specialist tests were not carried out. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards. If any services (such as the boiler or mains water) are turned off, the Home Inspector will state that in the report and will not turn them on.

Otherwise, the Home Inspector turned on some taps on appliances and, where safe and practical to do so, lifted the covers on the drainage inspection chambers.

The Home Inspector reports only on the services covered in this section (electricity, gas, oil, water, heating and drainage). All other services and domestic appliances are not included in the reporting: for example security and door-answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built-in).

The report gives some general advice on safety and the importance of maintaining and servicing the home's services and appliances, particularly those providing heating and hot water.

<b>F1 Electricity</b>	<b>Rating</b>
<p>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.</p> <p>There is a mains electricity supply and the meter is located in the under stairs cupboard. The lighting pendants to the cloakroom are damaged. This requires repair or replacement but is not considered serious or urgent.</p>	<b>2</b>
<b>F2 Gas/Oil</b>	<b>Rating</b>
<p>General advice: Safety Warning - GAS: Regular servicing of the gas installation and all gas appliances is important to ensure you protect your home from damage and to ensure the safety of the Occupants. This MUST be carried out by a CORGI registered installer. If there is no current certificate relating to an appliance installation, a CORGI registered installer should check and test the installation.</p> <p>There is a mains gas supply and the meter is located in the cupboard. Normal maintenance must be undertaken.</p>	<b>1</b>
<b>F3 Water</b>	<b>Rating</b>
<p>The water pipework is a mixture of, copper and plastic and the stopcock is in the undersink cupboard. No repair is presently required. Normal maintenance must be undertaken.</p>	<b>1</b>
<b>F4 Heating</b>	<b>Rating</b>
<p>Heating is provided by an electric floor-standing heater. Hot water is provided by an electric immersion tank. The electric storage heaters in the property are old. This requires repair or replacement but is not considered serious or urgent.</p>	<b>2</b>
<b>F5 Drainage</b>	<b>Rating</b>
<p>There is a mains drainage system. Surface water is combined with the foul drainage system. No repair is presently required. Normal maintenance must be undertaken.</p>	<b>1</b>

## Section G: Grounds

The Home Inspector inspected the condition of the boundary walls, outbuildings and areas in common (shared) use.

To inspect these areas the Home Inspector walked around the grounds. The report provides a summary of the general condition of any garden walls, fences, and permanent outbuildings. Conservatories with translucent or clear roofs attached to the main buildings are treated as outbuildings, as are garages and permanent store sheds. Buildings containing swimming pools and sports facilities are also treated as outbuildings, but the Home Inspector does not report on the leisure facilities, such as the pool itself and its equipment.

The Inspector did not inspect leisure facilities, landscaping and other facilities, including swimming pools and tennis courts, and non-permanent outbuildings.

Comments on:

garages:	The garage is of brickwork under a flat roof covered in felt. The garage is in a fair condition..
permanent sheds:	There are no permanent sheds.
other permanent outbuildings:	There are no other permanent outbuildings.
boundary walls:	There are no boundary walls.
other walls:	There are no retaining walls.
paved areas:	There are no paved areas.
areas in common (shared) use:	There are no common use areas.
conservatories:	There are no detached conservatories.
other structures:	

### When the report is complete

All home condition reports are held on a register kept by or on behalf of the Government in accordance with regulations made under the Housing Act 2004. Under those regulations, a copy of this home condition report can be inspected on-line at [hcrportal@address] by entering its unique reference number [Reporting Ltd / 00012]. Entering this number allows anyone to inspect the report so you should not give it to someone unless you are happy for them to see the report. If you give someone the reference number and wish to prevent others from inspecting the report, you should tell the recipient that you do not want the number to be further disclosed.

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

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Inspector's membership number: BRE Cert 0001

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Name: Ian Williams

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Qualifications: Dip HI

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Address: 62 High Street,  
Newport,  
Isle of Wight,  
PO30 1BA

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Phone number: 01983 822555

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Fax number: 01983 522559

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E-mail address: iwilliams@gullyhoward.com

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Date of making the report:

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### What to do if you have a complaint

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

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

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

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

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

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