



# HOME CONDITION REPORT

Millpool House,  
2 Mill Lane,  
Around Here,  
Godalming,  
Surrey, GU7 1E

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Report reference number (RRN) **0001-3567-4897-5768-4876**

Inspection date **8 November 2005**

## 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: Millpool House, 2 Mill Lane, Around Here, Godalming, Surrey, GU7 1E

Property reference number: 0000001795

Home Inspector's name: Mr Tim Parker

Home Inspector's membership number: TESTER1

Company name: ABC Surveyors

Company licence number: XYZ123

Company address and postcode: Testing House, 32 The High Street, Hereabouts, Townley, Testershire, TE1 4HP

Company email: a.test@testing.net

Company telephone number: 01234 567890

Company fax number: 01234 987654

Date of the inspection: 8 November 2005

Report reference number: 0001-3567-4897-5768-4876

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).

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Disclosure on related parties: ABC Surveyors are a wholly owned subsidiary of XYZ Corporation.

## Section B: Summary

Date of the inspection:	8 November 2005
Full address and postcode of the property:	Millpool House, 2 Mill Lane, Around Here, Godalming, Surrey, GU7 1E
Weather conditions:	The weather at the time of the inspection was dry. This was preceded by a period of wet weather. The weather at the time of the inspection was mainly dry with intermittent light showers..
The state of property when inspected:	The property was and furnished.
Approximate year when the property was built:	The property was built in 1956.
Approximate year when the property was extended:	The side extension was built in 1978.
Approximate year when the the property was converted:	The property was converted around 1977.
Type of property:	The property is a purpose built flat.
Are there any signs of tenants living in the property?	The property is in multiple occupation.
Is the property in an area occupied primarily by tenants?	The property is not in an area occupied primarily by tenants.
Is the property in a conservation area or likely to be listed?	The property is likely to be listed and is situated in an Area of Special Scientific Interest.
Listing grade (if known)	II*

## Accommodation

Storey	Living Rooms	Bedrooms	Bath/or Shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground	2							1	.
Ground									.
First	2								.
Second									.
Third									.
Fourth									
Roof space									
Totals	4	3						1	

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Gross internal floor area: 523

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Reinstatement cost: £256000

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 roofs to the property are pitched and covered with slates. The walls are of traditional cavity construction with brick elevations. The floors are mainly of timber construction. The windows are mainly plastic.

A short description of the system built construction:

The property is of prefabricated reinforced concrete (PRC) steel framed construction, and is of a type designated as defective under the Housing Defects Act 1984 (as amended).

## 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"/>

If no gas, drainage, electricity or water is provided, please say what services there are:

There is a private water supply.

## Central Heating

The property has full gas central heating. The property has full gas central heating.

## Outside Facilities

Garages: There is a double detached garage allocated to the property. These are sited on-site.

Gardens: There is a garden to the rear of the property.

Outbuildings: There are no permanent outbuildings.

Roads and Footpaths: The roads to the front of the property are 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	Front	2
				2
	D2	Roof coverings	Front	2
			Rear	2
	D3	Rainwater pipes and gutters		NI
	D4	Main walls	.	1
	D5	Windows	.	1
	D6	External doors	Front	3
			Back	2
	D7	All other woodwork	.	2
	D8	Outside decoration	.	1
	D9	Other external detail	.	1
E: Inside	E1	Roof structure	.	2
	E2	Ceilings	.	1
	E3	Internal walls & partitions & plasterwork	.	1
	E4	Floors	.	1
	E5	Fireplaces and chimney breasts	.	1
	E6	Built in fittings	.	1
	E7	Inside woodwork	.	1
	E8	Bathroom fittings	.	1
	E9	Dampness	.	1
	E10	Other inside detail		NI
F: Services	F1	Electricity		3
	F2	Gas/Oil		3
	F3	Water		1
	F4	Heating		1
	F5	Drainage		1

Overall condition of the property:

The property is in poor condition and requires extensive repair., Parts of the property are in poor condition and require extensive repair., The property is in a fair condition but some works of repair and maintenance are required. and The property is in a good condition.

Widespread problems that affect many parts of the property:

There are and is which could affect and affecting multiple parts and part of the property. There are ants affecting part of the property. There are ants affecting multiple parts of the property.

Summary of structural movement:

There is no evidence of serious structural movement, evidence of previous structural repair and evidence of previous underpinning. There is movement, cracking,

distortion, instability, bowing and bulging to the inner wall, outer wall, inner and outer walls, floor, chimney breast, chimney stack, window opening, door opening and roof. I consider this to be ongoing and could be a serious problem. Further investigation is recommended. I consider this to be ongoing and understand there is a current insurance claim which has not been accepted and has been accepted. Further investigation is recommended. There are a number of trees including and is a tree growing outside and within the site which are and which is likely to represent a risk to the structural integrity of the property.

### Further investigation

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Recommended investigation of defects seen or suspected:

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Your attention is drawn to the following matter for which further investigation is recommended by someone who is appropriately qualified: Structural Movement (Section B), Cavity Wall Ties (Section D4), Mundic Construction (Section D4), System-Built Construction (Section D4), Dampness and Timber Defects (Section E9), Electrical Installation (Section F1), Gas Installation (Section F2), Plumbing Supply (Section F3) and Central Heating (Section F4).

## 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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The ewrwearw footpath and road serving the property may be, are and is unadopted.

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Drainage:

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The property has an unadopted, a shared and a private drainage system situated outside and within the boundaries. The property has a foul drainage system and drainage system that discharges into a watercourse.

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Water:

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The property has shared and private water supply situated outside and within the boundaries.

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Planning and any other permission needed:

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The property has been extended and altered by fsdfsdf which may have required statutory consents.

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Freehold owner consents:

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The property has been altered by fdasfasdf which may have required the consent from the freeholder.

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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 and public vehicular access, footpath, bridleway and right of way affecting and crossing this property.

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Boundaries (including Party Walls):

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The fesdfsfd boundary is undefined.

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Easements:

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Above ground and Underground watercourse, pipe and cable cross the site and are not for the sole benefit of the subject property.

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Repairs to shared parts:

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. Repair work to the may affect shared parts of the building.

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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:

I understand that certain trees within the boundaries of the property are affected by a Tree Preservation Order.

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Property let:

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### 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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Flooding:

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### 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.

## 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.

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

. I could not inspect the surface of the external decorations and chimney stack because could not be seen from within the property boundaries.

<b>D1 Chimney stacks</b>		Rating
Front	The chimney stack is of brick and render. The brickwork in particular to the front is missing. This is considered serious and in need of urgent repair or replacement.	2
		2
<b>D2 Roof coverings</b>		Rating
Front	The Roof roof is of pitched design. The valley gutter in particular to the rear are missing. This requires repair or replacement but is not considered serious or urgent.	2
Rear	The Roof roofs are of pitched design and flat. The sloping roof overings in particular to the side are rotten. This requires repair or replacement but is not considered serious or urgent.	2
<b>D3 Rainwater pipes and gutters</b>		Rating
		NI
<b>D4 Main walls</b>		Rating
	The walls to the cavity construction timber. The parapet walls damaged. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D5 Windows</b>		Rating
	The windows are of double glazed plastic. No repair is presently required.	1
<b>D6 External doors (including patio doors)</b>		Rating
Front	The external door is of metal. The door frame glazing around the Top is rotten. This is considered serious and in need of urgent repair or replacement.	3
Back	This requires repair or replacement but is not considered serious or urgent.	2
<b>D7 All other woodwork</b>		Rating
	The external woodwork Pine. The timber work detailing to the may be cracked. This requires repair or replacement but is not considered serious or urgent.	2
<b>D8 Outside decoration</b>		Rating
	There are no decorated areas. No repair is presently required.	1
<b>D9 Other outside detail</b>		Rating
	There are no other external details. No repair is presently required.	1

## 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.

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

I could not inspect the roof space as there was no access trap.

<b>E1 Roof structure</b>	<b>Rating</b>
The roof space is inadequately ventilated. This requires repair or replacement but is not considered serious or urgent.	2
<b>E2 Ceilings</b>	<b>Rating</b>
The ceilings are of plasterboard. No repair is presently required.	1
<b>E3 Internal walls &amp; partitions &amp; plasterwork</b>	<b>Rating</b>
The internal walls are a mixture of lath and plaster and solid construction. The internal partitions in particular to the Extension are hollow. Normal maintenance must be undertaken.	1
<b>E4 Floors</b>	<b>Rating</b>
The floor is of solid. No repair is presently required.	1
<b>E5 Fireplaces and chimney breasts (and the outside of flues)</b>	<b>Rating</b>
There are no fireplaces or chimney breasts. No repair is presently required.	1
<b>E6 Built in fittings (built in kitchen and other fittings, not including the appliances)</b>	<b>Rating</b>
There are no utility room fittings, built-in fittings and kitchen fittings. No repair is presently required.	1
<b>E7 Inside woodwork (staircase, joinery and so on)</b>	<b>Rating</b>
The internal woodwork including skirtings is of Pine. No repair is presently required.	1
<b>E8 Bathroom fittings</b>	<b>Rating</b>
The shower tray is cracked. Normal maintenance must be undertaken.	1
<b>E9 Dampness</b>	<b>Rating</b>
There is no evidence of dampness. No repair is presently required.	1
<b>E10 Other issues</b>	<b>Rating</b>
	NI

## 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.

The Home Inspector has not been able to inspect the following services of the property for the following reasons.

The drainage inspection chamber cover could not be lifted safely.

<b>F1 Electricity</b>	<b>Rating</b>
General advice: 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. There is a private electricity supply and the meter is located in the meter cupboard. Further advice should be obtained.	3
<b>F2 Gas/Oil</b>	<b>Rating</b>
General advice: All installation work undertaken after 1st April 2005 should be identified by an OFTEC Certificate or Building Control completion certificate. There is a mains gas supply and the meter is in the meter cupboard. Further advice should be obtained.	3
<b>F3 Water</b>	<b>Rating</b>
The water pipe work is copper and the stopcock is in the undersink cupboard. Normal maintenance must be undertaken. The water pipe work is copper and plastic and the stopcock is in the meter cupboard.vbncvnc	1
<b>F4 Heating</b>	<b>Rating</b>
Heating and hot water are provided by a gas combination boiler. Normal maintenance must be undertaken.	1
<b>F5 Drainage</b>	<b>Rating</b>
.	1

## 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:	.
permanent sheds:	.
other permanent outbuildings:	.
boundary walls:	. The boundary wall in particular to the front are affected by longstanding structural movement. The boundary wall to the rear are bulging, leaning and inadequately drained.
other walls:	.
paved areas:	.
areas in common (shared) use:	.
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 [0001-3567-4897-5768-4876]. 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:

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TESTER1

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Name:

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Mr Tim Parker

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Qualifications:

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Address:

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32 The High Street,  
Hereabouts,  
Townley,  
Testershire,  
TE1 4HP

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Phone number:

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01234 567890

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Fax number:

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01234 987654

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E-mail address:

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a.tester@testing.net

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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.

- | 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.
- | Follow the guidance given in the document, which includes making a formal complaint.
- | 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:

- | your complaint is about an allegation of criminal activity;
  - | the company fails to handle your complaint in line with their procedure; or
  - | 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).
- | 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.
  - | 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.