



# HOME CONDITION REPORT

52 Hazelwood Drive,  
St Albans  
AL4 0UW  
Hertfordshire  
United Kingdom

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Report reference number (RRN) **1234-6789-1234-6789-1234**  
Inspection date **1 June 2006**

**SAMPLE**

## Contents

	Introduction	3
Section A	General Information	6
Section B	Summary	7
Section C	Conveyancing, and health and safety issues	12
Section D	Outside condition	14
Section E	Inside condition	17
Section F	Services	20
Section G	Grounds (including shared parts for flats)	22
Section H	Energy performance certificate	23

## 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:

- pass an assessment of skills, in line with National Occupational Standards; and
- 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. You and the Home Inspector cannot 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:

- about the construction and condition of the home on the date it was inspected; and
- 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.

- 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.
- The report does not give advice on the cost of any repair work or the types of repair which should be used.
- 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

52 Hazelwood Drive St Albans AL4 0UW Hertfordshire United Kingdom

Property reference number:	45275
Home Inspector's name:	Lorem Ipsum
Home Inspector's membership number:	12345
Company name:	Lorem Ipsum
Company address and postcode:	Lorem ipsum 7 Lorem ipsum street, 122 345
Company email:	Lorem@email.com
Company telephone number:	123456789
Company fax number:	123456789
Date of the inspection:	24 April 2006
Report reference number:	1234
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).	1234-1234-1234-1234-1234
	Lorem ipsum Lorem ipsum Lorem ipsum

## Section B Summary

Date of the inspection:	Lorem ipsum
Full address and postcode of the property:	Nemo enim ipsam voluptatem quia voluptas sit
Weather conditions:	Nemo enim ipsam voluptatem quia voluptas sit
The state of property when inspected:	Nemo enim ipsam voluptatem quia voluptas sit
Approximate year when the property was built:	Nemo enim ipsam voluptatem quia voluptas sit
Approximate year when the property was extended:	xxxx
Approximate year when the property was converted:	xxxx
Type of property:	voluptatem quia voluptas sit

**For flats and maisonettes**

The Property is a [Purpose Built] flat on the [Flat Location] floor of a [Storey-Count] story block of [Total-Apartments] flat

**Accommodation**

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

Floor Area:

The [Measurement-Type] floor area of the [Property-Type] is [Floor-Area] square metres

Reinstatement cost:

Lorem ipsum Lorem ipsum

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:

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## Main Services

Drainage

Gas

Electricity

Water

The ticked boxes indicate that mains services are present

## Central Heating

Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione

## Outside facilities

Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit, sed quia consequuntur magni dolores eos qui ratione voluptatem sequi nesciunt. Neque porro quisquam est, qui dolorem ipsum quia dolor sit amet, consectetur, adipisci velit, sed quia non numquam eius modi tempora incidunt ut labore et dolore magnam aliquam quaerat voluptatem.



### Summary of ratings and condition

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

Widespread problems that affect many parts of the property:

Lorem ipsum

Summary of structural movement:

Lorem ipsum

## Further Investigation

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Recommended investigation of defects seen or suspected:

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## 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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Planning and any other permission needed:

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Freehold owner consents:

Lorem ipsum Lorem ipsum

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Flying freeholds:

Lorem ipsum

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Mining:

Lorem ipsum Lorem ipsum

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Rights of way:

Lorem ipsum

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Boundaries (including Party Walls):

Lorem ipsum

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Easements:

Lorem ipsum Lorem ipsum

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Repairs to shared parts:

Lorem ipsum

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Previous structural repairs:

Lorem ipsum

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New building warranties:

Lorem ipsum Lorem ipsum

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Building insurance (ongoing claims):

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Tree preservation orders:

Lorem ipsum

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Property let:

Lorem ipsum

### 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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Lorem ipsum

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Flooding:

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Nemo enim ipsam voluptatem

### 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.



I could not inspect the [property feature], because [...justification].  
I could not inspect the [property feature], because [...justification].

<b>D1 Chimney stacks</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>D2 Roof coverings</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>D3 Rain water pipes and gutters</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>D4 Main walls</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>D5 Windows</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>D6 External doors (including patio doors)</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>D7 All other woodwork</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>

<b>D8 Outside decoration</b>		<b>Rating</b>
[Name] [Comments]		
<b>D9 Other outside detail</b>		<b>Rating</b>
[Name] [Comments]		
[Name] [Comments]		<b>Rating</b>

## 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.

I could not inspect the [property feature], because [...justification].  
I could not inspect the [property feature], because [...justification].

<b>E1. Roof structure</b>	<b>Rating</b>
[Name] [Comments]	
[Name] [Comments]	<b>Rating</b>
<b>E2 Ceilings</b>	<b>Rating</b>
[Name] [Comments]	
[Name] [Comments]	<b>Rating</b>
<b>E3 Internal walls &amp; partitions &amp; plasterwork</b>	<b>Rating</b>
[Name] [Comments]	
[Name] [Comments]	<b>Rating</b>
<b>E4 Floors</b>	<b>Rating</b>
[Name] [Comments]	
[Name] [Comments]	<b>Rating</b>

<b>E5 Fireplaces and chimney breasts (and the outside of flues)</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>E6 Built in fittings (built in kitchen and other fittings, not including the appliances)</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>E7 Inside woodwork (staircase, joinery, and so on)</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>E8 Bathroom fittings</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>E9 Dampness</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>
<b>E10 Other issues</b>	<b>Rating</b>
[Name] [Comments]	<input type="text"/>

## 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.



I could not inspect the [property feature], because [...justification].  
I could not inspect the [property feature], because [...justification].

<b>F1 Electricity</b>	<b>Rating</b>
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.	
[Comments]	
<b>F2 Gas/Oil</b>	<b>Rating</b>
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.	
[Comments] Gas	
[Comments] Oil	
<b>F3 Water</b>	<b>Rating</b>
[Comments]	
<b>F4 Heating</b>	<b>Rating</b>
[Comments]	
<b>F5 Drainage</b>	<b>Rating</b>
[Comments]	

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

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:

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permanent sheds:

Lorem ipsum et alia

other permanent outbuildings:

Lorem ipsum et alia

other walls:

Lorem ipsum et alia

paved areas:

Lorem ipsum et alia

areas in common (shared) use:

Lorem ipsum et alia

conservatories:

Lorem ipsum et alia

other structures:

Lorem ipsum et alia



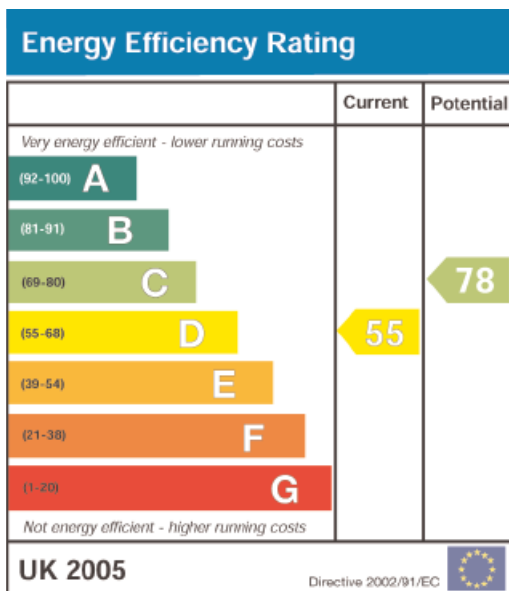
## Section H Energy Performance Certificate

100 Any Street, Any Town,  
 Anywhere  
 AB1 CD2

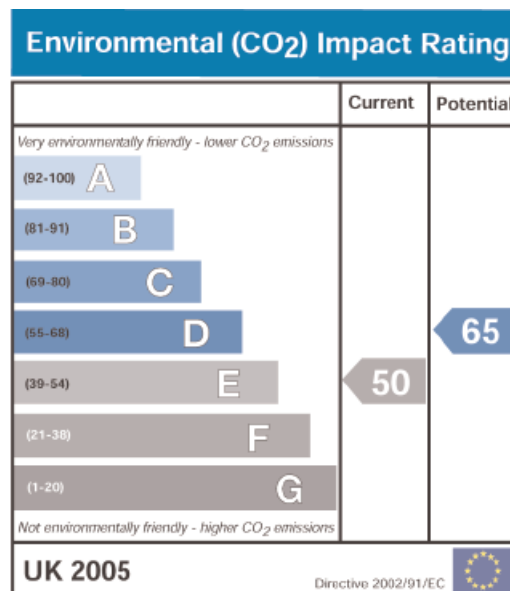
Dwelling type: Detached  
 Assessment method: SAP  
 Date of inspection: XXXX  
 Certificate number: XXXX

### The home's performance ratings

This home has been assessed using the UK's Standard Assessment Procedure (SAP) for dwellings. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon Dioxide emissions. The higher the rating the less impact it has on the environment.

### Typical energy use, Carbon Dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

This table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs and Carbon Dioxide emissions are calculated based on a SAP assessment of the energy use. This makes standard assumptions about occupancy, heating patterns and geographical location. The energy use includes the energy used in producing and delivering the fuels to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection costs. The costs have been provided for guidance only as it is unlikely they will match actual costs for any particular household.

	Current	Potential
Energy use	xxx kWh/m <sup>2</sup> per year	xxx kWh/m <sup>2</sup> per year
Carbon dioxide emissions	xx tonnes per year	xx tonnes per year
Lighting	£xxx per year	£xxx per year
Heating	£xxx per year	£xxx per year
Hot water	£xxx per year	£xxx per year

### Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor/Poor/Average/Good/Very good.

Element	Description	Current performance
Main walls	Uninsulated cavity wall	Lorem ipsum
Main roof	Pitched, 100mm loft insulation	Lorem ipsum
Main floor	Uninsulated solid concrete (assumed)	Lorem ipsum
Windows	Single glazed throughout	Lorem ipsum
Main heating	Mains gas back boiler	Lorem ipsum
Main heating controls	No controls	Lorem ipsum
Secondary heating	Flame effect fire	Lorem ipsum
Hot water	From main heating system; uninsulated cylinder	Lorem ipsum
Lighting	Low energy lighting in all fixed outlets	Lorem ipsum
<b>Current energy efficiency rating</b>		<b>D 55</b>
<b>Current environmental impact rating</b>		<b>D 55</b>

### Cost effective measures to improve this home's performance rating

The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures	Typical savings	Performance ratings after improvement	
		Energy efficiency	Environmental impact
Cavity wall insulation	£xx per year	D 65	D 56
Loft insulation top up to 250mm	£xx per year	D 68	D 57
Hot water cylinder and pipe work insulation	£xx per year	C 69	D 58
	Sub-total £xx per year		
<b>Higher cost measures</b>			
Condensing boiler	£xx per year	C 75	D 63
Installation of a full heating controls package	£xx per year	C 78	D 65
	Total £xx per year		
<b>Potential energy efficiency rating</b>		<b>C 78</b>	
<b>Potential environmental impact rating</b>		<b>C 66</b>	

### Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

Double glazing	£xx per year	C 80	D 67
Solar water heating	£xx per year	B 81	D 68
<b>Enhanced energy efficiency rating</b>		<b>B 81</b>	
<b>Enhanced environmental impact rating</b>		<b>D 68</b>	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by reduced Carbon Dioxide emissions.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.est.org.uk/myhome](http://www.est.org.uk/myhome)

## Measures to improve this home's performance ratings

### Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice from an energy advisor before carrying out DIY improvements.

#### Measure 1 Cavity wall insulation

The external walls of this home are built with a gap, called a cavity, between the inside and outside layers of the wall. Cavity wall insulation fills this gap with an insulating material, which reduces heat loss through the external walls. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, the holes are made good afterwards as specialist machinery is used to fill the cavity a professional installation company should carry out this work. Such 'approved contractors' should carry out a thorough survey before commencing work to be sure that this type of insulation is right for this home. They should also provide a guarantee for the work and handle any building control issues.

#### Measure 2 Loft insulation

Insulation laid in the roof space over the joists or between roof rafters to a depth of at least 250mm will significantly reduce heat loss through the roof. The anticipated cost is based upon a contractor installing or making up the loft insulation to the equivalent of a 250mm quilt; although the insulation can also be installed by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult.

#### Measure 3 Hot water cylinder and pipe insulation

This is a partially or fully formed insulation that fits around the hot water cylinder. Installing this, or increasing the thickness of existing insulation, around the hot water cylinder will help to reduce fuel bills. The jacket should be fitted over the top of any existing insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using preformed pipe insulation of 50mm thickness, for as far as they can be accessed. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

## Higher cost measures (typically over £500 each)

#### Measure 4 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat the property. This improvement is most appropriate when the existing heating system needs repair or replacement. Only a qualified, CORGI registered heating engineer should carry out the installation. Building Regulations apply to this work, so it's a good idea to get advice from the local Building Control Authority.

### Measure 5 Installation of full heating controls package

The heating system requires a programmer and room thermostat to be fitted to ensure the boiler switches off when no heat is required. Thermostatic radiator valves are a useful addition to the room thermostat, allowing the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills – for example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer (e.g. CORGI registered) to install radiator valves and a fully-pumped system with the pump and the boiler turned off by the room thermostat. Radiator valves should be fitted to every radiator except one – the radiator in the same room as the room thermostat. Remember you still need the room thermostat to ensure the boiler switches off when no heat is required.

### Further measures to achieve an even higher standard

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

### Measure 6 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single glazed windows with double-glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with FENSA or obtain advice from the local Building Control Authority.

### Measure 7 Solar water heating

A thermal panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. These panels are among the most cost effective renewable systems that can be installed on dwellings in urban or rural environments. The Solar Trade Association has up to date information on installers in your area and any grant that may be available.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.est.org.uk/myhome](http://www.est.org.uk/myhome)



### About this energy inspection

Energy inspections are not new and they have been available in the UK since the late 1980s. This inspection has been undertaken by a qualified Inspector who has received appropriate training to collect the correct information about the energy performance of homes. This information has been processed by a Government approved organisation to produce the energy performance certificate and the recommendations for improvements in this report. Both the Inspector and the energy performance certificate supplier are regularly monitored to ensure that their work is up to standard.

For clarification of the technical information in this energy performance certificate please contact: the Home Inspector.

### About this home's performance ratings

The ratings provide a measure of the overall energy efficiency of this home and its environmental impact. Both are calculated using the Standard Assessment Procedure (SAP), which is the Government's recommended system for assessing the energy performance of dwellings. The ratings take into account the home's insulation, heating systems, hot water system, fixed lighting, ventilation, number of windows and fuels used.

Not all of us use our homes in the same way so to allow one home to be directly compared to another, energy ratings are calculated using 'standard occupancy' assumptions. Standard occupancy is based on a home in a central UK location and assumes that during the heating season the house is heated for 9 hours a day during weekdays and 16 hours a day at weekends, with the living room heated to 21°C and the rest of the house at 18°C.

The ratings are expressed on a scale of 1 to 100. The higher the energy efficiency rating the more energy efficient the home and the higher the environmental impact rating the less impact it has on the environment.

Homes which are more energy efficient use less energy, saving money and helping to protect the environment. The cost of providing lighting, heating and hot water to a home with an energy efficiency rating of 100 would be practically zero. Similarly the Carbon Dioxide emissions from lighting, heating and hot water for a home with an environmental impact rating of 100 would be practically zero. The potential ratings shown on page one describe the energy performance of the home assuming all cost effective measures have been installed. For comparison a home built to the 2006 Building Regulations would typically be around the boundary of bands B and C.

## This home's impact on the environment

Carbon dioxide is one of the biggest contributors to the man-made greenhouse effect. We all use energy every day – at home, at work and when we travel. To generate that energy, we burn fossil fuels (coal, oil and gas) that produce 'greenhouse' gases – particularly Carbon Dioxide – which are changing our climate and damaging the environment. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's Carbon Dioxide emissions. The average household in the UK creates about six tonnes of Carbon Dioxide every year. There are simple steps you can take to cut Carbon Dioxide emissions and help prevent climate change. Making your home more energy efficient by adopting the suggestions in this report can help protect the environment by reducing Carbon Dioxide emissions. You could reduce your emissions even more by switching to renewable energy sources.

## What can I do today?

In addition to the specific measures suggested in this report, don't forget there are many simple measures you can put into action today that will save you money, help reduce your impact on the environment and improve the comfort of your home.

For example:

- Check that your heating system thermostat is not set too high (21°C in the living room is suggested) and use the timer or programmer to ensure you only heat your home when necessary.
- Make sure your hot water is not too hot. Your cylinder thermostat shouldn't need to be set higher than 60°C/140F.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Buy energy saving recommended appliances. Remember to look for the energy saving recommended logo when buying.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.est.org.uk/myhome](http://www.est.org.uk/myhome)



## 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 [1234-6789-1234-6789-1234]. 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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Lorem ipsum et alia

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Inspector's licence number:

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Name:

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Qualifications:

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Lorem ipsum et alia

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Address:

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Phone number:

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Fax number:

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E-mail address:

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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.