



HOME CONDITION REPORT

2, Sheridan Close
Leighton
CREWE
CW1 4TJ

Report reference number (RRN) **0158-1807-6517-0408-3161**
Inspection date **3 September 2008**

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Introduction and terms on which report is prepared

To market your home for sale you must have a Home Information Pack that may include a Home Condition Report. This Home Condition Report is produced by a Home Inspector, who is a member of The SAVAs Certification Scheme (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 The SAVAs Certification Scheme 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 The SAVAs Certification Scheme'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.

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.

- 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. Some maintenance and repair may be costly.

Section A General Information

2, Sheridan Close, Leighton, CREWE, CW1 4TJ

Property reference number:	1875140568
Home Inspector's name:	Mr Philip Bratt
Home Inspector's membership number:	SAVA004024
Company name:	Philip Bratt
Company address and postcode:	13 , Sandbach, Cheshire, CW11 1DR
Company email:	enquiries@homeinspectorscheshire.co.uk
Company telephone number:	07747752000
Company fax number:	
Date of the inspection:	3 September 2008
Report reference number:	0158-1807-6517-0408-3161
Related reports:	A list of eligible related Home Condition Reports can be found online by entering the 20-digit Report Reference Number above at https://www.hcrregister.com/ReportRetrieve

Section B Summary

Date of the inspection:	3 September 2008
Full address and postcode of the property:	2, Sheridan Close, Leighton, CREWE, CW1 4TJ
Weather conditions:	It was dry at the time of the inspection.
The state of property when inspected:	The property was occupied, in a habitable condition and fully furnished.
Approximate year when the property was built:	The property was built around 1992.
Type of property:	The property is a detached house.
Listed property:	Not listed

Accommodation

Storey	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground									
Ground	2			1	1	1			
First		4	2						
Second									
Third									
Fourth									
Roof space									
Totals	2	4	2	1	1	1	0	0	

Floor area:

The external floor area of the house is 121.51 square metres.

Reinstatement cost:

£ 155000

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 of the property is pitched.
The walls are of cavity construction.

Mains services

Drainage Gas Electricity Water

The ticked boxes indicate that mains services are present.

Central heating

The property has a full gas central heating system .

Outside facilities

There is a double on site garage. There are 2 parking spaces located onsite. There is a private garden located to the front of the property. There is a private garden located to the side of the property. There is a private garden located to the rear of the property.
There are no permanent outbuildings.
All roads and footpaths are made-up unless otherwise stated.

Summary of condition ratings

Section of the report	Part no.	Part name	Identifier (more than one)	Rating
D: Outside	D2	Roof coverings		2
	D3	Rainwater pipes & gutters		2
	D4	Main walls	Main walls (including claddings)	1
	D5	Windows		1
	D6	Outside doors (incl. patio doors)		1
	D7	All other woodwork		1
	D8	Outside decoration		2
	E: Inside	E1	Roof structure	Roof structure front and side mono pitch
E1		Roof structure	Roof structure Main roof	1
E2		Ceilings		1
E3		Inside walls, partitions & plasterwork		2
E4		Floors		NI
E5		Fireplaces & chimney breasts		1
E6		Built-in fittings	Built-in fittings master bedroom	3
E6		Built-in fittings	Built-in fittings kitchen & utility room	1
E7		Inside woodwork		2
E8	Bathroom fittings		1	
F: Services	F1	Electricity		3
	F2	Gas / Oil		1
	F3	Water		1
	F4	Heating		1
	F5	Drainage		NI

Summary of structural movement:

There is no evidence of structural movement.

Further investigation

Recommended investigation of defects seen or suspected:

Your attention is drawn to the following matters for which further investigation is recommended by someone who is appropriately qualified:

- electrical installation

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.

Roads and footpaths:

Drainage:

Water:

Drains:

Planning and any other permission needed:

Freehold owner consents:

Flying freeholds:

Mining:

Rights of way:

Boundaries
(including party walls):

Easements:

Repairs to shared parts:

Previous structural repairs:

New building warranties:

Building insurance
(ongoing claims):

Tree preservation orders:

Property let:

Contaminated land and flooding

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

Contamination:

Flooding:

Health and safety risks

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

Safety glass:

The absence of safety glass at the doors to the fitted wardrobe increases the risk of injury.

Asbestos:

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

Recent testing:

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

Section D Outside condition

The inspector carried out a non-invasive inspection (see the important note on page 5 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 either from a point within the property or using suitable access equipment, such as a ladder, if it was safe to do so. 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 chimney stacks because there were none present.
I could not inspect the other outside detail because there were none present.

D2 Roof coverings

All roof areas are pitched and covered with concrete interlocking tiles. The main roof is colonial style. Front and side Oriel windows have mono pitch tile covered roof covering. The pitched roof coverings to the right side slope are damaged at the gutter level by the front hip. Cement verge is loose at right hand end on front mono pitch. Some repairs or replacements are required but these are not considered serious or urgent.

Rating

2

D3 Rainwater pipes & gutters	Rating
The rainwater fittings are PVC. Gutter end cap not fixed front right of garage. Some repairs or replacements are required but these are not considered serious or urgent.	2
D4 Main walls	Rating
Main walls (including claddings) The outside walls are brick faced cavity construction. The damp proof course [water-proofing to prevent rising damp] is polyethylene. Part of a face brick is missing on the rear wall by the down stairs WC window. No repair is presently required.	1
D5 Windows	Rating
The windows are PVCu and are double glazed. The surface of the UPVC has lost it's gloss finish. No repair is presently required. Normal maintenance must be undertaken.	1
D6 Outside doors (incl. patio doors)	Rating
The outside doors are PVCu with glazed panels. The surface of the UPVC has lost it's gloss finish. No repair is presently required. Normal maintenance must be undertaken.	1
D7 All other woodwork	Rating
The other woodwork includes such items as: woodwork at the roof edges and any timber porch/canopy. The outside woodwork is mainly softwood. No repair is presently required. Normal maintenance must be undertaken.	1
D8 Outside decoration	Rating
Decorated areas may include such items as: windows, doors, walls, timbers at roof edges, porches. The outside decorations are poor. Some repairs or replacements are required but these are not considered serious or urgent.	2

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 floors, because all floors are covered with either laminate or carpet, however i was able to identify that the ground floors are of solid construction and the first floor is timber.
I could not inspect the dampness because there were none present.
I could not inspect the other issues because there were none present.
I could not inspect the roof structure front and side mono pitch, because there was no access to the timbers.

E1 Roof structure	Rating
Roof structure Main roof The main roof is constructed using a prefabricated timber frame in colonial style. No repair is presently required.	1
E2 Ceilings	Rating
The ceilings are constructed from plasterboard. The ceilings are covered with a textured finish which may be Artex. All of the ceilings may contain asbestos material [see health and safety risks, section C]. No repair is presently required.	1

E3 Inside walls, partitions & plasterwork	Rating
<p>The internal walls and partitions are partly of masonry and partly of timber construction. The internal walls are finished with plaster. The internal walls to the downstairs WC are clad with tiles. The internal walls to the kitchen and bathrooms are partly clad with tiles.</p> <p>The wall tiling to the bathroom and en-suite is damaged. Some repairs or replacements are required but these are not considered serious or urgent.</p>	2
E5 Fireplaces & chimney breasts	Rating
<p>A fireplace remains in the main lounge. There is no chimney breast as the flue is built into the wall and exits through the tiled roof.</p> <p>No repair is presently required. Normal maintenance must be undertaken.</p>	1
E6 Built-in fittings	Rating
<p>Built-in fittings kitchen & utility room</p> <p>The kitchen fittings are modern.</p> <p>The built-in fittings are badly worn but functional. Normal maintenance must be undertaken.</p>	1
<p>Built-in fittings master bedroom</p> <p>The fitted wardrobe is modern.</p> <p>The fitted wardrobes to the master bedroom are damaged, one mirror door is cracked. This is considered serious and in need of urgent repair or replacement as it was not possible to determine if the doors are safety glazed further investigation is required. [See health & safety risks, section C]</p>	3
E7 Inside woodwork	Rating
<p>The internal woodwork includes such items as: doors, frames, skirting, banisters and staircases. All the doors are made from softwood.</p> <p>The skirting boards to the en-suite are incomplete. Some repairs or replacements are required but these are not considered serious or urgent.</p>	2
E8 Bathroom fittings	Rating
<p>The sanitary fittings in the bathroom include such items as: bath, basin, WC, over bath shower and are modern. The sanitary fittings in the WC include such items as: basin, WC, and are modern.</p> <p>The sanitary fittings in the en-suite bathroom include such items as: basin, WC, shower and are modern.</p> <p>The seals to the bath discoloured. No repair is presently required. Normal maintenance must be undertaken.</p>	1

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 drainage, because i was unable to locate any inspection chambers within the grounds of the property.

F1 Electricity	Rating
<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 an electrical supply and the meter is located in an external housing. The consumer unit [fuse box] is located in the garage.</p> <p>The earth bonding is missing to the gas supply. The wiring in the airing cupboard is trailing to the immersion heater and is not heat resistant. the wiring to the heating pump in the airing cupboard is pulled out from the junction box. the extractor fan in the main bathroom is not working. The wiring to the external security light over the patio is DIY. The consumer unit does not provide earth fault protection to current IEEE regulations. This is considered serious and in need of urgent repair or replacement. Further advice should be obtained.</p>	3

F2 Gas / Oil	Rating
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. There is a gas supply and the meter and valve are located in an external housing. No repair is presently required.	1
F3 Water	Rating
There is a mains water supply. The pipework is copper and the stop valve is under the kitchen sink. No repair is presently required. Normal maintenance must be undertaken.	1
F4 Heating	Rating
The heating and hot water is provided by a gas boiler. The hot water is also provided by an immersion heater. No repair is presently required. Normal maintenance must be undertaken.	1

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:

The garage is of brick construction and is in a good condition. The gutter is leaking at the front right corner and the timber fascias and window require decoration.

Conservatories:

There is no conservatory.

Permanent outbuildings:

There are no permanent outbuildings.

Boundary and retaining walls:

The boundary walls are brick built. These are in a good condition. The fence to the south of the garden is in good condition. The fence to the east (between #2 & #4) has concrete posts, some of which are leaning slightly.

Paved areas:

There are paved areas and paths to the front consisting of flagstones that are in a good condition. There is a drive to the side and consists of asphalt. There are paved areas and paths to the side consisting of flagstones that are in a good condition. There are paved areas and paths to the rear consisting of natural stone that are in a good condition.

Grounds:

The grounds are well kept with a lawn to the rear, front and side.

Common (shared) areas:

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 <https://www.hcrregister.com/ReportRetrieve> by entering its unique reference number 0158-1807-6517-0408-3161. 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. The register will also list the Report Reference Numbers of any other related reports prepared by you, or your agent, for the property within the last 12 months that you have agreed to make public. Please see the Terms & Conditions published on the register for more details.

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Qualifications:	
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Fax number:	
E-mail address:	enquiries@homeinspectorscheshire.co.uk
Date of making the report:	5 September 2008

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 The SAVA Certification Scheme, The National Energy Centre, Davy Avenue, Knowlhill, Milton Keynes, MK5 8NA 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 The SAVA Certification Scheme and apply to have the report cancelled from the register of Home Condition Reports.