

HOME CONDITION REPORT

19, Holland Street
BRIGHTON
BN2 9WB

Report reference number (RRN) **18402**
Inspection date **2 March 2007**

Contents

Section A	General information
Section B	Summary
Section C	Conveyancing, and health and safety issues
Section D	Outside condition
Section E	Inside condition
Section F	Services
Section G	Grounds (including shared parts for flats)
Section H	Energy performance certificate

Section A General Information

19, Holland Street, BRIGHTON, BN2 9WB

Candidate's name:

Mr Jeremy Hopkins

Company name:

Sussex Inspections Ltd

Company address and postcode:

51 Ewart Street, Brighton, BN2 9UP

Company email:

jezis@tinyworld.co.uk

Company telephone number:

01273 803 500

Company fax number:

Date of the inspection:

2 March 2007

Report reference number:

18402

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)

Related parties disclosure

Sample report for marketing only

Section B Summary

Date of the inspection:	2 March 2007
Full address and postcode of the property:	19, Holland Street, BRIGHTON, BN2 9WB
Weather conditions:	It was raining at the time of the inspection.
State of the property:	The property was occupied, in a habitable condition and fully furnished.
Approximate year when the property was built:	The property was built around 1860.
Approximate year when the property was extended:	The back addition was built in 1960.
Type of property:	The property is a mid-terrace house.

Accommodation

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

Floor area:

The external floor area of the house is 152 square metres.

Reinstatement cost:

£ 192000

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 extension roof of the property is flat.

The walls are of solid brick 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 private garden located to the front 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	D1	Chimney stacks		2
	D2	Roof coverings	Flat roof coverings	1
	D2	Roof coverings		3
	D3	Rainwater pipes & gutters		1
	D4	Main walls (including claddings)		2
	D5	Windows		1
	D6	Outside doors (incl. patio doors)		2
	D7	All other woodwork		2
	D8	Outside decoration		1
	D9	Other outside detail		2
E: Inside	E1	Roof structure		3
	E2	Ceilings		1
	E3	Inside walls, partitions & plasterwork		2
	E4	Floors		2
	E5	Fireplaces & chimney breasts		1
	E6	Built-in fittings		1
	E7	Inside woodwork		2
	E8	Bathroom fittings		1
	E9	Dampness		3
F: Services	F1	Electricity		3
	F2	Gas / Oil		1
	F3	Water		1
	F4	Heating		1
	F5	Drainage		2

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:

- roof covering and timbers

Section C Conveyancing and health and safety issues

Issues for conveyancers

Roads and footpaths:

Drainage:

Water:

Drains:

Planning and any other permission needed:

The property has been altered by the removal of the rear chimney breast which may have required statutory consents.

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:

The property is understood to be situated near an area of land that may be affected by 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 internal and external doors increases the risk of injury.

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 electrical installation. Failure to test the services increases the safety risk.

Smoke detectors:

There is a lack of smoke detectors. This may increase the risk of being trapped in the event of fire.

Section D Outside condition

D1 Chimney stacks	Rating
The chimney stack is brick built with a render finish. The stack is leaning due to acid attack from combustion. There is damp penetration inside the roof void. Some repairs or replacements are required but these are not considered serious or urgent.	2
D2 Roof coverings	Rating
Flat roof coverings The back addition roof is flat and covered with roofing felt. Limited to an internal visual inspection from the second floor. No repair is presently required. Normal maintenance must be undertaken.	1
The main roof is pitched and covered with concrete interlocking tiles. There are high levels of penetrating damp to the internal roof structure and main walls caused by a failure of the roof covering; refer to E1, E9 and Section B. This is considered serious and in need of urgent repair or replacement.	3
D3 Rainwater pipes & gutters	Rating
The rainwater fittings are PVC. No repair is presently required. Normal maintenance must be undertaken.	1
D4 Main walls (including claddings)	Rating
The outside walls are of solid construction. There is cracked render to the front and rear elevation. There is a lack of under floor ventilation; refer to E4 and E9. Some repairs or replacements are required but these are not considered serious or urgent.	2
D5 Windows	Rating
The windows are a mixture of PVCu which are double glazed and timber framed which are single glazed. No repair is presently required. Normal maintenance must be undertaken.	1
D6 Outside doors (incl. patio doors)	Rating
The outside front and back doors are timber framed with glazed panels. The outside patio doors are PVCu with glazed panels. The back door is not fitted with safety glass; refer to Section C. Some repairs or replacements are required but these are not considered serious or urgent.	2
D7 All other woodwork	Rating
The other woodwork includes such items as: woodwork at the roof edges. There is rot to the front woodwork at the roof edge; refer to E9. Some repairs or replacements are required but these are not considered serious or urgent.	2
D8 Outside decoration	Rating
Decorated areas may include such items as: windows, doors, walls, timbers at roof edges. No repair is presently required. Normal maintenance must be undertaken.	1
D9 Other outside detail	Rating
There is wooden decking from the first floor utility room to the garden. There is a rotten timber handrail. This is considered a Health and Safety risk. Some repairs or replacements are required but these are not considered serious or urgent.	2

Section E Inside condition

The following items were not present:

- E10: Other issues

E1 Roof structure	Rating
The main roof is constructed using individual timbers in a traditional manner. Stored items limited inspection. There is extensive rot to a number of timbers on the front elevation causing structural damage. All timbers recorded high moisture levels; refer to E9. This is considered serious and in need of urgent repair or replacement.	3
E2 Ceilings	Rating
The ceilings are constructed from plasterboard and plaster on wood laths [lath and plaster]. No repair is presently required. Normal maintenance must be undertaken.	1
E3 Inside walls, partitions & plasterwork	Rating
The internal walls and partitions are partly of masonry and partly of timber construction. The external walls in all bedrooms are damp; refer to E9. There is damaged plaster to the first floor hall. Some repairs or replacements are required but these are not considered serious or urgent.	2
E4 Floors	Rating
The floors are of both timber and concrete construction. Floor coverings limited inspection. There is movement to the ground floor hall and bedroom timber floors. The likely cause is damp and rotten timbers from a lack of under floor ventilation; refer to D4. Some repairs or replacements are required but these are not considered serious or urgent.	2
E5 Fireplaces & chimney breasts	Rating
The chimney breasts are of masonry construction. The rear chimney breast has been removed from inside the roof space to the first floor, but remains to the ground floor; refer to Section C. No repair is presently required. Normal maintenance must be undertaken.	1
E6 Built-in fittings	Rating
The kitchen fittings are of good quality. No repair is presently required. Normal maintenance must be undertaken.	1
E7 Inside woodwork	Rating
The internal woodwork includes such items as: doors, frames, skirting, banisters and staircases. There are internal glazed doors that are not fitted with safety glass; refer to Section C. Some repairs or replacements are required but these are not considered serious or urgent.	2
E8 Bathroom fittings	Rating
The sanitary fittings in the bathrooms include such items as; bath, basin and WC. These are considered dated. No repair is presently required. Normal maintenance must be undertaken.	1
E9 Dampness	Rating
There is evidence of penetrating and rising damp in the property. Penetrating dampness is affecting the roof timbers caused by a roof problem. This is affecting other parts of the property with damp to the second floor bedrooms. Rising dampness is affecting the ground floor lounge and bedroom due to a lack of a suitable damp proof course. There is damp to the ground floor timbers from a lack of under floor ventilation. These are considered serious and in need of urgent repair or replacement. Refer to D2, D4, D7, E1, E3 and E4.	3

Section F Services

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. The meter and consumer unit [fuse box] are located in the ground floor hallway cupboard. There is no electrical earth bonding of the gas and water pipes. This is considered serious and in need of urgent repair or replacement. Also refer to F2 and F3.</p>	3
F2 Gas / Oil	Rating
<p>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.</p> <p>There is a gas supply and the meter and valve are located in an external housing. No repair is presently required. Normal maintenance must be undertaken; refer to F1.</p>	1
F3 Water	Rating
<p>The pipework is copper and the stop valve is under the ground floor kitchen sink. No repair is presently required. Normal maintenance must be undertaken; refer to F1</p>	1
F4 Heating	Rating
<p>The heating and hot water is provided by a gas boiler. No repair is presently required. Normal maintenance must be undertaken.</p>	1
F5 Drainage	Rating
<p>There is a mains drainage system. The inspection chamber to the front garden was covered and could not be inspected. The soil stack to the rear has been damaged by DIY plumbing from the first floor kitchen. The soil stack terminates too close to the second floor bedroom window and does not have a guard. Some repairs or replacements are required but these are not considered serious or urgent.</p>	2

Section G Grounds (including shared parts for flats)

Comments on:

Garages:

There are no garages.

Conservatories:

Permanent outbuildings:

There are no permanent outbuildings.

Boundary and retaining walls:

The boundary walls are brick built. These are in an average condition.

Paved areas:

There is a paved area to the rear consisting of block pavers that are in a fair condition. There are concrete paths to the front and rear gardens that are in an average condition.

Grounds:

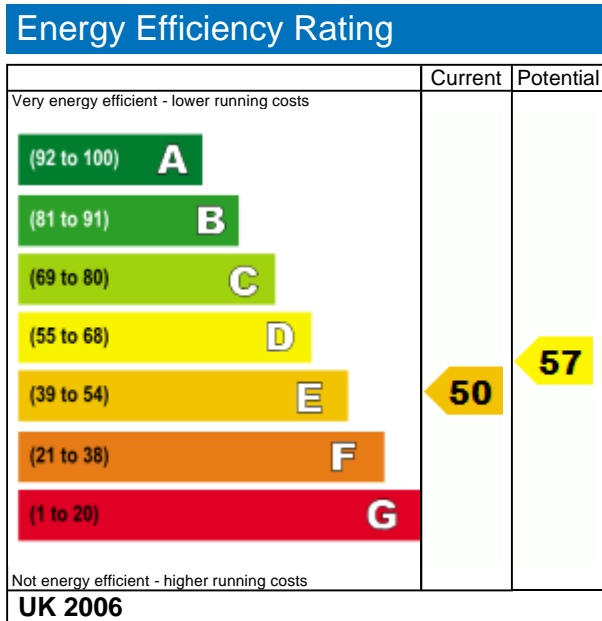
Common (shared) areas:

Section H Energy performance certificate

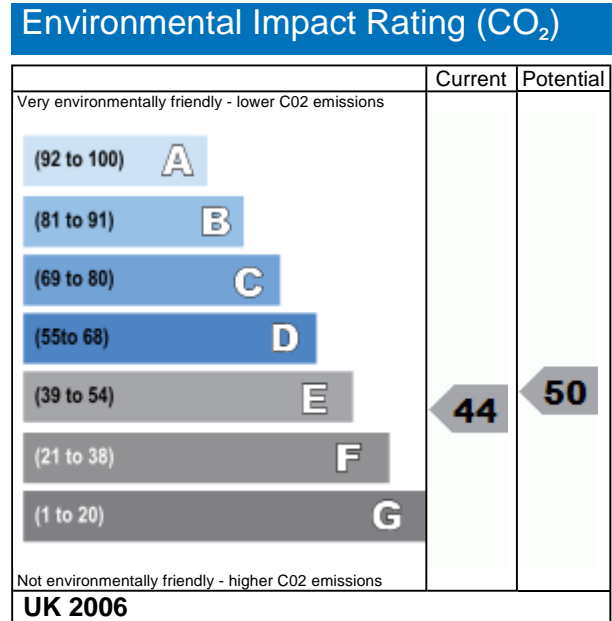
Dwelling type: House
 Home Inspector's name: Mr Jeremy Hopkins
 Date of making the report: 9 March 2007

Date of inspection: 2 March 2007
 Certificate number: 18402
 Floor area: 151.4 m²

The home's 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 (CO₂) 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 (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	261 kWh/m ² per year	228 kWh/m ² per year
Carbon dioxide emissions	7.96 tonnes per year	6.89 tonnes per year
Lighting	£77.87 per year	£44.24 per year
Heating	£513.11 per year	£465.40 per year
Hot water	£110.41 per year	£85.04 per year

The above 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 an 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. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and an older certificate may underestimate the property's fuel costs.

To see how this home can achieve its potential rating please see the recommended measures.

Energy Performance Report

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	Environmental impact
Main walls	Solid brick (as built)	Very poor	Very poor
Main roof	Pitched, 100mm loft insulation	Poor	Poor
Main floor	Uninsulated solid concrete (assumed)	N/A	N/A
Windows	70% Double glazed or better. Pre-2002	Average	Average
Main heating	Mains gas boiler	Good	Good
Main heating controls	Programmer and room thermostat	Poor	Poor
Secondary heating	None	N/A	N/A
Hot water	From main	Average	Average
Lighting	24% of lighting provided by low-e bulbs	Poor	Poor
Current energy efficiency rating			E : 50
Current environmental impact rating			E : 44

Recommended measures to improve this home's performance ratings

The measures below are cost effective. 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 (up to £500)	Typical savings	Performance ratings after improvements	
		Energy efficiency	Environmental impact
Replace all non-low-energy lightbulbs	£26.00 per year	E : 52	E : 45
Put 160mm jacket on hot water cylinder	£1.50 per year	E : 52	E : 45
Install cylinder stat	£50.00 per year	D : 55	E : 48
Upgrade insulation to 250mm in main roof	£8.50 per year	D : 56	E : 48
Sub-total	£86.00 per year		
Higher cost measures (over £500)			
Improve to Programmer, room stat & TRV's	£20.00 per year	D : 57	E : 50
Total	£106.00 per year		
Potential energy efficiency rating		D : 57	
Potential environmental impact rating		E : 50	

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.

Fit 50mm internal insulation to walls	£180.00 per year	C : 69	D : 65
Add solar water heating	£13.00 per year	C : 70	D : 66
Add a photovoltaic system	£9.00 per year	C : 71	D : 67
Total	£308.00 per year		
Enhanced energy efficiency rating		C : 71	
Enhanced environmental impact rating		D : 67	

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 (CO₂) emissions.

About the measures to improve this home's performance ratings

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install. 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.

Replace all non-low-energy lightbulbs

Replace any traditional light bulbs in this home with energy saving recommended ones; these reduce lighting costs over the lifetime of the bulb - and they last up to 12 times longer than ordinary light bulbs.

Put 160mm jacket on hot water cylinder

Improving the insulation of your hot water tank using a very thick jacket will help reduce your heating bills. You should also insulate the hot water pipe connections to the cylinder, for about a metre, or as far as you can get access to them. Fit the jacket over the top of any existing jacket and over any thermostat clamped to the cylinder.

Install cylinder stat

The hot water cylinder requires the addition of a cylinder thermostat to ensure the boiler switches off when the water in the hot water tank is hot enough. Ask a competent plumber or heating engineer to install one.

Upgrade insulation to 250mm in main roof

The anticipated cost is based upon a contractor installing an additional 100mm of glass fibre or mineral wool insulation in your loft, but it can also be installed by a capable DIY enthusiast. If you choose a DIY installation then take care not to block ventilation at the edge of the loft space as this may cause condensation. When handling the insulation always wear gloves and a mask.

Higher cost measures (typically over £500 each)

Improve to Programmer, room stat & TRV's

Although your heating system already has a room thermostat, you can save more money by adding thermostatic radiator valves as well. They allow you to control the temperature of each room to suit your needs, adding to comfort and reducing your bills. For example, you can set them to be warmer in your living room and bathroom than in your bedrooms. You will need a plumber to fit them to every radiator except one - the radiator in the same room as your room thermostat. You still need the room thermostat, because without it, even when the TRVs have turned off the radiators, the boiler is still burning fuel and wasting money so do not let the plumber remove it.

Further measures

Further measures that could deliver even higher standards for this home

Fit 50mm internal insulation to walls

This is only recommended for solid walls (without a cavity), and it involves adding a layer of insulation to the inside or outside surface of your walls. You can choose between two systems. The first is often called dry-lining, and is most appropriate if you are decorating inside your home, because a layer of insulation is added to the inside of your walls. The second, external wall insulation, is a major improvement to the outside of your home. This system includes an insulant and a weather protective finish, and improves the look of your home whilst also giving lasting weather protection and helping to prevent damage to the outside walls. Either of these improvements will stop the heat from escaping from your home so you might like to take professional advice to help you choose between them.

Add 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 local installers and any grant that may be available.

Add a photovoltaic system

A solar photovoltaic (PV) system is one which converts light directly into electricity via panels placed on the

2 March 2007 RRN: 18402

roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

About this energy inspection

For clarification of the technical information in this Energy Performance Certificate, please contact:
Inspector: Mr Jeremy Hopkins Tel: 01273 803 500
Inspector registration number:

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.

About this home's performance ratings

The ratings provide a measure of the overall energy efficiency of this home and its environmental impact and is calculated using the National Calculation Methodology (NCM), which is the Government's recommended system for assessing the energy performance of buildings. 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 with 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 home 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 home 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, cost less to run and help 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 above 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.



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