

Sussex Inspections top tips to a better HCR

The following tips are simple measures that can be easily carried out before the Home Inspector calls that should help us achieve the best possible report for your property. It is likely that an Energy Performance Certificate will be completed at the same time as the Home Condition Report, so please also read Sussex Inspections top tips to a better EPC.

- **Read the Sussex Inspections terms of engagement:** This will provide you with a better idea of what areas the Home Inspector will need to access and report on. If a Home inspector cannot access any part of the house because it is locked or access blocked, it will have to be mentioned as a limitation in the HCR.
- **Boiler service history:** An Inspector will try to establish the service history and condition of any heating appliances. Providing the Inspector with the service history will reduce the chances of the heating or gas services being given a lower condition rating.
- **Electrical system:** One of the most common reasons for seeing a condition rating 3 is poor electrics and in particular a lack of electrical earth bonding to water and gas service pipes. Obtaining a Part P Electrical Certificate before an inspection will provide the Home Inspector and any potential buyers with a lot of reassurance, in the quality of the electrical system.
- **Loft Space:** Make sure the Inspector can gain access to any loft space (The Inspector will bring a ladder). A lot of data is collected in the roof space and failing to gain access will limit the effectiveness of the HCR.
- **Let the Inspector get on!** While it is tempting to ask the Home Inspector hundreds of questions, once they have started the Inspection, it is best to let them get on with the Inspection.
- **Those little jobs!** If you are planning on making any improvements to your home before selling, make sure they are finished before the Inspector calls. Remember the HCR is a report of the property on the day it is inspected, not the week before or after.