



# HOME CONDITION REPORT

BRE Test House,  
54.1 BRE Terrace,  
Watford,  
WD25 9XX

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Report reference number (RRN) **HCR1**

Inspection date **28 October 2006**

## IMPORTANT NOTICE

This Home Condition Report is based upon draft information produced by various parties including the Department for Communities and Local Government (DCLG).

This document will be subject to future revision once additional information is made available.

## Introduction and terms on which report is prepared

To market your home for sale you must have a home information pack that includes a home condition report. This Home Condition Report is produced by a Home Inspector, who is a member of [Scheme Name] (a government-approved certification scheme).

The Home Inspector must provide an objective opinion about the condition of the property which the buyer, the seller and the buyer's mortgage company must be able to rely on and use.

To become a member of [Scheme Name] and be able to produce home condition reports, a Home Inspector has to:

- I pass an assessment of skills, in line with National Occupational Standards; and
- I have insurance that provides cover when a Home Inspector is negligent.

The Home Inspector must follow the necessary standards and [Scheme Name's] code of conduct.

A Home Condition Report is not valid unless it has been produced by a Home Inspector who is a member of a government-approved scheme and it has been entered on the Register of Home Condition Reports.

The Home Condition Report is in a standard format and is based on these terms, which set out what you should expect of both the Home Inspector and the home condition report. Neither you nor the Home Inspector can amend these terms.

Any other services the Home Inspector may provide are not covered by these terms and so must be covered by a separate contract.

If you have any complaint about this report, you can complain by following the complaints procedure, which is explained in more detail at the end of this document.

## What this report tells you

This report tells you:

- I about the construction and condition of the home on the date it was inspected; and
- I whether more enquiries or investigations are needed.

The report's main aim is to tell you about any defects that need urgent attention or are serious. It also tells you about things that need further investigation to prevent damage to the structure of the building.

The report gives 'condition ratings' to the major parts of the main building (it does not give condition ratings to outbuildings). However, the report does not mention minor defects that do not need building work to put them right.

The report contains an energy performance certificate that tells you about the energy and environmental performance of the home, and suggests any improvements that you can make.

## What this report does not tell you

This report does not tell you the value of your home or cover things that will be considered when a valuation is provided, such as the area the home is in or the availability of public transport or facilities.

It does not tell you about any minor defects that would not normally have any effect on a buyer's decision to buy.

- I This report does not warn you about any health and safety risks to people using or visiting the property, unless repair or building work is needed to avoid the risk.
- I The report does not give advice on the cost of any repair work or the types of repair which should be used.
- I The report is not an asbestos inspection under the Control of Asbestos at Work Regulations 2002.

If you need advice on subjects that are not covered by the home condition report, you must arrange for it to be provided separately.

## What is inspected?

The Home Inspector inspects the inside and outside of the main building and all permanent outbuildings, and the parts of the gas, electricity and water and drainage services that can be seen.

The Inspector gives each part of the structure of the main building a condition rating, to make the report easy to follow. The condition ratings are as follows.

Condition rating	Definition
1	No repair is currently needed. Normal maintenance must be carried out.
2	Repairs or replacements are needed but the Home Inspector does not consider these to be serious or urgent.
3	These are defects which are either serious and/or require urgent repair or replacement.
NI	Not inspected (See important note below)

### Important note

The inspection is 'non-invasive'. This means that the Home Inspector does not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, the Home Inspector does not remove secured panels or undo electrical fittings.

The Home Inspector will say at the start of sections D, E and F of the report if it was not possible to inspect any parts of the home that are normally reported on. If the Home Inspector is concerned about these parts, the report will tell you about any further investigations that are needed. The Home Inspector does not report on the cost of any work to correct defects or how repairs should be carried out.

## Section A: General Information

Address of property inspected: BRE Test House, 54.1 BRE Terrace, Watford, WD25 9XX

Property reference number:

Home Inspector's name: Home Inspector

Home Inspector's membership number:

Company name: Hacienda Home Information Pack Solutions

Company licence number:

Company address and postcode: PO Box 38770, London, E10 5YW

Company email: info@haciendahips.co.uk

Company telephone number: 0845 652 6500

Company fax number:

Date of the inspection: 28 October 2006

Report reference number: HCR1

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).

Disclosure on related parties:

## Section B: Summary

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Date of the inspection:

28 October 2006

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Full address and postcode of the property:

BRE Test House, 54.1 BRE Terrace, Watford, WD25 9XX

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Weather conditions:

The weather at the time of the inspection was hot and dry.

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The state of property when inspected:

The property was vacant and part-furnished.

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Approximate year when the property was built:

1977

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Type of property:

The property is an end terrace house.

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Is the property in an area occupied primarily by tenants?

The property is not in an area occupied primarily by tenants.

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**Accommodation**

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

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Gross external floor area: 87

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Reinstatement cost: £93,000

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 to the property is sloping. The walls are of brickwork. The floors are of timber and concrete. The window frames are of PVCu.

## Mains Services

The ticked boxes indicate that mains services are present:

Drainage	<input checked="" type="checkbox"/>	Gas	<input checked="" type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>

## Central Heating

The property has full gas central heating.

## Outside Facilities

Gardens: There are gardens to the front and rear of the property.

Outbuildings: There are no permanent outbuildings.

Roads and Footpaths: The footpath to the front and rear of the property are made up.

**Summary of ratings and condition**

Section of the report	Part no.	Part name	Identifier (more than one)	Rating
D: Outside	D1	Chimney stacks		1
	D2	Roof coverings		2
	D3	Rainwater pipes and gutters		1
	D4	Main walls		1
	D5	Windows		1
	D6	External doors		2
	D7	All other woodwork		2
	D8	Outside decoration		2
	D9	Other external detail		
E: Inside	E1	Roof structure		1
	E2	Ceilings		2
	E3	Internal walls & partitions & plasterwork		1
	E4	Floors		2
	E5	Fireplaces and chimney breasts		
	E6	Built in fittings		2
	E7	Inside woodwork		2
	E8	Bathroom fittings		2
	E9	Dampness		1
	E10	Other inside detail		
F: Services	F1	Electricity		1
	F2	Gas/Oil		1
	F3	Water		1
	F4	Heating		1
	F5	Drainage		1

Overall condition of the property:

The property is in a fair condition but some works of repair and maintenance are required.

Widespread problems that affect many parts of the property:

There is rot in timber affecting multiple parts of the property.

Summary of structural movement:

There is movement to the inner wall but I saw no evidence to suggest this is ongoing.

## 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:

\_\_\_\_\_

\_\_\_\_\_

Drainage:

\_\_\_\_\_

\_\_\_\_\_

Water:

\_\_\_\_\_

\_\_\_\_\_

Planning and any other permission  
needed:

\_\_\_\_\_

\_\_\_\_\_

Freehold owner consents:

\_\_\_\_\_

\_\_\_\_\_

Flying freeholds:

\_\_\_\_\_

\_\_\_\_\_

Mining:

\_\_\_\_\_

\_\_\_\_\_

Rights of way:

\_\_\_\_\_

\_\_\_\_\_

Boundaries  
(including Party Walls):

\_\_\_\_\_

\_\_\_\_\_

Easements:

\_\_\_\_\_

There are underground watercourses crossing the site  
and are these are not for the sole benefit of the subject  
property.

\_\_\_\_\_

\_\_\_\_\_

Repairs to shared parts:

\_\_\_\_\_

\_\_\_\_\_

Previous structural repairs:

\_\_\_\_\_

\_\_\_\_\_

New building warranties:

\_\_\_\_\_

\_\_\_\_\_

Building insurance  
(ongoing claims):

\_\_\_\_\_

\_\_\_\_\_

Tree preservation orders:

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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 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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The property is understood to be situated close to an area of land that has previous industrial use and may be affected by contamination.

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Subsidence:

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There is a moderate potential risk of foundation damage to domestic properties from subsidence hazards with this area.

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Flooding:

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The property is situated close to an area where there is high risk of flooding.

### 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.

No evidence is available to confirm the recent servicing and testing of the electrical installation, boiler and gas appliances.

## 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.

<b>D1 Chimney stacks</b>	<b>Rating</b>
There are no chimney stacks. The flues appear to be in good working condition. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D2 Roof coverings</b>	<b>Rating</b>
The felt shingled roof is of pitched design. The tiles have slipped and several are missing from the roof especially at the rear of the property. This requires repair or replacement but is not considered serious or urgent.	2
<b>D3 Rainwater pipes and gutters</b>	<b>Rating</b>
The rainwater fittings are of plastic. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D4 Main walls</b>	<b>Rating</b>
The main walls are timber framed and clad in brick and plastic. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D5 Windows</b>	<b>Rating</b>
The windows are of double glazed plastic. No repair is presently required. Normal maintenance must be undertaken.	1
<b>D6 External doors (including patio doors)</b>	<b>Rating</b>
The external doors are timber and glazed. The door frames, in particular to the base of the door, and parts of the thresholds are rotten. The side glazed panel around the partially glazed panel door is missing safety glass. This requires repair or replacement but is not considered serious or urgent.	2
<b>D7 All other woodwork</b>	<b>Rating</b>
The timber work in particular to the service cupboard door at the back of the house is rotten. This requires repair or replacement but is not considered serious or urgent.	2
<b>D8 Outside decoration</b>	<b>Rating</b>
The decorations to the front and rear timber doors are flaking, peeling and blistering with rot to the door frame and threshold. This requires repair or replacement but is not considered serious or urgent.	2
<b>D9 Other outside detail</b>	<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.

<b>E1 Roof structure</b>	<b>Rating</b>
The roof structure is of softwood timber. No repair is presently required. Normal maintenance must be undertaken.	1
<b>E2 Ceilings</b>	<b>Rating</b>
The ceilings are of plasterboard. The ceiling to property are incomplete and holes can be found in particular to the bathroom, kitchen and downstairs storage cupboard. This requires repair or replacement but is not considered serious or urgent.	2
<b>E3 Internal walls &amp; partitions &amp; plasterwork</b>	<b>Rating</b>
The internal walls and partitions are of lath and plaster and timber. No repair is presently required.	1
<b>E4 Floors</b>	<b>Rating</b>
The property floor is a mixture of timber and solid. The flooring in particular to the are lifting and poorly secured. This requires repair or replacement but is not considered serious or urgent.	2
<b>E5 Fireplaces and chimney breasts (and the outside of flues)</b>	<b>Rating</b>
There are no fireplaces or chimney breasts.	
<b>E6 Built in fittings (built in kitchen and other fittings, not including the appliances)</b>	<b>Rating</b>
There are no fitted wardrobes. The kitchen fittings in particular to the work surfaces are stained. This requires repair or replacement but is not considered serious or urgent.	2
<b>E7 Inside woodwork (staircase, joinery and so on)</b>	<b>Rating</b>
The door in particular to the living room and upstairs storage cupboard is distorted and sticks. This requires repair or replacement but is not considered serious or urgent.	2
<b>E8 Bathroom fittings</b>	<b>Rating</b>
The sanitary fittings in the bathroom comprise of a WC, sink and bath. The tap head in the bathroom is missing. The shower fitting in the bathroom is missing. This requires repair or replacement but is not considered serious or urgent.	2
<b>E9 Dampness</b>	<b>Rating</b>
There is evidence of a damp proof course. Condensation is affecting the bathroom and is likely to have been caused by poor ventilation. No repair is presently required.	1
<b>E10 Other issues</b>	<b>Rating</b>

## 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.

<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.  There is a mains electricity supply and there is no meter. No repair is presently required. Normal maintenance must be undertaken.	1
<b>F2 Gas/Oil</b>	<b>Rating</b>
General advice: Safety Warning - GAS: Regular servicing of the gas installation and all gas appliances is important to ensure you protect your home from damage and to ensure the safety of the Occupants. This MUST be carried out by a CORGI registered installer. If there is no current certificate relating to an appliance installation, a CORGI registered installer should check and test the installation.  There is a mains gas supply and the meter is located in the cupboard. No repair is presently required. Normal maintenance must be undertaken.	1
<b>F3 Water</b>	<b>Rating</b>
The water pipework is copper and the stopcock is in the undersink. No repair is presently required. Normal maintenance must be undertaken.	1
<b>F4 Heating</b>	<b>Rating</b>
Heating and hot water are provided by a gas fanned flue boiler and Heating is provided by an electric wall-hung heater. No repair is presently required. Normal maintenance must be undertaken.	1
<b>F5 Drainage</b>	<b>Rating</b>
There is a mains drainage system. Surface water is combined with the foul drainage system. No repair is presently required. Normal maintenance must be undertaken.	1

## Section G: Grounds

The Home Inspector inspected the condition of the boundary walls, outbuildings and areas in common (shared) use.

To inspect these areas the Home Inspector walked around the grounds. The report provides a summary of the general condition of any garden walls, fences, and permanent outbuildings. Conservatories with translucent or clear roofs attached to the main buildings are treated as outbuildings, as are garages and permanent store sheds. Buildings containing swimming pools and sports facilities are also treated as outbuildings, but the Home Inspector does not report on the leisure facilities, such as the pool itself and its equipment.

The Inspector did not inspect leisure facilities, landscaping and other facilities, including swimming pools and tennis courts, and non-permanent outbuildings.

Comments on:

garages:	There are no garages.
permanent sheds:	There are no permanent sheds.
other permanent outbuildings:	There are no other permanent outbuildings.
boundary walls:	There are no boundary walls.
other walls:	There are no retaining walls.
paved areas:	The paved area is in good condition.
areas in common (shared) use:	There are no common use areas.
conservatories:	There are no detached conservatories.
other structures:	

### When the report is complete

All home condition reports are held on a register kept by or on behalf of the Government in accordance with regulations made under the Housing Act 2004. Under those regulations, a copy of this home condition report can be inspected on-line at [hcrportal@address] by entering its unique reference number [HCR1]. 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.

Home Inspector's signature:

(Note: Facsimile signature taken from in the database)

Inspector's membership number:

Name:

Home Inspector

Qualifications:

DipHI

Address:

London,  
E10 5YW

Phone number:

0845 652 6500

Fax number:

E-mail address:

info@haciendahips.co.uk

Date of making the report:

### 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.

# Section H: Energy Performance Certificate

Bucknalls Lane,  
Watford,  
Hertfordshire, WD25 9XX

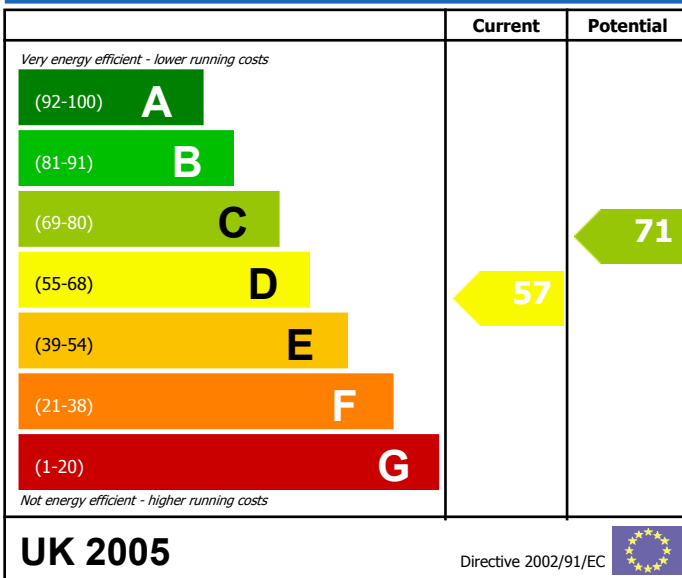
Dwelling type: Home  
Methodology: RDSAP  
Inspection date: 28/10/2006

Certif. Number: 011111112317  
Date issued: 14.12.2006  
Inspector name: Trainee Assessor

## This home's performance ratings

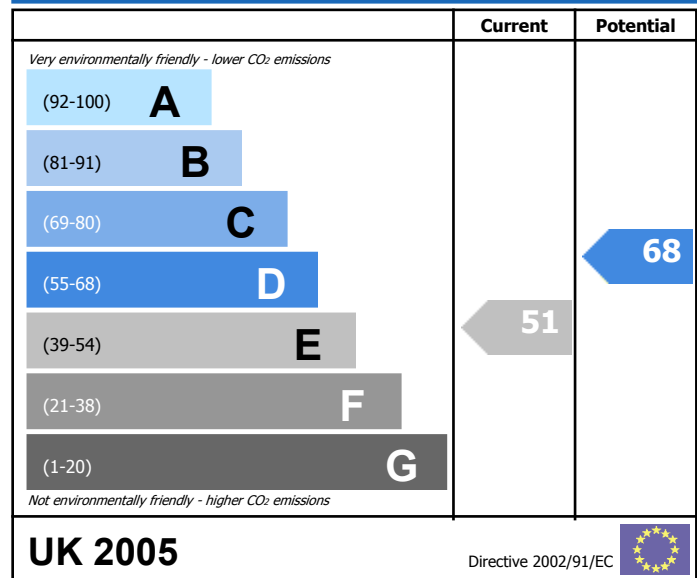
This home has been inspected and its performance rated in terms of its energy efficiency and environmental impact. This is calculated using the UK Standard Assessment Procedure (SAP) for dwellings which gives you an energy efficiency rating based on fuel cost and an environmental impact rating based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



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.

### Environmental Impact Rating



The environmental impact rating is a measure of this home's impact on the environment. The higher the rating the less impact it has on the environment.

## Typical fuel costs and carbon dioxide (CO<sub>2</sub>) emissions 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.

To see how this home can achieve its potential rating please go to page 2

# Energy Performance Certificate

## Report Section

Certificate number: 011111112317  
Date issued: 14/12/2006  
Name of inspector: Trainee Assessor

	Current	Potential
<b>Energy use</b>	<b>24 130 kWh/m<sup>2</sup> per year</b>	<b>14 998 kWh/m<sup>2</sup> per year</b>
<b>Carbon dioxide emissions</b>	<b>4.9 tonnes per year</b>	<b>3.1 tonnes per year</b>
<b>Lighting</b>	<b>£53 per year</b>	<b>£53 per year</b>
<b>Heating</b>	<b>£292 per year</b>	<b>£208 per year</b>
<b>Hot water</b>	<b>£133 per year</b>	<b>£68 per year</b>

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

# Energy Performance Certificate

## Report Section

Certificate number: 01111112317  
 Date issued: 14/12/2006  
 Name of inspector: Trainee Assessor

### 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	Timber Frame wall, insulation: As Built	Good
Main roof	Pitched roof, insulation at Joists, 50 mm	Poor
Main floor	Solid Uninsulated floor (assumed)	Very Poor
Windows	Double glazed windows: 95%, Double-glazing installed: Pre 2002	Average
Main heating	Pre 98 Gas high or unknown therm. cap. FF	Average
Main heating controls	Program & roomstat & TRV's (NBO)	Average
Secondary heating	None	
Hot water	From the primary heating system	Average
Lighting	Low energy lighting in 0% of fixed outlets	Very Poor

**Current energy efficiency rating** **D 57**

**Current environmental impact rating** **E 51**

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

The improved energy ratings 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
1	Loft insulation top up to 250mm	£51 per year	D 62	D 56
2	Hot water tank and pipe work insulation	£30 per year	D 65	D 60
3	Hot water cylinder thermostat	£13 per year	D 66	D 61
<b>Sub Total</b>		<b>£94 per year</b>		
<b>Higher cost measures</b>				
4	Condensing boiler	£59 per year	C 72	D 68
<b>Total</b>		<b>£153 per year</b>		

**Potential energy efficiency rating** **C 71**

**Potential environmental impact rating** **D 68**

### Further measures to achieve even higher standards

5	Solar water heating	£14 per year	C 73	C 70
6	PV Cells	£15 per year	C 75	C 72

**Enhanced energy efficiency rating** **C 75**

**Enhanced environmental impact rating** **C 72**



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 make your home more

energy efficient call **0800 512 012** or visit [www.est.org.uk/myhome](http://www.est.org.uk/myhome)

# Energy Performance Certificate

## Report Section

Certificate number: 011111112317  
Date issued: 14/12/2006  
Name of inspector: Trainee Assessor

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 very occasionally not accompanied by reduce carbon dioxide emissions.



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 make your home more energy efficient call **0800 512 012** or visit [www.est.org.uk/myhome](http://www.est.org.uk/myhome)

# Energy Performance Certificate

## Report Section

Certificate number: 01111112317  
Date issued: 14/12/2006  
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### Measures to improve this home's energy 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 Loft insulation

Insulation laid in the roof space over the joists or between roof rafters to a depth of at least 250 mm will significantly reduce heat loss through the roof. The insulation can be installed by professional contractors but also 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 2 Hot water cylinder and pipe insulation

Increasing the thickness of existing insulation up to 160mm around the hot water tank will help to reduce fuel bills. The jacket should be fitted over the top of the 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.

##### Measure 3 Hot water cylinder thermostat

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.

#### 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 this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement. Building Regulations apply to this work, so you will need to notify your Building Control, unless the installer is registered with a competent persons scheme, such as CORGI or OFTEC, who can self certify the work for Building Regulation Compliance.

#### 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 5 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.

##### Measure 6 PV cells

A Solar Photovoltaic (PV) system is one which converts light directly into electricity via panels placed on your roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity you purchase from your energy supplier.



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### About this energy inspection

Energy inspections are not new. They have been available in the UK since the late 1980's. Your inspection has been undertaken by a qualified inspector who has been trained to collect the correct information about the energy efficiency of your home. This information has been processed by a Government approved organisation to produce the energy rating and suggestions in the report. Both the inspector and the energy report supplier are regularly monitored to show that

*For the clarification of the technical information in this energy report please contact the:*

*Inspector Trainee Assessor on 01483 427 878*

*Inspector Registration Number 1225-0003*

### About this home's performance ratings

The ratings provide you with 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 of assessing the energy efficiency of dwellings. The ratings take into account the home's insulation, heating systems, hot water system, fixed lighting, ventilation, number of windows and related fuels.

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 assumes that 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. A home with an energy efficiency rating of 100 would be energy self sufficient and so the cost of providing lighting, heating and hot water would be practically zero.

The potential rating shown on page one is the economic potential of the home assuming all cost effective measures have

### 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

### 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 / 140°F.



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- 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.



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