



HOME CONDITION REPORT

ABC,
ABC Road,
ABC Area,
ABC Town,
ABC County, ABC PostCode

Report reference number (RRN) **HCR1153142**

Inspection date **20 August 2005**

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: ABC, ABC Road, ABC Area, ABC Town, ABC County,
ABC PostCode

Property reference number: HCR1153142

Home Inspector's name: Inspector A

Home Inspector's membership number: HCR

Company name: HCR Valuer

Company licence number:

Company address and postcode: BRE, Garston, Watford, WD25 9XX

Company email: VALEMAIL

Company telephone number: 01923 664000

Company fax number:

Date of the inspection: 20 August 2005

Report reference number: HCR1153142

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: bfgfdgd

Section B: Summary

Date of the inspection:	20 August 2005
Full address and postcode of the property:	ABC, ABC Road, ABC Area, ABC Town, ABC County, ABC PostCode
Weather conditions:	The weather at the time of the inspection was dry.
The state of property when inspected:	The property was occupied and furnished.
Approximate year when the property was built:	The property was built in 1900.
Approximate year when the property was extended:	None
Approximate year when the the property was converted:	N/A
Type of property:	The property is a purpose built end-terrace house.
Are there any signs of tenants living in the property?	No
Is the property in an area occupied primarily by tenants?	No
Is the property in a conservation area or likely to be listed?	The property is listed
Listing grade (if known)	II*

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		3	2						
Second									
Third									
Fourth									
Roof space									
Totals	2	3	2	1	1	1			

Gross external floor area: 270

Reinstatement cost: £171,000

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 roofs to the property are pitched and covered with tiles. The walls are 500mm stonework. The floors are half concrete and timber construction. The windows are mainly timber single glazed to the front and double glazed to the rear.

A short description of the system built construction:

N/A

Mains Services

The ticked boxes indicate that mains services are present:

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

Central Heating

The property has full oil central heating.

Outside Facilities

Garages: no

Gardens: There is a garden to the front and rear of the property.

Outbuildings: There are no permanent outbuildings.

Roads and Footpaths: Yes

Summary of ratings and condition

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

Overall condition of the property:

The property is in a good condition.

Widespread problems that affect many parts of the property:

None

Summary of structural movement:

None

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:	None
Drainage:	None
Water:	None
Planning and any other permission needed:	None
Freehold owner consents:	None
Flying freeholds:	None
Mining:	None
Rights of way:	None
Boundaries (including Party Walls):	None
Easements:	None
Repairs to shared parts:	None
Previous structural repairs:	None
New building warranties:	N/A
Building insurance (ongoing claims):	N/A
Tree preservation orders:	None

Property let: None

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.

Contamination: None

Subsidence: None

Flooding: None

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.

The lack of windows that are easy to escape from at the first floor increases the risk of being trapped in the event of fire. The lack of fire doors within the property increases the risk of being trapped in the event of fire. No evidence is available to confirm the recent servicing of the electrical installation. Failure to test increases safety risks.

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.

The Home Inspector has not been able to inspect the following parts of the exterior of the property for the reasons stated here:

N/A

D1 Chimney stacks	Rating
The chimney stack is of brick construction. The brickwork in particular to the middle stack is eroded. This requires repair or replacement but is not considered serious or urgent.	2
D2 Roof coverings	Rating
Main Roof Covering The roof is of pitched design. The tiles in particular to the front are loose. This requires repair or replacement but is not considered serious or urgent.	2
Rear Additional Roof The roof is of slated construction. No repair is presently required. Normal maintenance must be undertaken.	1
D3 Rainwater pipes and gutters	Rating
The rainwater fittings are plastic. No repair is presently required.	1
D4 Main walls	Rating
The Main walls are of stone construction. The first floor has a rendered covering. No repair is presently required.	1
D5 Windows	Rating
The windows are a mixture of timber single glazed and double glazed. No repair is presently required.	1
D6 External doors (including patio doors)	Rating
The external door is of timber. No repair is presently required.	1
D7 All other woodwork	Rating
No such element	NI
D8 Outside decoration	Rating
Decorated areas include windows, doors and rendered areas. No repair is presently required.	1
D9 Other outside detail	Rating
No such element	NI

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.

E1 Roof structure	Rating
The roof structure is of prefabricated timber truss. No repair is presently required.	1
E2 Ceilings	Rating
The ceilings are a mixture of plasterboard and lath and plaster. No repair is presently required.	1
E3 Internal walls & partitions & plasterwork	Rating
The internal walls are a mixture of lath and plaster and solid construction. No repair is presently required.	1
E4 Floors	Rating
The ground floor is a mixture of timber and solid. The first floor is of suspended timber. The flagstones in particular in the utility room are un even. No repair is presently required. Normal maintenance must be undertaken.	1
E5 Fireplaces and chimney breasts (and the outside of flues)	Rating
The fireplace is a mixture of brickwork and masonry. No repair is presently required.	1
E6 Built in fittings (built in kitchen and other fittings, not including the appliances)	Rating
They have been upgraded and are modern. No repair is presently required.	1
E7 Inside woodwork (staircase, joinery and so on)	Rating
The internal woodwork including staircase, doors, skirting board and banisters is a mixture of hardwood and softwood. The door in particular to the kitchen are missing furniture. No repair is presently required. Normal maintenance must be undertaken.	1
E8 Bathroom fittings	Rating
The sanitary fittings in the bathroom comprise of a panelled bath, ceramic wash hand basin and close coupled w.c. The sanitary fittings in the shower room comprise of a shower, ceramic wash hand basin and a close coupled w.c. The sanitary fittings in the cloakroom comprise of a ceramic wash hand basin and a close coupled w.c. No repair is presently required.	1
E9 Dampness	Rating
There is no evidence of a damp proof course. There is evidence of a physical damp proof course to the rear addition. No repair is presently required.	1
E10 Other issues	Rating
Cellar There is a cellar beneath the rear dining room. No repair is presently required.	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.

The Home Inspector has not been able to inspect the following services of the property for the following reasons.

None

F1 Electricity	Rating
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 the meter is located in the understairs cupboard. The wiring in the property is new. No repair is presently required.	1
F2 Gas/Oil	Rating
There is no gas supply.	NI
F3 Water	Rating
The water pipe work is plastic and the stopcock is in the undersink cupboard. No repair is presently required.	1
F4 Heating	Rating
Heating and hot water are provided by an electric immersion heater. No repair is presently required. Normal maintenance must be undertaken.	1
F5 Drainage	Rating
Lifted manhole and noted shared drainage with next door.	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:	N/A
permanent sheds:	None
other permanent outbuildings:	None
boundary walls:	The boundary walls are in average condition although in need of general maintenance and patch pointing.
other walls:	walls are in average condition although in need of general maintenance and patch pointing.
paved areas:	The paved area is in good condition.
areas in common (shared) use:	N/A
conservatories:	N/A
other structures:	N/A

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 [HCR1153142]. 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:

HCR

Name:

Inspector A

Qualifications:

HCR

Address:

Garston,
Watford,
WD25 9XX

Phone number:

01923 664000

Fax number:

E-mail address:

VALEMAIL

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.

- I 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.
- I Follow the guidance given in the document, which includes making a formal complaint.
- I 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:

- I your complaint is about an allegation of criminal activity;
- I the company fails to handle your complaint in line with their procedure; or
- I 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).

- I 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.
- I 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

Save money, improve comfort and help the environment

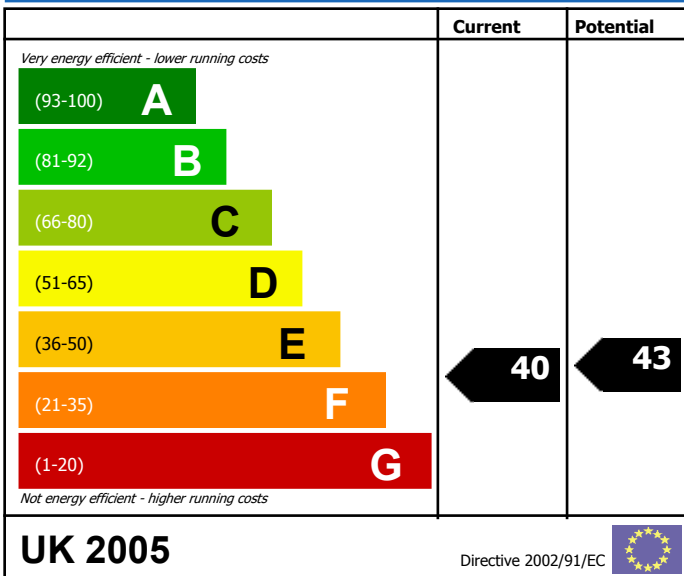
The following report is based on an inspection carried out for:

Address: West View Farriers Way, Shorwell, Newport, Isle Of Wight, PO30 3JN	Building type: Home Whole or part: Whole Methodology: RDSAP Inspection date: 05/09/2005	Certif. Number: 1153142 Date issued: 5.9.2005 Inspector name: Trainee Assessor
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This home's performance ratings

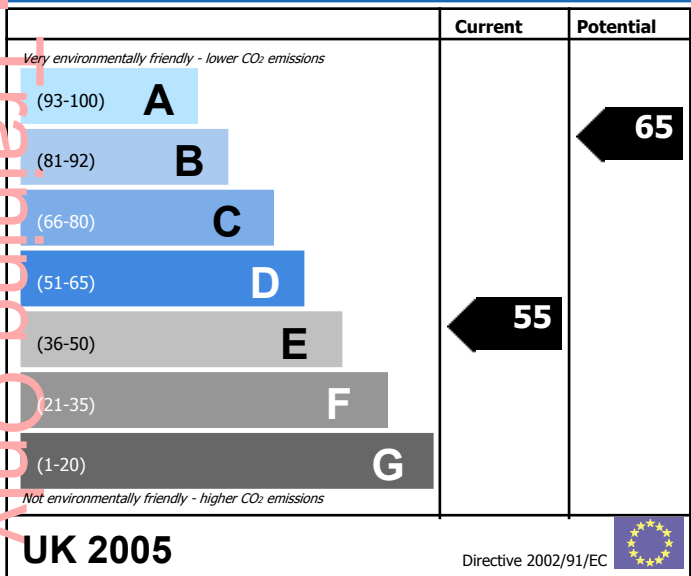
This home has been inspected and its performance rated in terms of its energy efficiency and environmental impact. This is calculated using the UK Standard Assessment Procedure (SAP) for dwellings which gives you an energy efficiency rating based on fuel cost and an environmental impact rating based on carbon dioxide (CO₂) 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 (CO₂) emissions of this home

This table provides you with 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 actual energy use that would be needed to deliver the defined level of comfort in this home, using standard occupancy assumptions, which are described on page 4. The energy use includes the energy used in producing and delivering the fuels to this home. The fuel costs only take into account the

	Current	Potential
Energy use	200 kWh/m² per year	189 kWh/m² per year
Carbon dioxide emissions	13.6 tonnes per year	12.8 tonnes per year
Lighting	£0 per year	£0 per year
Heating	£0 per year	£0 per year
Hot water	£0 per year	£0 per year

To see how this home's performance ratings can be improved please go to page 2

Certificate numb 1153142

Name of inspecto Trainee Assessor

Date of inspectio 05/09/2005

Section H: Energy Performance Certificate

Summary of this home's energy performance related features

The table shows the current performance of each element of this home on the following scale:

Extremely poor/ Very poor/ Poor/ Average/ Good/ Very good/ Excellent

Element	Description	Current performance
Main walls	ST Stone, Insulation: A As Built, Solid U: 2.10	???
Main roof	P Pitched, Insulation at: J Joists, Thickness: 300 mm	???
Main floor	U: 1.36 A: 115.96 m2	???
Windows	N Normal, Doble Glazed: 50%, Double-glazing Installed: Post 2002	???
Main heating	BOC Oil Standard boiler, 1998 or later	???
Main heating controls	CBE Programr & roomstat & TRVs (NBO)	???
Secondary heating	RWM Wood closed room heat Efficiency: 0.00%	???
Hot water	HWP From the primary heating system	???
Lighting	Rooms: 10, L.E.L. Fittings: 0, External lights: None	???

Current energy efficiency rating E 40

Current environmental impact rating E 50

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	Energy rating after improvement
Draughtproof all doors and windows	£16	E 41
Solid wall add 50mm (2 inches) insulation	£0	E 41

Higher cost measures

Potential energy efficiency rating E 43

Potential environmental impact rating D 65

Further measures to achieve even higher standards

Double glaze the single glazed windows	£18	E 42
Install solar panel (3 m2)	£36	E 43

Enhanced energy efficiency rating

Enhanced environmental impact rating

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.

For further information on how to take action and to find out about grants for making your home more

Certificate numb 1153142

Name of inspector Trainee Assessor

Date of inspection 05/09/2005

Section H: Energy Performance Certificate

Measures to reduce the running costs and improve this home's energy ratings

Lower cost measures (typically up to £500 each)

These improvements are relatively cheap to install and will be worth tackling first.

Measure 1

Cavity wall

The external walls of your home are built with a gap, called a cavity, between the inside and outside layers of the wall. Cavity wall insulation fills this gap with an insulating material. The material is pumped into the gap through small holes, which are drilled into the outside layer of the walls (the small holes are sealed up afterwards). Because this involves using specialist machinery, a professional installation company must carry out the work. The contractor will thoroughly survey your walls before commencing work to be sure that this type of insulation is right for your home, and provide a guarantee for the work.

Measure 2

Topping up loft insulation

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

Measure 3

Hot water and pipe insulation

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.

Higher cost measures (typically up to £3000 each)

Measure 4

Condensing boiler

This improvement is most appropriate when your existing central heating boiler needs repair or replacement. A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat your property. Only a qualified heating engineer should carry out the installation. [Building Regulations apply to this work, so you should get advice

Measure 5

Installation of full controls package

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 your money - so

Further measures to achieve an even higher standard

These measures should be considered if aiming for the highest possible standard for this home.

Measure 6

Double glazing

Replacing the existing single glazed windows with double-glazing will improve your comfort in your home by reducing draughts and cold spots near windows. This will also help to save on your heating bills during the long winter months. Building Regulations apply to this work, so you should either use a contractor who is registered with Fensa or get advice from your local

Measure 7

Solar water heating

Energy from the sun can be harnessed to provide domestic hot water. These systems do not generally provide space heating, and are described as 'Solar Thermal' systems. They are among the most cost effective renewable energy systems that can be installed on dwellings in urban or rural environments.

For further information on how to take action and to find out about grants for making your home more

Certificate numb 1153142

Name of inspecto Trainee Assessor

Date of inspectio 05/09/2005

Section H: Energy Performance Certificate

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

*If you would like clarification of the technical information in this energy report please contact the:
Inspector Trainee Assessor on **** *

Inspector Registration Number 4057-0001

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. The energy we use to heat, light and power our homes produces 28 per cent of the UK's CO₂ emissions.

The average household in the UK creates about six tonnes of CO₂ every year. There are simple steps you can take to cut CO₂ 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 saving CO₂. You could save even more CO₂ by switching to renewable energy

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 and help reduce your impact on the environment.

For example:

- Check that your heating system thermostat is not set too high (21°C in the living room is suggested)
- Make sure your hot water is not too hot (60°C is suggested)
- Turn off your lights and domestic appliances when not needed, and do not leave TVs and videos on standby
- Do not overfill kettles and saucepans, and use a lid where possible
- Buy energy saving recommended appliances
- Find out if you are eligible for grants or offers to help with the cost of energy saving measures by visiting www.est.org.uk/myhome or calling **0800 512 012**.

For further information on how to take action and to find out about grants for making your home more