

SCHEDULE 5

Home condition report

Completion of home condition reports by home inspectors

6. A home condition report must be completed by a home inspector so as to contain his record of the following information—

- (a) his name;
- (b) whether he has or is likely to have any personal or business relationship with any person involved in the sale of the property;
- (c) the reference number or code against which the report is registered under paragraph 1(b) of this Schedule;
- (d) the names of such approved certification schemes as of which he is a member and in which capacity the report is made;
- (e) such membership numbers or codes as have been allocated to him by those schemes;
- (f) the name and address of his employer, or if he is self-employed, the name under which he trades;
- (g) the date of the inspection and the date the report is completed;
- (h) the address of the property;
- (i) the year of building of the property or, if this cannot be ascertained by him, his estimate of the year of building;
- (j) the number of—
 - (i) storeys or levels in the property; and
 - (ii) rooms on each storey or level of the property;
- (k) such provision as has been made for the parking of vehicles relating to occupants of or visitors to the property;
- (l) such utility services as are connected to the property and the condition of their visible parts;
- (m) if the property is situated in a flat or maisonette—
 - (i) the number of storeys or levels of the building in which the flat or maisonette is situated;
 - (ii) the number of flats and maisonettes in that building or, if this cannot be ascertained by him, his estimate of the approximate number of flats and maisonettes;
 - (iii) whether the building contains a passenger lift to the storey or level on which the property is situated;
 - (iv) the general condition of such areas that lead to the property as are common to both it and any neighbouring premises; and
 - (v) the general condition of the building in which the flat or maisonette is situated;
- (n) risks to the health or safety of the property's occupants or visitors, so far as he can ascertain them;
- (o) the condition of the outside parts of the property including such—
 - (i) roof coverings;
 - (ii) rainwater pipes and gutters;
 - (iii) chimney stacks; and

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- (iv) walls, doors and windows,
as relate to the property;
- (p) the condition of the inside parts of the property including—
 - (i) roof structures accessible directly from the property;
 - (ii) ceilings and floors;
 - (iii) internal walls; and
 - (iv) kitchen and bathroom fittings,
and whether their appearance suggests that they have been materially affected by dampness;
- (q) the general condition of such outbuildings as are part of the property;
- (r) the energy performance of the property, including an energy performance certificate;
- (s) whether any parts of the property to which he would normally expect to have access were not accessible to him on the day of the inspection; and
- (t) any other provision required by an approved certification scheme of which he is a member and in which capacity the report is made.