

South Coast Home Inspectors

Home Condition Report – HCR Explained in outline

What is the HCR?

It is a report commissioned by the seller available to prospective purchasers under HIPS

The Home Condition Report (HCR) documents the condition of the property

It is a commentary on the condition of the whole of your property on the day of the inspection, rather like an MOT. It is considered more detailed than the RICS Home Buyers Report, but less detailed than a full structural survey. This report is commissioned by the seller. It is not a mandatory requirement of the HIP, whereas the energy performance certificate (EPC) is.

Sellers wanting this inspection can have it done if they wish. It documents the condition of the important elements of the property so that this can be shared equally between the seller and any prospective purchasers. Do please remember that your property is the same as it was just prior to the inspection; all that has been done is to document its condition.

Ahead of the Inspection, sellers are asked to complete the *seller's questionnaire*, which is part of the HCR process. If important faults exist affecting the structure or function of an element they will be included in the report. So it might be worthwhile having those you know about repaired ahead of the report if you want; alternatively you may be content to have them featured in the report. It's entirely your decision. If you are not sure what works or repairs to do then you can commission a pre-sale inspection which will help alert you to what the HCR (or buyers survey) would flag up. Contact us if you are unsure what to do.

What does the HCR mean to me?

The HCR makes you more aware of the condition of the important functional elements of your property. It does not compel you to take any action.

The report documents the general condition of the property, rating elements 1-3. From the buyers point of view those parts not inspected may cause concern so if the seller ensures the Inspector has easy access to all areas of the property, including loft space and basements this will allow the inspector to comprehensively report on the property. It is very useful to provide copies of guarantees, planning consents and warranties to the inspector upon arrival if you have had works done and hand over the completed seller's questionnaire too.

If the property has worn carpets or is in need of redecoration, these would generally not affect the condition rating. If it has damp, lets in rain or has a malfunctioning boiler, very old electrics or other conditions which adversely affect the ability of the property to perform its intended function these will be noted. This does not mean that all old properties are poorly rated, as the report is designed to acknowledge aspects of older properties. A rotted window or door will get the same score irrespective of the age of the building.

Just like an MOT, it reports the condition on the day. The HCR inspection cannot be used to flag a problem for the repair to then be undertaken and then later re-issue it, as govt rules will require another full HCR to be undertaken. To avoid this expense, if you consider your property has some possible problems then you ought to repair them ahead of the HCR. Because we are surveyors with many years experience we are able to offer a pre sale inspection survey for sellers which will help you decide what is likely to show up in a full HCR and can advise you on what to do. This pre-sale inspection is just for the seller and is commissioned separately to (and ideally before) the HCR. Not all Home Inspectors are surveyors, which limits their services just to the HCR and EPC. We, as professional surveyors are able to offer a comprehensive range of property services to suit your needs, beyond the EPC and HCR.