



HOME REPORTS

With a very limited number of exceptions (for example new build properties), homes that are advertised for sale from 1st December 2008 require a Home Report.

The Home Report consists of a pack of documents that reports on the condition of the property, it contains a Valuation of the property and a Report on the home's energy efficiency.

The onus for providing the Home Report rests with the seller who is responsible for the costs involved in obtaining the information required to produce the Report. A prospective purchaser is able to rely on it's contents and is entitled to ask the seller for a copy of the Report.

The Report comprises three documents:-

THE PROPERTY QUESTIONNAIRE

This is completed by the seller and contains useful information helpful to a purchaser, for example details of any alterations to the property, the council tax banding, factoring details and details of repairs.

THE SINGLE SURVEY

Although instructed by the seller, the Survey is prepared by a Chartered Surveyor and will report on the valuation of the home and it's condition.

THE ENERGY REPORT

Again this is prepared by a Chartered Surveyor and reports on the energy efficiency of the property, it's environmental impact and if appropriate will suggest ways to improve the property's energy efficiency.

Miller Samuel's Residential Property Unit can organise Home Reports on your behalf. Firstly, we instruct a qualified Surveyor to provide the Single Survey and the Energy Report and we will help arrange for you to complete the Property Questionnaire.

Through our membership of GSPC we then compile these into the Home Report and make it ready for distribution to interested buyers either online, by e-mail or by hard copy.

At the same time we will also be preparing the Sales Schedules and Advertisements through GSPC so that advertising of your home can start just as soon as possible.

If you would like more information on Home Reports or selling your home through GSPC please contact our Residential Property Unit on 0141 221 1919.