

# Home Reports

## HOME REPORTS ARE HERE

Every home For-Sale in Scotland must now have a Home Report.

The Report must be ready and in place to be made available to purchasers before a home is advertised for sale.

The objective of the Home Report is to provide both buyers and sellers with useful and essential information about the condition of a property. It will also include a valuation of the property.

The new law means that, with very few exceptions, anyone selling a home will require a HOME REPORT, which will comprise 3 key components, namely:-

### 1. SINGLE SURVEY

This will be compiled by a recommended Chartered Surveyor. It will provide detailed information on the condition and value of a property. It will include also an accessibility audit for the benefit of older, or disabled people, and also parents with young children.

### 2. ENERGY PERFORMANCE CERTIFICATE (EPC)

This will indicate the overall energy efficiency rating of a home. The higher the rating the more efficient the home is, and the lower the fuel bills will be.

It will also recommend ways to improve efficiency, thus reducing carbon emissions. The EPC will also be prepared by the Surveyor and graphs compiled will be illustrated thus:-

### 3. PROPERTY QUESTIONNAIRE

This will be completed by the seller, or their nominee eg by Condie's as Agents. It contains additional information, including Council Tax band, parking facilities, any factoring arrangements, local authority notices etc.

## IMPORTANT

We are delighted to confirm that arrangements are already in place for the speedy preparation of Home Reports on behalf of existing and new clients. For more information simply call our 24hr HOT LINE, or even leave a message if phoning after 5pm. The number to ring is 01738-441124.

## COSTS

Although not finally agreed the likely cost of obtaining the Single Survey and Energy Report will depend on the value of your property and a scale charge will, therefore, apply. This is likely to range from around £300 plus VAT for properties up to £100,000 and to £700 plus VAT for properties up to £500,000.

NB We are pleased to say that deferred payment terms are available, upon request.

**!! STOP PRESS !!** And from 4th January, 2009.....all residential properties in Scotland will require an Energy Performance Certificate (EPC) when the property is constructed, sold or let. The EPC is intended to be valid for 10yrs.

PS Again we are in a position to quickly instruct an EPC for clients, as needs arise.