



property questionnaire



single survey



energy report



## HOME REPORTS

From 1<sup>st</sup> December 2008, every home advertised for sale must have a Home Report. This report must be ready before your home is advertised.

The report contains information about your home, including a survey, that will be made available to prospective buyers on request.

If you are thinking of selling, you can instruct us to provide a Home Report as part of the preparations for putting your home on the market.

As lawyers and estate agents, we have a unique combination of skills and expertise that makes us ideally suited to preparing a Home Report for your home.

We will instruct a qualified surveyor to provide the survey and the energy report, compile these reports and the Property Questionnaire into a finished Home Report and make it ready for distribution to interested buyers on-line, by email and as a printed document.

### What can you expect from us?

1. Expert recommendations on market value
2. Prompt instruction of the survey and energy report
3. Speedy delivery of the completed report to get your home on the market as soon as possible.
4. High quality presentation of your home.
5. On-line, electronic and hard copy distribution to buyers.
6. Regular updates on progress
7. Regular reports on buyers who have viewed your Home Report.
8. A range of payment options to suit your circumstances.

### What do I do now?

The best way to achieve this is to ask us to instruct a Home Report on your behalf.

We will provide an expert valuation for your home based on the latest sales information and will compile a dossier of evidence for the surveyor to support that valuation.

We will integrate the delivery of the Home Report with the other preparations we make for advertising your home such as web site coverage in the GSPC and Rightmove sites and the production of schedules.

This will ensure that once the Home Report is complete, we will be ready to advertise your home immediately.



## How much will a Home Report Cost and Who Pays?

The cost of a Home report will depend on the single survey. Generally, the cost of a survey is related to the property value, so the cost of a Home Report will vary according to the value of your home.

It is expected that, as the seller, you will pay for the Home Report. GSPC has negotiated special rates with surveyors to ensure that Home Report provided by GSPC members provide the best value for money in the market.

GSPC also provides a range of payment options including deferred payment which could mean you will not have to pay for your Home Report until your home is sold.

## What's in a Home Report?

The Home Report is divided into three sections:



This contains information about your home from your perspective. It asks, for example, whether your neighbours have the right to walk over your garden and whether you have made any alterations to your home. As the seller and leading expert on your own home, the regulations covering Home Reports assumes that you will complete the Questionnaire, but as your selling agent we will be on hand to offer advice and assistance as necessary.



The single survey is a detailed survey of your home conducted by a qualified surveyor. It will include a valuation as well as a condition report. We will appoint the surveyor on your behalf.

The survey will list the main features of your home and give an assessment of condition for each one on a scale from

1 = no repairs necessary, to 3 = urgent repairs or replacement are needed now.



This provides a home's energy efficiency rating and its environmental impact in terms of carbon dioxide emissions. It recommends ways to improve your home's efficiency and gives contact details for further advice and information about how to make a home more energy efficient and save fuel costs.

## **FIND OUT MORE**

HBM Sayers are expert in marketing and selling homes. To find out more about Home Reports and what they mean for you please get in touch. We have offices throughout Glasgow and also in Edinburgh City Centre.

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Visit the property pages of our website at:

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