

CONSULTATION QUESTIONS

Section 1

Q1) Do you think the Home Report is meeting its original objectives?

Yes No

Q1a) If yes, please explain why

Comments MOSTLY BUT ~~A~~

Q1b) If no, please explain why

~~BY~~ ~~ASKING~~ ~~THE~~ ~~SEWER~~ ~~TO~~ ~~APPROVE~~ ~~THE~~ ~~REPORT~~ ~~FIRST~~ ~~IT~~ ~~ALLOWS~~ ~~THEM~~ ~~TO~~
Comments CHALLENGE THE VALUE AND ADD UNNECESSARY PRESSURE ON THE SURVEYOR.

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Comments BUT THE HOME REPORT MUST ALLOW THE SURVEYOR TO PRODUCE A REPORT OBJECTIVELY WITHOUT WORKING TO SATISFY THE SEWER AND THEIR DESIRE TO SEE ALL 'LS'

Q2b) If no, please explain why

Comments

Q3) Should the Home Report play a more central role in promoting energy efficiency and property condition improvements among home owners?

Yes No

Q3a) If yes, please explain why

Comments

Q3b) If no, please explain why

Comments IT DOESN'T ALLOW THE SURVEYOR TO EXPAND AND PROVIDE EXPERT / PROFESSIONAL ADVICE

Q4) Should a national register of Home Reports be established?

Yes No

Q4a) If yes, please explain why including who should have responsibility for development and maintenance

Comments WILL HELP TO MAINTAIN CLARITY IF COVERED CORRECTLY / INDEPENDANT PARTY

Q4b) If no, please explain why

Comments

Section 2

Q5) Do you think the upfront cost of Home Reports is preventing potential sellers from putting their property onto the market?

Yes No

Q5a) If yes, please provide details.

Comments

Q6) Are you aware of any schemes available (e.g. deferred payment) to help potential sellers to pay for home reports?

Yes No

Q6a) If yes, please provide details

Comments DEFERRED PAYMENTS HAVE BEEN USED PREVIOUSLY HOWEVER TO LIMITED SUCCESS

Q7) Are there any issues with the majority of Home Reports being commissioned through selling agents?

Yes No

Q7a) If yes, please explain why

Comments FREE SCHEMES AND PROPERTY VALUES OFTEN BEING DICTATED BY AGENTS/ ALSO, AGENTS ARE JUST USING PARTNER OR SISTER COMPANIES INSTEAD OF KEEPING THE HOME REPORT OBJECTIVE.

Q7b) If no, please explain why

Comments

Q8) Should other organisations be allowed to carry out the Single Survey (including valuation) and/or the Energy Report?

Yes No

Q8a) If yes, what other organisations and why

Comments

Q8b) If no, please explain why

Comments THE STANDARD AND QUALITY OF WORK SHOULD NOT BE COMPROMISED BEYOND RICS APPROVED FIRMS

Q9) In your experience is the requirement for a home report before marketing a property leading to delays in properties coming onto the market?

Yes No

Q9a) If yes, please outline the implications of this.

Comments

Q10) Are home reports a useful marketing tool for sellers?

Yes No

Q10a) If yes, please explain why

Comments

Q10b) If no, please explain why

SOMETIMES HOWEVER PEOPLE GIVEN SEE THE VALUE
Comments ON HOME REPORT AS TOP FELD AND REFUSE TO PAY
OVER IT

Q11) Is the 12 week deadline for marketing a property after completion of a home report appropriate and reasonable?

Yes No

Q11a) If yes, please explain why

Comments ADEQUATE TIME TO MAKE ANY REPAIRS/CHARGES
TO THE PROPERTY

Q11b) If no, please explain why

Comments

Q12) Is the 28 day provision for removing a property from the market without requiring a new home report appropriate and reasonable?

Yes No

Q12a) If yes, please explain why

Comments IT IS A REASONABLE TIME FRAME TO AVOID
MARKET FLUCTUATIONS IN THAT TIME

Q12b) If no, please explain why

Comments

Q13) Are there any issues with potential buyers accessing home reports?

Yes No

Q13a) If yes, please provide an overview and outline the implications of this

Comments

Q14) Is this the most appropriate way to enforce home report legislation?

Yes No

Q14a) If no, please explain why and how this could be improved

Comments

Q15) What are your views on mortgage lenders' acceptance of home report valuations?

Comments THE 3 MONTH REPLACEMENT RATE WAS CONSIDERED APPROPRIATE AT TIME OF INTERVENTION BUT SHOULD BE REVISED TO ENSURE RELEVANCE TO CURRENT MARKET CONDITIONS

Q16) Are the re-dress options available to buyers reasonable and appropriate?

Yes No

Q16a) If no, please explain why and how these could be improved

Comments

Q17) Do these exceptions need to be amended?

Yes No

Q17a) If yes, please explain what amendments are required and why

Comments

Section 3

Q18) Does the single survey element of the home report provide an appropriate and useful level of information?

Yes No

Q18a) If no, please explain why and what information should be removed and/or added

Comments IT SHOULD ALLOW SURVEYORS THE OPPORTUNITY WHERE REQUIRED TO OFFER ADVICE

Q19) Should the repairs categories in the single survey be amended to make them consistent with the categories used in the Scottish House Conditions Survey?

Yes No

Q19a) If yes, please explain why

Comments

Q19b) If no, please explain why

Comments THE REPAIRS SHOULD BE OMITTED TO ALLOW MORE OPEN AND EXPANSIVE COMMENTS TO BE INCLUDED

Q20) Is the valuation element of the single survey a useful element of the home report? Yes No

Q20a) If yes, please explain why

Comments HOWEVER, BY ALLOWING THE SURVEYOR THE OPPORTUNITY TO APPROVE/CHALLENGE THE VALUE THE SURVEYOR OFTEN INCURS UNNECESSARY PRESSURE TO AMEND VALUES

Q20b) If no, please explain why

Comments

Q21) Is the information provided in the energy report appropriate and useful?

Yes No

Q21a) If yes, please explain why

Comments MOSTLY, BUT THE PRE SET MODEL MEANS SURVEYORS MUST SOMETIMES MOUND THE ACTUAL INFORMATION TO SUIT THE MODEL

Q21b) If no, please explain why

Comments

Q22) Is the information provided in the property questionnaire appropriate and useful? Yes No

Q22a) If yes, please explain why

Comments ALLOWS MORE CLARITY REGARDING PROPERTY

Q22b) If no, please explain why

Comments

Q23) Should an additional question on land maintenance fees be added to the Property Questionnaire?

Yes No

Q23a) If yes, please explain why

Comments

Q23b) If no, please explain why

Comments CHECKS SHOULD BE CARRIED OUT BY SOUNDRY/CONVEYANCER