

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

Q1b) If no, please explain why NO REQUIREMENT TO SUBMIT
APPROPRIATE CERTIFICATES EG FROM GAS

Comments ENGINEER FOR CENTRAL HEATING BOILER.

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Comments

Q2b) If no, please explain why WRITTEN PROOF SHOULD BE
SUBMITTED TO SUBSTANTIATE OPINIONS.

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 SURVEY CONDITIONS SHOULD

Comments NOT BE OPINIONS BUT PROPER STATEMENTS
LEGALLY ENFORCEABLE WITHIN A REALISTIC TIME FRAME

Q3b) If no, please explain why FROM DATE OF PURCHASE.

Comments

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 HOME REPORTS SHOULD BE MADE FOR NEW PROPERTIES

TO INCLUDE DESIGN DATA WITH CERTAIN SECTIONS UPDATED

Q4b) If no, please explain why FOR SUBSEQUENT SALES.

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 BELIEVE ESTATE AGENTS CAN OFFER THIS SERVICE

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

Q7b) If no, please explain why GENERAL ACCEPTANCE OF PRACTICE.

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 SHOULD BE LIMITED TO PROFESSIONALLY QUALIFIED PERSONS OF

Comments RECOGNISED INSTITUTIONS

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 GIVES AN INDICATION ON STATE OF PROPERTY.

Q10b) If no, please explain why

Comments

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 REPORT SHOULD BE AS UP TO DATE AS POSSIBLE.

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 SUFFICIENT TIME FOR HOLIDAY PERIOD.

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 NONE.

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 MORE TIME SHOULD BE GIVEN FOR PROBLEMS TO BE IDENTIFIED AFTER PURCHASE.

Q17) Do these exceptions need to be amended?

Yes No

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

Comments HOME REPORTS SHOULD BE EXTENDED TO INCLUDE NEWLY BUILT PROPERTIES. THE BUILDER SHOULD SUPPLY PROPER DESIGN DRAWINGS AND IF NECESSARY PHOTOGRAPHS.

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 CERTIFICATES FOR ITEMS SUCH AS GAS BOILERS SHOULD BE ADDED AND EQUIPMENT SHOULD BE EXPECTED TO BE ABLE TO OPERATE FOR AN EXTENDED PERIOD AFTER PURCHASE.

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 SPECIFIED EQUIPMENT SHOULD BE INCLUDED

Q19b) If no, please explain why

Comments

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 GIVES A BALK PARK FIGURE OF SELLERS EXPECTATIONS.

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 GIVES AN INDICATION OF POTENTIAL COSTS.

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 STARTING POINT FOR DISCUSSIONS.

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 *REQUIRE TO UNDERSTAND POTENTIAL COSTS*

Q23b) If no, please explain why

Comments