

What you need to know about Home Reports

From December 1, 2008, houses for sale have had to be marketed with a Home Report - a pack of three documents: a Single Survey, an Energy Report and a Property Questionnaire - which must be made available, on request, to prospective buyers.

The Home Report provides buyers and sellers with better information about the condition and value of homes before an offer to purchase is made:

A Single Survey - which contains detailed information about the condition and value of a home. It also contains an accessibility audit that will be of particular interest to parents with young children and to older people, as well as disabled people.

The Property Questionnaire - completed by the seller of the home, gives prospective buyers a useful summary of information such as council tax banding, factoring arrangements and alterations made to the home. The Property Questionnaire should also alert conveyancers to potential issues at an early stage and may lead to necessary documentation such as building warrants being obtained earlier in the conveyancing process.

The Energy Report - which shows the home's energy efficiency rating and will help buyers to make new green choices by comparing energy costs between homes. It also gives practical advice on how to reduce carbon emissions and save on energy bills.

If you would like more information this or any other area property-related matter, please call us on **01506 870204** or **use our Contact Form** and one of our team will call you shortly.