



# Inspections and Reports on Dwellings: Reporting for Buyers (Volume 3)

*Ian A. Melville, Ian A. Gordon*

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This new edition of *Reporting for Buyers* provides guidance for the surveyor on setting out the findings of the inspection in a clear, unambiguous and unequivocal way.

The book provides a full, critical look at the current situation, describing the various types of report currently available to the public for commissioning. The limitations and attributes of these reports are discussed and their respective forms of advice considered in detail, together with the advice provided to buyers which is a legal requirement to Scotland. The authors stress the need for Surveyors to demonstrate their all-round abilities by putting themselves in their client's shoes to provide advice appropriate to their needs and requirements.

In doing so they set out a cogent criticism of the standardised forms of advice offered to buyers and the lack of transparency in how they are presented by comparing what is seen by the client and what is set out in the various guidelines available. Surveyors will find the site notes and sample reports invaluable in demonstrating how the same dwelling can be described in the reports available. Sample reports include:

- mortgage valuation report
- RICS Condition Report
- RPSA Home Condition Survey
- Scottish Single Survey
- and the RICS Home Buyer Report.

This book is intended for all those engaged in inspecting and reporting on dwellings, whether experienced , newly qualified or studying for appropriate qualifications to become members of professional institutions. It will also be found useful to conveyancing solicitors acting for lenders.

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