

## What is a Home Report?

From December 1, the new law means that anyone selling a home needs to provide a Home Report to prospective buyers.

This is a standard report on the condition and valuation of the home, its energy efficiency and other essential information.

It is useful for both the seller and potential buyers, ensuring everyone is better informed. The Home Report is arranged by the seller.

The Home Report contains **three documents**:

**Single Survey** – assessment of the condition and value of the home, and an accessibility audit

**Energy Report** – assessment of the energy efficiency and environmental impact of the home

**Property Questionnaire** – extra information such as council tax banding and service costs

From December 1, homes put on the market in Scotland need a Home Report. There are exceptions, including new-build homes, right-to-buy homes and conversions of properties not previously occupied as a home.

Find out more online:

[www.homereportscotland.gov.uk](http://www.homereportscotland.gov.uk)

## Thinking of buying or selling a home?

### Make sure you know about the new Home Report

From **December 1**, homes for sale in Scotland need a Home Report.\*

[www.homereportscotland.gov.uk](http://www.homereportscotland.gov.uk)

See the website for:

- Latest news
- What you need to do
- Home Report example documents
- Buyers' and sellers' frequently asked questions.

\*Certain properties are excluded from this requirement, including homes put on the market before December 1 2008 and all new build properties. Check [www.homereportscotland.gov.uk](http://www.homereportscotland.gov.uk) for more information.



## Here's what you need to know.

# One Home Report

The Home Report contains three documents



## Single Survey

- Detailed information about the condition and value of the home
- Includes an audit of accessible features useful for older and disabled people, and parents with young children.

The Single Survey is compiled by a Chartered Surveyor.



## Energy Report

- Energy efficiency rating and environmental impact of the home in terms of carbon emissions
- Helps buyers to compare energy costs between homes
- Recommends ways to improve energy efficiency and reduce emissions of the home; provides contact details for further information and advice.

The Energy Report is compiled by a Chartered Surveyor.



## Property Questionnaire

- Additional useful information for potential buyers
- Includes, for example: council tax band, parking facilities, factoring arrangements, relevant local authority notices and alterations made to the home
- Reduces the risk of difficulties or delays in completing the sale.

The Property Questionnaire is completed by the seller or their nominee.

See examples of all three documents online:  
[www.homereportscotland.gov.uk](http://www.homereportscotland.gov.uk)

# I'm planning to sell my home...

FAQs for sellers

**Must I obtain a Home Report?** The law states that, from December 1, anyone marketing a home for sale needs to provide a Home Report to potential buyers. Even if you plan to market your home, without using an estate agent or solicitor, you need to provide a Home Report.\*

**Who compiles the Home Report?** As a seller, you are responsible for providing the Home Report. Generally, a Chartered Surveyor (or other provider approved by Scottish Ministers) produces the Single Survey and Energy Report, and you complete the Property Questionnaire.

**What will it cost?** The cost of a Single Survey and Energy Report depends on the size of the home and is set by surveying firms. You may obtain competitive costs from different firms before deciding on one. You'll complete the Property Questionnaire yourself, so that is unlikely to cost anything.

**How recent must the Home Report be?** The three documents should be no more than 12 weeks old when the home goes on the market, but there is no stated validity period. It is for you to decide whether you wish to update them at any point.

**Must I give a copy of my Home Report to anyone who asks for it?** Yes. From December 1, you must have a Home Report available when marketing your home. However, you need not provide a copy of it to anyone who you (or your agent/solicitor) believe is not serious about buying, or does not have the means to buy.

**Will I be forced to fix a problem shown in the Single Survey, such as damp?** No, the legislation does not require you to fix it. That's your decision. The Survey means you will at least be aware of the problem.

For more information, see:  
[www.homereportscotland.gov.uk](http://www.homereportscotland.gov.uk)

# I'm looking to buy a home...

FAQs for buyers

**How do I get a copy of the Home Report?** Ask whoever is marketing the home for sale - usually an estate agent or solicitor, but sometimes another business or a private seller.

**What will it cost me?** The Home Report is free of charge to you as potential buyer, though you may be asked to pay a reasonable charge for copying and postage.

**How quickly will I receive it?** The person responsible for marketing the home must provide you with a copy within nine days of your request.

**Can I rely on a survey that is commissioned by the seller?** Yes. The buyer has a legal right to rely on the survey.

**Can I be refused a copy of a Home Report?** The seller (or their agent/solicitor) is entitled to turn down a request in certain cases, for example if they believe the person is not serious about buying or does not have the means to buy. If you feel you are being unlawfully denied a copy, contact local authority trading standards officers.

**If I end up buying the home, will I have to refund the seller for the cost of the Home Report?** The law does not require you to, but the seller and eventual buyer may wish to come to an arrangement.



For more information, see:  
[www.homereportscotland.gov.uk](http://www.homereportscotland.gov.uk)