

aspc is here to help you with Home Reports

What is the process for obtaining a Home Report?

Your aspc solicitor will arrange a Home Report at the same time as preparing your property for going on the market. As the seller, you will complete the Property Questionnaire, with the help of your solicitor, if required. The Single Survey and Energy Report will be completed by a surveyor, instructed by your solicitor.

aspc will create an online Home Report for your property once all the elements are complete. This can then be viewed by potential buyers on request. Hard copy versions can be made available.

How do I pay for a Home Report?

Your aspc solicitor will give you information on a range of options open to you.

Remember, your aspc solicitor has the answer on all aspects of buying and selling property.

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Useful Information
made easy

Home Reports – what does it all mean for you?

The new way of buying and selling of homes in Scotland

From December 1, 2008, homes for sale will have to be marketed with a **Home Report**. This is a pack consisting of three documents:

- **a Single Survey** - this contains an assessment by a surveyor of the condition of the home, a valuation and an accessibility audit for people with particular needs. By highlighting any major problems to the seller at an early stage, it provides an opportunity to address them early in the process
- **an Energy Report** - this contains an assessment by a surveyor of the energy efficiency of the home and its environmental impact. It also recommends ways to improve its energy efficiency
- **a Property Questionnaire** - this is completed by the seller of the home. It contains additional information about the home such as Council Tax banding, details of any alterations

Your **aspc** solicitor is fully prepared for the introduction of Home Reports and can guide you through the entire process.

Why have Home Reports been introduced?

Commissioned by the seller, a Home Report will provide detailed information about the condition and value of a property before offers are made and expenses are incurred. It provides the seller with the opportunity to address any problems identified, early on in the process.

The information contained within the Home Report is of assistance to prospective buyers - for example, highlighting its energy efficiency - and so helps them to make an informed decision on the property best suited to their needs.

Some Questions Answered

Q I am thinking of selling my home soon. When do I have to provide a Home Report?

A Properties placed on the market from the commencement date of 1 December 2008 will need a Home Report.

Q Who pays for the Home Report?

A The seller is responsible for the cost of the Home Report.

Q How current are Home Reports when a property is put on the market?

A Documents should be no more than 12 weeks old when a property is put on the market.

Q How quickly must a seller or their agent comply with a request for a Home Report from a prospective buyer?

A The person responsible for marketing a property must provide a copy of any or all of the documents within 9 calendar days of the initial request.

Q What happens if the survey identifies a problem with my home?

A Sellers have various choices:
a) they can decide to do nothing and market the home in its present condition
b) they can fix the problem
c) they can obtain information on the cost or process for fixing the problem and make it available to the buyer

Q Do all properties require a Home Report?

A There are some exceptions. Please refer to the list shown.

To learn more about Home Reports and the relevant legislation, visit the Scottish Government's website at: www.homereportscotland.gov.uk

Exceptions

From 1 December 2008, if you are selling a home you will usually need a Home Report. However, there are some exceptions.

New Housing

Homes sold 'off-plan' to first purchaser or to first occupier

Newly converted premises

New conversions not previously used in their converted state

Right to Buy Homes

As the sale of a home to a tenant under the 'Right to Buy' does not involve marketing, a Home Report is not required

Seasonal and holiday accommodation

Refers only to properties with permission for use during less than 11 months of the year

Portfolio of residential properties

A home which is to be sold along with one or more other homes

'Mixed sales'

Applies to homes sold with one or more non-residential properties

Dual use of a dwelling house

Applies where a property is used for both residential and commercial purposes

Unsafe properties

Properties marketed as unsuitable for occupation in their present condition.

Properties to be demolished

Properties marketed with the necessary consents for demolition and re-development.