



**THE LAW SOCIETY  
of SCOTLAND**  
www.lawscot.org.uk

## **Home Reports Frequently Asked Questions**

Ask your solicitor...

### ***Q Do all properties need a Home Report?***

**A** The vast majority of properties put up for sale will by law require a Home Report before they can be advertised.. There are a few exceptions e.g. seasonal or holiday accommodation or unsafe properties, among others. Your solicitor can give you advice about whether or not your property needs a Home Report before you consider putting it on the market.

### ***Q Who pays for the Home Report?***

**A** The seller. A surveyor instructed by the seller will provide the Single Survey and Energy Report contained in the Home Report pack. In many cases this survey report will be sufficient for an interested party to submit an offer to buy. However the potential buyer may have to commission another survey at the request of a mortgage provider or if the original survey was carried out some time ago. Your solicitor can provide further details and advice.

### ***Q How much is it likely to cost?***

**A** It's likely to be between £400 - £800 This is comparable with an existing Scheme 2 survey.

### ***Q How long is the Home Report valid for?***

**A** The documents in the Home Report pack should be no more than 12 weeks old when your property goes on the market. However there is no set 'shelf life' for the Home Report, reflecting current practice for survey reports. The individual seller or buyer can decide, with advice from their solicitor or surveyor, if parts of the Home Report need to be updated. The Law Society of Scotland has recommended to solicitors that they advise all clients against relying on a report more than 12 weeks old. Reports which are critical of the property's condition may have an even shorter shelf life.

***Q If a buyer likes the property, how soon can they get a copy of the Home Report?***

**A** The seller or agent responsible for marketing the property must provide a copy of any or all of the documents within nine calendar days. They are entitled to charge the buyer making the request a reasonable administrative fee for doing so. The legislation provides for circumstances in which a buyer can be denied a report - for example, if the seller believes they are not genuinely interested in the property.

***Q What can buyers do if a Home Report is not provided?***

**A** If a buyer believes that they are being denied a copy of the Home Report unlawfully, they can contact local authority trading standards office. If the selling agent does not comply it can lead to a £500 civil penalty.

***Q What happens if the seller finds out there is a problem with the property from the survey – do they have to fix it before putting it on the market?***

**A** Sellers have a choice. They can do nothing and leave it to the prospective buyer to consider - they will be aware of any faults from the survey. They can fix the problem and get a fresh report or they can get information on the costs or how to fix the problem and make this available to the buyer.

***Q In the past I have just put a 'For Sale' sign up in the garden. Can I no longer do this?***

**A:** Sellers can make private sales but they are still obliged to compile a Home Report pack if they are advertising the property in any way. This will include instructing a surveyor to carry out a survey and provide an energy certificate. A solicitor will be able to help with concluding missives and financial arrangements. All sellers also need to complete the Property Questionnaire in the pack.

**Useful websites:**

The Law Society of Scotland: [www.lawscot.org.uk](http://www.lawscot.org.uk).

Scottish Solicitors Property Centres: <http://www.sspc.co.uk>

Royal Institute of Chartered Surveyors (RICS):  
[www.rics.org/Networks/Regions/UK/Scotland/](http://www.rics.org/Networks/Regions/UK/Scotland/)

Home Reports: [www.scotland.gov.uk/Topics/Built-Environment/Housing/BuyingSelling/Home-Report](http://www.scotland.gov.uk/Topics/Built-Environment/Housing/BuyingSelling/Home-Report)