

the connection is the difference

Advice Guide: Home Report (Scotland)

From 1 December 2008, properties for sale have to be marketed with a Home Report. The Home Report will be made available on request to prospective purchasers of the home.

What's in a Home Report?

The pack contains three documents: a Single Survey, an Energy Report and a Property Questionnaire.

- **The Single Survey** contains an assessment by a surveyor of the condition of the home, a valuation and an accessibility audit for people with particular needs.
- **The Energy Report** 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.
- **The Property Questionnaire** is completed by the seller of the home. It contains additional information about the home, such as Council Tax banding and factoring costs that will be useful to buyers.

Buyers

Sellers who have placed their house on the market must have a Home Report and provide, upon request, a copy to prospective buyers. Buyers should also be aware that there are a number of exceptions to the duties to provide a Home Report, including new housing and houses that have been converted.



Sellers

All sellers who have placed their house on the market must have a Home Report and provide, upon request, a copy to prospective buyers. Houses that have been on the market prior to 1 December 2008 and are continuously marketed after 1 December, do not need to have a Home Report. If a property does not require a Home Report, a seller will need to obtain an Energy Performance Certificate from 4 January 2009 if the house is still on the market. Sellers should also be aware that there are a number of exceptions to the duties to provide a Home Report, including new housing and houses that have been converted.

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