

LEGAL UPDATE

Edition 4

HOME REPORTS EXPLAINED

This month, Lesley Kerr and Linda Sharp of our Residential Property Department provide a Guide to the Home Reports which are now needed before a house can be put on the market.

Home Reports were introduced by the Scottish Government in an effort to encourage a fairer and greener housing market. They are necessary for any home marketed in Scotland from 1 December 2008.

Whether you're a buyer or a seller you need to know what to look out for and McKay Norwell can help you every step of the way.

Five Quick Facts

A Home Report has to be prepared by the seller before a property can be marketed for sale.

A surveyor will complete the Single Survey and the Energy Report.

If requested, a copy of the Home Report must be provided to a prospective buyer within nine days. It should be in written format, unless the prospective buyer agrees to receive an electronic version.

The cost of a Home Report will vary depending on the type of property, and the seller is responsible for paying for it.

It will contain three documents; a Property Questionnaire, a Single Survey and an Energy Report.

The Three Documents

The Property Questionnaire: This is completed by the seller of the property with our assistance. It contains information about the home that will be useful for buyers and surveyors.

The 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.

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.

Further Information

We can advise you on the various ways of meeting the cost of a Report including delaying payment until the sale of the property.

Please contact the Property Department on
0131 222 1111

or by email:

- lsharp@mckaynorwell.co.uk;
- lkerr@mckaynorwell.co.uk

Selling your home

Our Property Team provides owners wishing to sell their property with a one-stop Estate Agency and Conveyancing service.

We offer the following:

- Free valuation and initial meeting;
- ESPC website, showroom and newspaper advertising;
- Experienced solicitor responsible every step of the way;
- Free McKay Norwell Solicitors website listing;
- Full-colour property schedule professionally printed;
- McKay Norwell "For Sale" board;
- Viewings for prospective purchasers; and
- Specialist property marketing advisors.

**Don't forget to visit our new website
at www.mckaynorwell.co.uk**