

Myth busting

There is so much misinformation around Home Reports that we decided to take the top ten questions we deal with on a daily basis.

Is it true that Home reports are only valid for 3 months?

No! A Home Report does not have a shelf life. As long as you are continuously marketing your property you do not need to keep refreshing your home report.

Is it true that I need to pay for a new Home Report after 3 months?

You only pay for your Home Report once. You may have additional costs if either of the following happens:

- a) You find a buyer and their Lender requests an updated report – There is no legal obligation to provide this or, that the seller has to pay for it.
- b) You carry out repairs highlighted in the report and the surveyor needs to revisit the property to update the report.

What is a 'Replacement' or 'Refresh'?

A Replacement or Refresh is when there has been a request for the surveyor to update the report. This is usually requested by the buyers Lender and cost varies depending on the size of the property but typically is around 1/3 of the cost of the original Home Report. This is not a new report but an update of the current report.

Is it true that I have to pay to refresh my Home Report when I find a buyer?

There is no legal requirement that states the seller needs to 'refresh' (known as a replacement) the report when you find a buyer. This occurs when the buyers Lender will not accept Home Reports over 12 weeks old (in some cases 8 weeks) – This is a Lender requirement only and the costs do not need to be met by the Seller.

Can I use an Energy Report I had carried out last year?

All documents within the Home Report cannot be more than 12 weeks old at the point of your property going to market, therefore, you cannot use an Energy Report older than the required 12 weeks.

I don't need a report because I'm just advertising the property myself?

It does not matter how you choose to market your property, if you are selling a residential property in Scotland you need a Home Report. The exception to this is when you are selling the property without marketing e.g. to a family member, friend etc

🏠 Can I put my finished Home Report on hold until I complete repairs mentioned in the report?

You can hold the Home Report until you make good repairs shown up in the report, however, the documents within the report cannot be more than 12 weeks old when you go to market.

🏠 Can I use the Home Report I got when I bought my house?

No. The Home Report documents cannot be more than 12 weeks old when you go to market and should be in the name of the current home owner.

🏠 I changed my mind about selling but can I use the Home Report when I decide to go back to market?

If you remove your property from the market for 28 days or more you cannot use the same Home Report, unless it was due to a sale falling through. You will require a new Home Report.

🏠 Can I refuse to pay for the Home Report if I don't like it?

No. Most surveyors take payment at the start of the process and once a surveyor has carried out an inspection the work must be paid for. You can choose not to use the Home Report and arrange for a new report with another surveying firm but you must still pay for the original Home Report.

If you have any other questions or need further clarification on any of the points above, please call the Onesurvey Team on

0141 338 6222

we will be delighted to help.