



Understanding your *home report*

WHAT IS A HOME REPORT?

A home report is a detailed pack of documents that provides potential buyers with all the key information about a property. It's designed to give them a clear understanding of the home before making an offer, ensuring everything is transparent and helping them make informed decisions.

The report consists of four components:

- The Single Survey
- The Energy Performance Certificate
- Mortgage Valuation Report
- The Property Questionnaire

HOW LONG DOES MY HOME REPORT LAST?

Home Reports do not expire, however, it is common for a refresh to be instructed (usually requested by the purchaser's solicitor). This would usually happen after 90 days or if the purchaser's lender requires an update.

The Single Survey

An assessment of the condition of the home e.g. the roof, internal and external walls, plumbing and kitchen fittings, along with a valuation and an accessibility audit for individuals with specific needs.

The Mortgage Valuation

Most Home Reports carry a Mortgage Valuation and whilst not required by law, all Home Reports that do not contain a Mortgage Valuation will not be able to be used by the purchaser to obtain a mortgage. It is imperative therefore that you check your Home Report comes with a Mortgage Valuation.

The Energy Performance Certificate (EPC)

The document provides the property's energy efficiency rating. The higher the rating, the more energy efficient the home is, and the lower the fuel bills are likely to be. It also looks at the impact the home has on the environment, through carbon dioxide emissions. The report looks at features such as how well insulated the home is, and how it is heated. The energy report also recommends ways to improve the home's energy efficiency and reduce fuel bills.

The Property Questionnaire

Here you will find additional useful information about the property, for example: The property's council tax band, parking arrangements, alterations that have been made to the property, whether there are any extra costs involved in living there (such as charges for the upkeep of communal areas)