



Understanding the Home Report in Scotland

A buyer's checklist for reading a Home Report.

Free Downloadable
Guide from
Hastings Legal





This checklist highlights what to look for and how to read the Scottish Home Report with confidence.

Hastings Legal is here to explain the detail and guide you through the buying process.

Understand What's Included

- Single Survey – valuation + condition report (ratings 1–3)
- Energy Report (EPC) – efficiency and running costs
- Property Questionnaire – council tax, alterations, guarantees

Condition Ratings Explained

- 1 – No immediate issues
- 2 – Repairs may be needed in future
- 3 – Urgent repairs required now

Category 2 or 3 items are common in older homes and not always a reason to walk away.

Key Things to Check

- Structural movement – often historic, not progressive
- Dampness – common in cottages/stone homes; often condensation/ventilation
- Roof, walls, windows – routine wear is normal
- Services – electrics/heating only visually inspected
- Alterations – check for completion certificates

Limits of the Report

- Visual inspection only
 - No lifting floors, moving furniture, or testing services
 - Hidden issues may need specialist surveys
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Exceptions to the Rule

- New builds (builder’s guarantee)
- Park homes / retirement lodges
- Multiple dwellings sold as one lot

Using the Report

- Before viewing – check basics match your expectations
- When offering – lenders rely on surveyor’s valuation
- For the future – plan maintenance and improvements

Category 2 or 3 items are common in older homes and not always a reason to walk away.

Need Guidance?

- Hastings Legal uses Chartered Surveyors recognised by most lenders.
- Contact Hastings Legal for clear advice before you make an offer.

Many Home Report findings are routine. This checklist helps you focus on what matters — and Hastings Legal is here if you need advice.

Notes

