

Seller's Disclosure Questions

1. How long have you been the owner of the property? _____ years
 - 1a. How old is the home? _____ years
 - 1b. How old are the additions? _____ years
2. Are you aware of any remodeling, additions, alterations, repairs or replacements done without building permits (structural, electrical, mechanical, or plumbing) issued and final inspections completed by municipal or governmental authorities?
 No Yes, please explain:
3. Does the house have a history of Water penetration in the basement, attic and/or crawl space?
 No Yes, please explain:
4. Does the home have a sump pump?
 No Yes, how often is it needed?
- 4a. Is the property located in a flood plain (is flood insurance needed)?
 No Yes
- 4b. Has the property ever been under water / flooded?
 No Yes
5. Does the home have a public or a private sewage disposal system?
 - 5a. If the home has a private system, has the Title V (MA only) inspection been completed?
 No Yes
 - 5b. Results of Title V (MA only) inspection? Passed Failed, please explain:
 - 5c. If the home has a private system, when was it last pumped out? _____
 - 5d. If on a private system, are you aware of any defects, deficiencies or problems with it?
 No Yes, please explain:
6. If the home is connected to a public sewage system, are you aware of any defects, deficiencies or problems in regards to how it affects the building? (This includes tree roots blocking the pipes or sewage backups from other causes)
 No Yes, please explain
7. Has the home ever been tested for Radon Gas?
 No Yes
If yes, are the test results available?
 No Yes
8. Are you aware of any history of prior Fire or Smoke Damage in the building?
 No Yes
9. Has the house ever been inspected for Termites, Carpenter Ants, Powder Post Beetles or any other wood destroying organism?
 No Yes
If "yes", in the inspection report available?
 No Yes
 - 9a. Has the property ever been chemically treated for termites, carpenter ants, powder post beetles or any other wood destroying organism?
 No Yes
10. Are you aware of any environmental health or safety issues around the building (such as UNDERGROUND OIL TANKS, ABANDONED WELLS, ABANDONED CESSPOOLS OR ABANDONED SEPTIC TANKS) ?
 No Yes

11. Has the home been INSPECTED by a private home inspector before?
[] No [] Yes
11a. If "Yes", was the home inspected when you purchased it?
[] No [] Yes
11b. Was an inspection performed for another prospective buyer of the property?
[] No [] Yes
11c. If "Yes", was something discovered during the inspection that caused the prospective buyers to rescind his/her offer to purchase?
[] No [] Yes, please explain
12. Has the home ever been inspected for Lead Paint?
[] No [] Yes
12a. If "Yes", are documents available?
[] No [] Yes
13. What is the approximate age of the Roof covering on the main section of the building?
Primary Roof? _____ years. Rear Wing? _____ years. Left Wing? _____ years.
Right Wing? _____ years. Porch? _____ years. Garage _____ years.
Other area _____ years.
13a. Will you grant the inspector permission to climb on the roof at his own risk?
[] No [] Yes
14. Are you aware of any previous water penetration from the ROOF, CHIMNEY, FLASHINGS, SKYLIGHTS, WINDOWS, DOORS, SIDING or any other part of the building envelope?
[] No [] Yes, please explain
15. Approximate date CHIMNEY was last cleaned and inspected?
16. Approximate age of FURNACE / BOILER OR HEAT PUMP # one: _____ years
16a. Approximate age of FURNACE / BOILER OR HEAT PUMP # two: _____ years
16b. Approximate age of FURNACE / BOILER OR HEAT PUMP # three: _____ years
16c. What is the approximate date of last heating service? _____
16d. Are you aware of any rooms that are not heated?
[] No [] Yes, please explain:
17. Approximate age of the CENTRAL AIR CONDITIONING SYSTEM? #1 _____ years
17a. Approximate age of the CENTRAL AC SYSTEM? #2 _____ years
17b. What is the approximate date the AC systems were last serviced? _____
17c. Are you aware of any of the rooms that are not cooled?
[] No [] Yes, please explain:
18. Are the heating and cooling systems in need of any repairs?
[] No [] Yes, please explain:
19. How old is the WATER HEATER? _____ years. [] Own [] Rented
19a. Do you ever run out of hot water?
[] No [] Yes, please explain:
20. Do you have any problems with FUSES blowing or CIRCUIT BREAKERS tripping?
[] No [] Yes, please explain:
21. Is a WOOD STOVE or COAL STOVE present?
[] No [] Yes. Is a PERMIT available? [] No [] Yes
22. Has the local fire department inspected the home for SMOKE DETECTORS (MA ONLY) prior to sale? [] No [] Yes
23. Does the property have any COVENANTS, EASEMENTS or other RESTRICTIONS?
[] No [] Yes, please explain:

24. Are there any budgeted MAJOR EXPENSE REPAIRS to be done?

No Yes, please explain:

25. How old are the KITCHEN APPLIANCES? Range _____ Dishwasher _____
Disposer _____ Wall oven _____ Microwave _____ Other: _____

26. Is the ATTIC INSULATED? No Yes

26a. Are the WALLS INSULATED? No Yes

26b. Is the BASEMENT CEILING INSULATED? No Yes

26c. Are the BASEMENT WALLS INSULATED? No Yes

26d. Is the CRAWL SPACE INSULATED? No Yes

27. Are there any appliances, equipment or fixtures the inspector should not attempt to operate?

No Yes, please explain:

28. Are there any rooms or areas of the building the inspector should not enter?

No Yes, please explain

29. Are there any crawl spaces or other areas that the inspector might not readily find?

No Yes, please explain:

30. Are you aware of any hazards an inspector might encounter in the living areas, attic, fireplaces, basement or crawl spaces, such as pets, raccoons, rodents, bats, snakes, bees?

No Yes, please explain:

31. Are you aware of any exterior cladding / siding or trim damage or deficiencies?

No Yes, please explain:

32. Are you aware of any structural deficiencies in the foundation, columns, floor frame, wall frame, roof frame, or staircases:

No Yes, please explain:

33. Are you aware of any seasonal drainage problems on the property (such as ponding water on the walkways, driveway, or yard; or erosion problems)?

No Yes, please explain

34. Are you aware of any environmental health or safety issues with in the building?

(Including but not limited to radon gas, lead paint, asbestos, U.F.F.I, mold or mildew)

No Yes, please explain:

Additional Comments: _____

Thank you for your cooperation in filling out this questionnaire. Please print your name, sign and date this form.

Owner's name -Please Print Owner's name - Please sign Date

BUYER PLEASE READ:

IF THE SELLER OR THE SELLER'S AGENT IS NOT AVAILABLE OR IS NOT COOPERATIVE, IT IS STRONGLY RECOMMENDED THAT YOU, THE CLIENT, OBTAIN THE ANSWERS TO THE ABOVE QUESTIONS PRIOR TO CLOSING.

PLEASE RETURN THIS COMPLETED QUESTIONNAIRE TO THE INSPECTOR.