

SELLER 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(s)?

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** inspection been completed?

No Yes

5b. Results of **Title V** 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", is 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? _____ Porch? _____ years. Garage roof _____ 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 system 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 **CENTRAL AC SYSTEM?** #2
_____ years

17b. What is the approximate date of last AC systems were last serviced? _____

17c. Are you aware of any 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. Owned 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** 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** within 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 Today's Date

Seller's agent – Please print Seller's agent – Please sign Today's 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