

## QUESTIONS FOR THE SELLER

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**Information for the prospective Buyer:** Since you are making one of the largest single investments of a lifetime, it is prudent and appropriate to get as much information about this property as possible. Furthermore, the State of Massachusetts Home Inspection Licensing Law CMR266, Rules and Regulations, requires home inspectors to attempt to ascertain information by asking specific questions which are included in the following questionnaire.

For your protection and the safety of the home inspector, answers to the following questions should be obtained from the Seller or Seller's Agent prior to your scheduled home inspection. This Disclosure is NOT a substitute for any inspections, nor is it a warranty of any kind.

**Questions for the Home Owner:** Your voluntary responses to the questions listed below will help the prospective Home Buyer feel more comfortable with proceeding with the purchase of your home and will help the inspector more accurately evaluate her findings and make the inspection process go smoothly.

Please Note: This Disclosure Form is not a guarantee or warranty of any kind either by you (the Seller) or by your Real Estate Agents (Listing or Selling Agents). Please take a few minutes to answer the following questions to the best of your knowledge. Your cooperation is very much appreciated. Thank you.

Property Address: \_\_\_\_\_

1. How long have you been the owner of the property? \_\_\_\_\_ years  
How old is the house? \_\_\_\_\_ years  
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 inspection 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 spaces?  
( ) No ( ) Yes, please explain
4. Does the home have a sump pump or were sump pumps ever used on this property?  
( ) No ( ) Yes, how often is it needed?

Is the property located in a flood plain (is flood insurance needed?)  
( ) No ( ) Yes

Has the property ever been under water/flooded?  
( ) No ( ) Yes

Is any of this property located on or adjacent to any wet lands?  
( ) No ( ) Yes

Do you use any type of dehumidification in any part of the dwelling?  
( ) No ( ) Yes

5. Does the home have a ( ) public or a ( ) private sewerage disposal system?

If the home has a private system, has the Title V been completed?  
( ) No ( ) Yes

Results of the Title V Inspection? ( ) Passed ( ) Failed Please explain

If the house has a private system, when was it last pumped out? \_\_\_\_\_

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 test results available?

No       Yes

8. Are you aware of any history of prior fire or smoke damage in the building?

No       Yes

If so, when?

What areas were involved?

What chemical cleaners, if any, were used for cleanup?

9. Has the house ever been inspected for termites, carpenter ants, powder post beetles, bed bugs or any other wood destroying organism?

No       Yes

If yes, is the pest inspection report available?

No       Yes

Has the property ever been chemically treated for termites, carpenter ants, powder post beetles or any other wood destroying organism?

No       Yes

What were the chemicals used?

10. Are you aware of any environmental health or safety issues around the building (such as underground oil tanks, abandoned wells, cesspools or abandoned septic tanks? )

No       Yes

11. Has the home been inspected by a private home inspector before?

No       Yes

If "yes", was the home inspected when you purchased it?

No       Yes

If "yes", was something discovered during the inspection that caused the prospective buyer to rescind his/her offer to purchase?

No       Yes, please explain

12. Has the home ever been inspected for lead paint?

No       Yes

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    Left wing \_\_\_\_\_ years    Rear wing \_\_\_\_\_ years  
Right wing \_\_\_\_\_ years    Garage roof \_\_\_\_\_ years    Porch \_\_\_\_\_ years  
Other areas \_\_\_\_\_ years

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?  
 No       Yes, please explain

15. Approximate date chimney was last cleaned and inspected? \_\_\_\_\_

16. Approximate age of furnace/boiler or heat pump?

# one: \_\_\_\_\_ years    # two: \_\_\_\_\_ years    # three: \_\_\_\_\_ years

What is the approximate date of last heating system service? \_\_\_\_\_

Are you aware of any rooms that are not heated?

No       Yes, please explain

17. Approximate age of the central air conditioning system?

# one: \_\_\_\_\_ years    # two: \_\_\_\_\_ years

What is the approximate date the AC systems were last serviced? \_\_\_\_\_

Are you aware of any rooms that are not cooled?

No       Yes, please explain

18. Are you aware of any heating, a.c., plumbing, electrical or structural problems?

No       Yes, please explain

19. How old is the water heater?

\_\_\_\_\_ years  Owned       Rented

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. Is there any history of plumbing freezing up; do you have to run water at certain fixtures during very cold weather.

No       Yes, please explain

23. Does the property have any covenants, easements or other restrictions?

No       Yes, please explain

24. Are there any major repairs to be done?  
 No       Yes, please explain
25. How old are the kitchen appliances?  
Range\_\_\_\_\_ Dishwasher\_\_\_\_\_ Disposal\_\_\_\_\_  
Wall oven\_\_\_\_\_ Microwave\_\_\_\_\_ Other\_\_\_\_\_
26. Is the attic insulated?  
 No       Yes       Unknown
- Are the walls insulated?  
 No       Yes       Unknown
- Is the basement ceiling insulated?  
 No       Yes       Unknown
- Are the basement walls insulated?  
 No       Yes       Unknown
- Is the crawl space insulated?  
 No       Yes       Unknown
27. Are there any appliances, equipment, fixtures or systems (heating, a.c., plumbing, electrical/circuits) 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, wasps, asbestos, oil spills, hanging electric wiring, etc)  
 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, floors, wall, roof or stairs?  
 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 any 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, etc)  
 No       Yes, please explain

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

\_\_\_\_\_  
Owner's Name (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 A COPY OF THIS COMPLETED  
QUESTIONNAIRE TO LIZ MARTIN**

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*The Inspector shall not represent to the Seller/Seller's Representative or Client that there is any legal obligation, duty, or requirement on behalf of the Seller/Seller's Representative to answer the questions set forth in 266 CMR 6.03(4)(a) through (k).*

*The Inspector shall not be held liable for the accuracy of third party information.*