



21 Wingate St. • Haverhill, MA 01832 • (978) 373-2859 • www.abchomeinspection.com

## HOME INSPECTION QUESTIONNAIRE

### FOR THE BUYERS AND SELLERS

ABC Home Inspection Inc. recommends that answers to the following questions should be ascertained from the Seller and/or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection.

#### To the Best of Your Knowledge as the Seller and/or Seller's Representative:

1. Does the dwelling have a history of **seepage, dampness, and/or Water Penetration** into the basement and/or under floor crawl space or attic?  Yes  No  Unknown  
If so, please explain \_\_\_\_\_
- 1A. Has a **sump pump** ever been installed or used in the basement/under floor crawl space?  Yes  No  Unknown
- 1B. Do you use any type of **dehumidification** in any part of the dwelling?  Yes  No  Unknown
- 1C. Are you aware of any **Mold/Mildew/Fungus, and/or Air Quality** issues in the dwelling?  Yes  No  Unknown
2. Is the dwelling on a **Private Sewage System**?  Yes  No  Unknown
- 2A. If the waste system is private, has a **Title V inspection** been completed, and is the completed Title V Report available for review?  Yes  No  Unknown
3. Has the dwelling ever been inspected and/or treated for **Insect Infestation**?  Yes  No  Unknown  
If so, when? \_\_\_\_\_
- 3A. Was there any **damage**? If so, explain \_\_\_\_\_
- 3B. What were the **chemicals** used? \_\_\_\_\_
- 3C. Who inspected? \_\_\_\_\_ Who treated? \_\_\_\_\_
4. Has the dwelling ever been tested for **Radon Gas**?  Yes  No  Unknown  
If so, when? \_\_\_\_\_ Air \_\_\_\_\_ Water \_\_\_\_\_
- 4A. What were the results? Air \_\_\_\_\_ Water \_\_\_\_\_
5. Has the dwelling ever been tested for **Lead Paint**?  Yes  No  Unknown  
If so, when? \_\_\_\_\_
- 5A. What were the results? \_\_\_\_\_
- 5B. Do you have the **lead certificates**? \_\_\_\_\_
6. Has the dwelling ever been previously inspected by a Home Inspector?  Yes  No  Unknown  
If so, when? \_\_\_\_\_
- 6A. Were there any **problems** noted? \_\_\_\_\_
- 6B. Is a copy of the **inspection report** available?  Yes  No  Unknown
- 6C. What were the inspection **findings**? \_\_\_\_\_
7. Are the Sellers/Sellers Representatives aware of any **Structural, Mechanical, Electrical** or other **Material Defects** that may exist on the property?  Yes  No  Unknown
8. Has there ever been a **Fire** in the dwelling?  Yes  No  Unknown  
If so, when? \_\_\_\_\_
- 8A. What areas were involved? \_\_\_\_\_
- 8B. What **chemical cleaners**, if any, were used for clean up? \_\_\_\_\_
9. Has there ever been a **Hazardous Waste Spill** on the property?  Yes  No  Unknown
10. Is there an **Underground Storage Tank** on the property?  Yes  No  Unknown
11. Are you aware of any **gas or oil leaking or spill history**?  Yes  No  Unknown  
If so, explain \_\_\_\_\_
12. Are you aware of any **asbestos containg material** and or **asbestos issues**?  Yes  No  Unknown  
If so, explain \_\_\_\_\_

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

**Thank You for your cooperation in filling out this questionnaire. Please PRINT your name, sign and date this form.**

Client/Buyers Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Client Print Name \_\_\_\_\_  
 Property Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_

Home owner present for questioning?  Yes  No  
 Inspector Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Seller's Agent \_\_\_\_\_ Date \_\_\_\_\_

#### READ INFORMATION BELOW

Seller should return this to the buyer after it is complete. If the Seller or 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, now, PRIOR to closing. Obtain the Real Estate Agents Sellers Statement for additional information.