



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

HOME INSPECTION QUESTIONNAIRE

FOR THE BUYERS AND SELLERS

As per 266 CMR 6.00: (4) The Inspector shall notify his/her Client 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 **inspected by an 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 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.

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.