

HAVE YOU ASKED THE OWNER OR THE BROKER THE RIGHT DISCLOSURE QUESTIONS YET?

If not, then you should review the following suggested questions prior to the inspection:

1. **How old is the home?**

Answer: _____

2. **How long have you lived there?**

Answer: _____

3. **How old are the additions?**

Answer: _____

4. **If any remodeling has been done, were the required local permits obtained and inspections completed?**

Yes ___ No ___ Answer: _____

5. **How old is the roof?**

Answer: _____

6. **Any history of leakage, ice dams or other seasonal problems?**

Yes ___ No ___ Answer: _____

7. **Is the chimney lined or unlined?**

Answer: _____

8. **When was it last cleaned?**

Answer: _____

9. **If a wood stove is present, do you have a permit?**

Yes ___ No ___ Answer: _____

10. **When was the home last painted?**

Answer: _____

11. **Does the yard suffer from any seasonal flooding problems?**

Yes ___ No ___ Answer: _____

12. **How old is the heating system?**

Answer: _____

13. **When was it last cleaned and tuned up?**

Answer: _____

14. **Is there an annual contract for the heating and/or cooling system(s)?**
Yes___ No___ Answer:_____
15. **Are all rooms heated and cooled evenly?**
Yes___ No___ Answer:_____
16. **How old is the central cooling system?**
Answer:_____
17. **When was it last serviced?**
Answer:_____
18. **Does the home have a well?**
Yes___ No___ Answer:_____
19. **Where is it located?**
Answer:_____
20. **When was the water last quality tested?**
Answer:_____
21. **How old is the well pump?**
Answer:_____
22. **Does the well ever go dry?**
Yes___ No___ Answer:_____
23. **Is a filtration system needed?**
Yes___ No___ Answer:_____
24. **Do you ever experience problems with water pressure or drainage?**
Yes___ No___ Answer:_____
25. **How old is the water heater?**
Answer:_____
26. **Do you have enough hot water?**
Yes___ No___ Answer:_____
27. **Is the home connected to the public sewer system or a private septic system or cesspool?**
Answer:_____
28. **If a private system is present, does it ever backup?**
Answer:_____
29. **When was the system last pumped out?**
Answer:_____

30. What size is the electrical service? (Note: 100 amp minimum is acceptable)

Answer: _____

31. Are you aware of any aluminum wiring in the home?

Yes___ No___ Answer: _____

32. Does the home have fuses or circuit breakers?

Answer: _____

33. Does any water ever leak into the basement?

Yes___ No___ Answer: _____

34. If yes, where and when?

Answer: _____

35. Is a pump needed?

Yes___ No___ Answer: _____

36. Are there any upcoming budgeted major repairs?

Yes___ No___ Answer: _____

37. How old are the kitchen appliances?

Answer: _____

38. Are they covered under any extended warranties?

Yes___ No___ Answer: _____

39. Is the home insulated?

Yes___ No___ Answer: _____

40. If yes, what kind?

Answer: _____

41. Has the home ever had any pest infestation (such as termites, or carpenter ants, powder post beetles, etc.)?

Yes___ No___ Answer: _____

42. Has the home ever been chemically treated by a pest control company?

Yes___ No___ Answer: _____

43. Is there an annual contract for pest infestation control?

Yes___ No___ Answer: _____

44. What items, fixtures or equipment will be left as part of the sale?

Answer: _____

45. Has the home ever been tested for lead paint?

Yes___ No___ Answer: _____

46. Has the home ever been tested for radon?
Yes___ No___ Answer:_____
47. Does the home have any known prior air quality problems?
Yes___ No___ Answer:_____
48. Are there any utility easements on the dead?
Yes___ No___ Answer:_____
49. If a pool is present, how old is the pool, liner, filter, etc.?
Answer:_____
50. Are you aware of any asbestos in the home?
Yes___ No___ Answer:_____
51. Are you aware of any past or present conditions that may have affected the habitability or structural stability of the home?
Yes___ No___ Answer:_____
52. Have you made any significant structural repairs or changes in the time you have owned the home?
Yes___ No___ Answer:_____
53. Is there an annual contract for any other installed systems (sprinklers, alarms, etc)?
Yes___ No___ Answer:_____
54. Can you provide, for review, utility bills for the past year (gas, oil, electric, water, etc)?
Yes___ No___ Answer:_____

This completed form should be faxed to *All Aspects Home Inspections* at 516 496-1949 prior to the inspection.