

## **SELLER'S VOLUNTARY STATEMENT OF PROPERTY CONDITION**

**PLEASE COMPLETE AND RETURN TO THE BUYER OR HOME INSPECTOR**

As per Chapter 146 of the Acts of 1999, an Act for the Licensing of Home Inspectors, home inspectors are required to follow the Massachusetts Standards of Practice and Code of Ethics. As part of the 266 CMR 6.00 Standards of Practice 6.03(4), the home inspector shall attempt to ascertain information about the home from the Seller or the Seller's Representative. 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) The Inspector shall not be held liable for the accuracy of third party information.

**For the Prospective Buyer:** For your protection and the safety of the home inspector, answers to the following voluntary questions should be obtained from the Seller of the Seller's Representative prior to the home inspection. This disclosure form is **not** a substitute for any inspections, nor is it a warranty.

**For the Seller or the Seller's Representative:** Your voluntary responses to the questions listed below will help the prospective home buyer(s) with their buying plans and will help the inspector in evaluating his findings. This disclosure form is **not** a warranty of the property either by you, the Seller or the Seller's Representative.

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

Approximate year built or age? \_\_\_\_\_ Year built or age of additions? \_\_\_\_\_

### **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?

No  Yes: If so please explain

2. Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?

No  Yes: If so please explain

3. Do you use any type of dehumidification in any part of the dwelling?

No  Yes: If so please explain

4. Are you aware of any mold and/or air quality issues in the dwelling?

No  Yes: If so please explain

5. Is the dwelling on a private sewage system?

No  Yes: If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?

No  Yes

6. Has the dwelling ever been inspected and/or treated for insect infestation?
<input type="checkbox"/> No <input type="checkbox"/> Yes:
a. If so, when?
b. What were the chemicals used?
7 Has the dwelling ever been tested for radon gas?
<input type="checkbox"/> No <input type="checkbox"/> Yes:
a. If so when?
b. What were the results?
7a. Has the dwelling ever been tested for lead paint?
<input type="checkbox"/> No <input type="checkbox"/> Yes:
a. If so when?
b. What were the results?
8. Has the dwelling ever been inspected by an Inspector?
<input type="checkbox"/> No <input type="checkbox"/> Yes:
a. If so, when?
b. Were any problems noted?
c. Is a copy of the inspection Report available?
9. Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?
<input type="checkbox"/> No <input type="checkbox"/> Yes: If so please explain
10. Has there ever been a fire in the dwelling?
<input type="checkbox"/> No <input type="checkbox"/> Yes: If so please explain
a. If so, when?
b. What areas were involved?
c. What chemical cleaners, if any, were used for cleanup?
11. Has there ever been a hazardous waste spill on the property?
<input type="checkbox"/> No <input type="checkbox"/> Yes: If so please explain
12. Is there is an underground storage tank on the property?
<input type="checkbox"/> No <input type="checkbox"/> Yes: If so please explain

13. Are you aware of any remodeling, additions, alterations, repairs or replacements done without <b>building permits</b> (structural, electrical, mechanical or plumbing) issued and <b>final inspections</b> completed by municipal or governmental authorities?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
14. What is the approximate age of the <b>ROOF</b> covering on the main section of the building?
Primary <b>ROOF</b> ? _____ years. Rear wing? _____ years. Left wing? _____ years.
Right wing? _____ Porch? _____ years. Garage roof _____ years.
Other area _____ years.
<b><input type="checkbox"/> I hereby authorize the home inspector to walk on my roof "at his own risk" and relieve the Inspector of all liability of possible damage to the roof components.</b>
<b><input type="checkbox"/> I hereby deny authorization for the home inspector to walk on my roof.</b>
15. Are you aware of any previous water penetration from the <b>ROOF, CHIMNEY, FLASHINGS, SKYLIGHTS, WINDOWS, DOORS, SIDING</b> or any other part of the building envelope?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain
16. Approximate date <b>CHIMNEY</b> was last cleaned and inspected?
17. Approximate age of <b>FURNACE / BOILER OR HEAT PUMP</b> #one: _____ years
a. Approximate age of <b>FURNACE / BOILER OR HEAT PUMP</b> #two: _____ years
b. Approximate age of <b>FURNACE / BOILER OR HEAT PUMP</b> #three: _____ years
c. What is the approximate date of last heating system service? _____
d. Are you aware of any rooms that are not heated?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
18. Approximate age of the <b>CENTRAL AIR CONDITIONING SYSTEM</b> ? #1 _____ years
a. Approximate age of <b>CENTRAL AC SYSTEM</b> ? #2 _____ years
b. What is the approximate date of last AC systems were last serviced? _____
c. Are you aware of any rooms that are not cooled?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
19. Are the heating and cooling systems in need of any <b>repairs</b> ?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain
20. How old is the <b>WATER HEATER</b> ? _____ years. <input type="checkbox"/> Owned <input type="checkbox"/> Rented
a. Do you ever run out of hot water?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:

21. Do you have any problems with <b>FUSES</b> blowing or <b>CIRCUIT BREAKERS</b> tripping?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
22. Is a <b>WOOD STOVE</b> or <b>COAL STOVE</b> present?
<input type="checkbox"/> No <input type="checkbox"/> Yes. Is a PERMIT available? <input type="checkbox"/> No <input type="checkbox"/> Yes
23. Has the local fire department inspected the home for <b>SMOKE &amp; CO DETECTORS</b> ?
<input type="checkbox"/> No <input type="checkbox"/> Yes
24. Does the property have any <b>COVENANTS, EASEMENTS</b> or other <b>RESTRICTIONS</b> ?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
25. Are any there any budgeted <b>MAJOR EXPENSE REPAIRS</b> to be done?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
26. How old are the <b>KITCHEN APPLIANCES</b> ? Range _____ Dishwasher _____
Disposer _____ Wall oven _____ Microwave _____ Other: _____
27. Is the <b>ATTIC INSULATED</b> ? <input type="checkbox"/> No <input type="checkbox"/> Yes
a. Are the <b>WALLS INSULATED</b> ? <input type="checkbox"/> No <input type="checkbox"/> Yes
b. Is the <b>BASEMENT CEILING INSULATED</b> ? <input type="checkbox"/> No <input type="checkbox"/> Yes
c. Are the <b>BASEMENT WALLS INSULATED</b> ? <input type="checkbox"/> No <input type="checkbox"/> Yes
d. Is the <b>CRAWL SPACE INSULATED</b> ? <input type="checkbox"/> No <input type="checkbox"/> Yes
28. Are there any <b>appliances, equipment or fixtures</b> the inspector should not attempt to operate?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
29. Are there any <b>rooms or areas</b> of the building the inspector should not enter?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
30. Are there any <b>crawl spaces</b> or other areas that the inspector might not readily find?
<input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:

31. Are you aware of any <b>hazards an inspector might encounter</b> in the living areas, attic, fireplaces, basement or crawl spaces, such as pets, raccoons, rodents, bats, snakes, bees? <input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
32. Are you aware of any <b>structural deficiencies</b> in the foundation, columns, floor frame, wall frame, roof frame or staircases: <input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
33. Are you aware of any <b>seasonal drainage problems</b> on the property (such as ponding water on the walkways, driveway, or yard; or erosion problems)? <input type="checkbox"/> No <input type="checkbox"/> Yes, please explain
34. Are you aware of any <b>environmental health or safety issues</b> within the building? <input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:
35. Are any Systems, Components or Appliances in a <b>SHUT-DOWN</b> or inoperable condition? <input type="checkbox"/> No <input type="checkbox"/> Yes, please explain:

**Additional Comments:**

---



---



---



---

Thank you for your cooperation in filling out this questionnaire. Please print your name, sign and date this form and return it to the Buyer or the Home Inspector.

_____ Seller's name – Please print	_____ Seller's name – Please sign	_____ Date
_____ Seller's Representative – Please print	_____ Seller's Representative – Please sign	_____ Date

# Thank you