

### Seller's Disclosure Form

#### Prospective Home Buyer:

For your protection it is highly recommended that answers to the following questions be obtained from the property owner prior to your scheduled home inspection. You and your home inspector may find some of the information obtained will be helpful in getting more benefit out of the home inspection.

**Questions For the Home Owner:** Please do not be intimidated by these questions. Your voluntary responses will help the prospective homebuyer with their buying plans and help the home inspector in evaluating conditions found. If you don't have sufficient space on this form to fully answer any question, please attach additional sheets and reference the question number. Please initial each page and sign page 4.

1. Are there any appliances, equipment or fixtures the inspector should not attempt to operate?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
2. Are there any rooms or areas of the home the inspector should not enter?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
3. How long have you been the owner of this property? \_\_\_\_\_
  
4. What is the approximate age of the building? \_\_\_\_\_      Age of any additions? \_\_\_\_\_
  
5. To the best of your knowledge is the property located in a flood plain?  
 Yes     No
  
6. To the best of your knowledge has the property ever been under water?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
7. Are you aware of any exterior water penetration leaks through the roof or through any other areas of the building?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
8. Are you aware of any structural problems, damage, defects or deficiencies with the foundation or wood framing of the building?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
9. What is the approximate age of the roof surface on the main sections of the building and on any additions? \_\_\_\_\_  
Have any repairs or replacements of the roof surface been made during you ownership?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_

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- 10. What is the approximate age of the furnace or heat pump?  
Have any repairs or replacements with the heating system been made during your ownership?  
 Yes     No        If yes please explain and provide the name of the repair contractor:  
\_\_\_\_\_  
\_\_\_\_\_
  
- 11. What is the approximate age of the central air conditioning system?  
Have any repairs or replacement of the system been made during you ownership?  
 Yes     No        If yes please explain and provide the name of the repair contractor:  
\_\_\_\_\_  
\_\_\_\_\_
  
- 12. Has the heat pump or central air conditioning system required refrigerant in the last two years?  
 Yes     No        If yes, state how often, when was the last charging and provide the name  
of the service contractor:  
\_\_\_\_\_  
\_\_\_\_\_
  
- 13. Are you aware of any electrical defects, deficiencies, problems or safety issues?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
- 14. Are your aware of any plumbing defects, deficiencies, problems or safety issues?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
- 15. Are you aware whether the property has ever been treated for in infestation of termites, carpenter  
ants or any other wood boring insects?  
 Yes     No        If yes please explain and provide the treating company: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- 16. Are you aware of any history of a fire in the building?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
- 17. Are you aware of any environmental health or safety issues within the building such as lead paint  
or asbestos?  
 Yes     No        If yes please explain: \_\_\_\_\_  
\_\_\_\_\_
  
- 18. Has the building ever been tested for radon gas?  
 Yes     No         Unknown        If yes are the results available? \_\_\_\_\_  
\_\_\_\_\_

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19. Has the building ever been tested for lead paint?  
 Yes     No     Unknown    If yes are the results available? \_\_\_\_\_  
\_\_\_\_\_

20. Are you aware of any environmental health or safety issues around the building such as an underground fuel oil tank or a trash landfill?  
 Yes     No    If yes please explain: \_\_\_\_\_  
\_\_\_\_\_

21. Are you aware of any defects, deficiencies or problems with the on-site sewage disposal system (septic tank) or the municipal sewage system?  
 Yes     No    If yes please explain: \_\_\_\_\_  
\_\_\_\_\_

22. If an on site sewage disposal system is present, when was the last time the system was emptied and by what company? \_\_\_\_\_

23. Are you aware of any defects, deficiencies, problems or health concerns with the on site well water supply system or the municipal water supply?  
 Yes     No    If yes please explain: \_\_\_\_\_  
\_\_\_\_\_

24. During your ownership has the property ever been inspected by a private home inspector?  
 Yes     No

If yes, was this inspection conducted for another prospective buyer of this property?  
 Yes     No

If yes, was something discovered during the inspection that caused the prospective buyer to rescind his offer to purchase?  
 Yes     No    If yes please explain: \_\_\_\_\_  
\_\_\_\_\_

25. Are you aware of any defects, deficiencies or potential problems with any aspect of the building or property not covered under questions 1 through 24?  
 Yes     No    If yes please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Signature Page**

\_\_\_\_\_  
Owners Name – Print

\_\_\_\_\_  
Owners Name – Sign

\_\_\_\_\_  
Date

Owners Initials \_\_\_\_\_