

SELLER QUESTIONNAIRE

Please take time to carefully answer the following questions; your answers will be helpful in the preparation of the Home Information Pack and will help the Home Inspector prepare for the inspection of your property.

Complete this form as best you can. It is accepted that some answers may be approximate or guessed – be as precise as you can.

LEAVE THIS FORM ON-SITE WITH/FOR THE HOME INSPECTOR.

ADDRESS

QUESTION	ANSWER			
Section One – General Information				
01	Do you know how old is the original building?	It was constructed in/ or it is about years old. (delete as appropriate)		
02	Is the building Listed?	Yes	No	Not sure
03	Is the building in a conservation area?	Yes	No	Not sure
04	Is the property on a private road?	Yes	No	Not sure
05	Is the property?	freehold	Leasehold	
	If leasehold do you know who is responsible for maintenance and repair of the property (please provide details)?			
05	Do you have a garage?	Yes	No	Not sure
	If yes, is it within the boundary of the property or elsewhere (such as a separate garage block)?	Within the boundary	Elsewhere (please give details)	
06	Do you have a cellar?	Yes	No	Not sure
	If yes how is it accessed?			
07	How long have you lived here? (if you do not live at this address, how long have you owned the property)	years		
08	Do you have an allocated Car Parking space?	Yes	No	Not sure
	If yes, is it within the boundary of the property or elsewhere (such as a car park)?	Within the boundary	Elsewhere (please give details)	
09	Do you have any other buildings/structures on the site?	Yes (please list)	No	
10	Which services are connected to the property?	Electricity	Mains	Other
		Gas	Mains	Other
		LPG		
		Oil		
		Water	Mains	Other
		Drainage	Mains	}Cesspool
	Where you have stated other, please give details?			
	If LPG or Oil please indicate storage location?			

	If cesspool/septic tank please indicate location?				
11	Where are the following?	Electricity meter			
		Electricity Fuse box			
		Gas meter			
		LPG store or Oil store			
		Mains water stop valve			
		Drainage chambers			
12	If you have a Central Heating boiler do you know how old it is?	Years			
13	Do you have it serviced annually?	Yes	No		
<i>If you answered Yes to the above, you will need to sort out the relevant documents. Your HIP provider may wish to include these in the Home Information Pack.</i>					
Section Two – Changes to the Property					
14	Has it ever been extended or have significant internal changes been made or building works undertaken?	Yes	No	Not sure	
	If YES, did you carry out the works?	Yes	No		
<i>If you answered yes to this question then you will need to sort out all the relevant consents etc. (planning, building control etc.) Your HIP provider may want to include copies in the Home Information Pack.</i>					
15	If you answered YES to Q 14, then please provide a bit more information.	Types of building works undertaken (tick all the apply) :	Approximate date of the works:	Planning Consents available? (see note below)	Building Regulation Approval Available? (see note below)
		1. Attic conversion...			
		2. Extensions/conversions...			
		3. Foundation Underpinning (see also section 4)			
		4. Window replacement			
		5. Electrical full/partial rewire			
		6. Other			
	If you answered <i>Other</i> to this question, please can you provide a description here:-				
<i>Note From Question 15 above - If you answered yes to this question then you will need to sort out all the relevant consents etc. (planning, building control etc.) Your HIP provider may want to include copies in the Home Information Pack.</i>					
Section 3 – Inconveniences You May Have Experienced With the Property					
16	Are there any known defects, problems with the property?	Yes	No		
	If yes, please provide details:-				
17	Have you ever had an insurance claim?	Yes	No		
	If yes, please provide details if known:-				

18	To the best of your knowledge, has the property ever been subjected to storm damage?	Yes	No			
	If Yes, when did this occur?	In	Not sure			
19	Has the home or garden ever flooded?	Yes	No			
	If Yes, when did this occur?	In	Not sure			
20	Do you know if your home was built upon a landfill site or a formerly contaminated site?	Yes	No			
21	Do you know if the property has ever been monitored for Radon Gas or Methane Gas?	Yes	No			
	If Yes, please give details					
22	If Yes, do you have a land Remediation Certificate?	Yes	No			
23	Do you know if site has ever suffered from any landslip?	Yes	No			
24	Have you ever had a dispute with a neighbour?	Yes	No			
	If Yes, please provide details					
25	Have any Party Wall Act Notices been served by you, or upon you?	Yes	No			
	If Yes, please provide details					
Section 4 – Guarantees and Warranties						
26	Do you know if any guarantees or warranties pass with the property?	Yes	No			
27	If Yes, please state what they are	Types of Works	When Carried Out	Length of Warrantee/Guarantee	Could It Still be Enforced?	
		Damp remedial works			Yes	No
		Insect damage			Yes	No
		Cavity wall tie replacements			Yes	No
		Cavity wall insulation			Yes	No
		Double Glazing			Yes	No
		Conservatory			Yes	No
		Boiler replacement			Yes	No
		Rewiring or electricians tests			Yes	No
		Underpinning			Yes	No
	Others: Please state			Yes	No	

FORM COMPLETED BY _____ **SIGNATURE** _____

PRINT NAME _____

DATE _____

PLEASE STATE OWNER/OCCUPIER/AGENT/REPRESENTATIVE _____