

Massachusetts Home Inspector - Important and Relevant Questions



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. There is not 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).

Form provided by: WAVE Inspection Services

Date

Seller

Seller's Representative

Name

Name

Address

Address

City State Zip

City State Zip

To the Best of Your Knowledge as the Seller and/or Seller's Representative:

(a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.

(b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?

(c) Do you use any type of dehumidification in any part of the dwelling?

Seller initials _____ Seller's Representative initials _____

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To the Best of Your Knowledge as the Seller and/or Seller's Representative:

(d) Are you aware of any mold and/or air quality issues in the dwelling?

(e) Is the dwelling on a private sewage system?

1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
2. Has the dwelling ever been inspected and/or treated for insect infestation?
 - a. If so, when?
 - b. What were the chemicals used?

(f) Has the dwelling ever been tested for radon gas and/or lead paint?

1. If so when?
2. What were the results?

(g) Has the dwelling ever been inspected by an Inspector?

1. If so, when?
2. Were any problems noted?
3. Is a copy of the inspection Report available?

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To the Best of Your Knowledge as the Seller and/or Seller's Representative:

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

(i) Has there ever been a fire in the dwelling?

1. If so, when?
2. What areas were involved?
3. What chemical cleaners, if any, were used for cleanup?

(j) Has there ever been a hazardous waste spill on the property?

(k) Is there is an underground storage tank on the property?

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