

Absolute Home Inspections
Seller Disclosure Form

For your protection and the safety of the home inspector, answers to the following questions should be obtained from the property owner prior to your scheduled home inspection. This disclosure form is not a substitute for any inspection, nor is it a warranty.

Question for the homeowner: Your voluntary responses will help the prospective home buyer with their buying plans and help the home inspector in evaluating conditions found during the home inspection. This disclosure form is not a warranty of the property either by you, (the seller) or by your real estate agent or agency representing you.

1. What is the approximate age of the home? _____
1b. Age of any additions, if any? _____
2. Are there any appliances, equipment or fixtures the inspector should not attempt to operate. NO YES If yes please explain:
3. Is there any room or area the inspector should not enter. NO YES please explain:
4. Are there crawl spaces or other areas in or under the home that the inspector might not readily find? NO YES please explain:
5. Are you aware of any hazards the inspector might encounter in the living area, attic, fireplace(s), basement or crawl space(s), such as pets, animals, rodents, bats, snakes, bees, hornets or wasps? NO YES. please explain:
6. Are there sump pump(s) in the basement or crawl space? NO Yes
7. Are you aware of any exterior water penetration through the roof, windows, doors, walls or through any other area of the building or into the basement or crawl space (if present)? NO YES please explain:
8. Are you aware of any exterior siding damage, defect or deficiencies? NO Yes please explain:
9. Are you aware of any structural problems / damage, defects or deficiencies with the foundation walls, house framing or any other parts of the home? NO YES please explain:
10. What is the age of the roof surface on the main section of the home _____?
10b. On any additions. _____

10c. Are you aware of any roof surface repairs or replacement within the past 3 years?
 NO Yes, please explain:

11. What is the approximate age of the heating system? _____

11b. Has there been any repairs or servicing within the past 3 years? NO YES,
please explain:

12. What is the approximate age to the air conditioning system? _____

12b. Has there been any repairs or servicing within the past 3 years? NO YES,
please explain:

13. Are you aware of any electrical defects, deficiencies, problems or safety issues (this
includes fuses that blow out or circuit breakers that trip more than once)?

NO YES please explain:

13b. Are you aware of any of Aluminum Wiring in the home?

NO YES

14. Has any electrical work been performed within the past 3 years? NO YES

Please explain:

15 What is the approximate age of the water heater? _____

15b. Are you aware of any plumbing problems, leaks, deficiencies or plumbing safety
issues? NO YES please explain:

15c. Has any plumbing work or modification to the plumbing system been performed
within the past 3 years? NO YES please explain:

16 Are you aware of any remodeling, alterations, repairs or replacement done without
building permits, electrical permits, mechanical or plumbing permits issued by municipal
or governmental authorities? NO YES please explain:

17. Has the property been treated for wood destroying insects (termites, carpenter ants,
etc)? NO YES WHEN? _____

17b. If insect damage was found where was it located? _____

Has it been repaired? YES NO please explain:

18. Are you aware of any fire or smoke damage to the home? NO YES please
explain:

20. Is there now or has there been an on site sewerage system (septic, cesspool)?

NO YES Location _____

21. Is there an on site water supply system, such as a well? NO YES

22. During your ownership was the home inspected by a private home inspector?

NO YES

22b. If yes, was this inspection conducted for another prospective buyer of this home?

YES NO

22c. If yes, was something discovered during the inspection that caused the prospective buyer to rescind their offer to purchase? NO YES, please explain:

Additional

Comments: _____

Today's Date _____

Owner Name-Please Print _____

Owner Name-Please Sign _____