

Questions about the House: Address: _____

- Notes:**
- This is a questionnaire that the Buyer can give to the Seller, or can verbally ask the Seller.
 - It is intended to help the Buyer to become more familiar with the overall condition of the house.
 - This does NOT take precedent over the TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE.

The Name of the Person that is answering these questions: _____ Date: _____

- 1) What is the approximate age of the roofing materials? - _____
- 2) What is the approximate age of the heating system(s)? - _____
- 3) What is the approximate age of the air conditioning system(s)? - _____
- 4) Have any parts of the heat or air conditioning system(s) been replaced? - _____
If yes, which parts? _____
- 5) Are there any areas of the house that are difficult to heat or cool? - _____
- 6) What is the approximate age of the water heater(s)? - _____
- 7) Have any room or garage additions been built onto the house? - _____
If yes, what is the age of each addition? _____
- 8) Have any of the water lines or sewer lines been repaired, up-dated, or added-to? - _____
If yes, which ones? _____
- 9) Have any water lines or sewer lines ever leaked inside the house? If yes, where? - _____
- 10) Has any part of the electrical system been repaired, up-dated, or added-to? - _____
If yes, which part? _____
- 11) Has there ever been a fire inside any part of the house? - _____
- 12) If the property has a water well: What is the type and age of the pump? - _____
What is the depth and re-charge rate? - _____ Has the well ever run dry? - _____
- 13) Who was the builder or contractor of the house? - _____
- 14) If a wood or gas burning fireplace or heater is present, when was it last used? - _____
Has it ever been serviced, and what service was performed? _____
- 15) If a basement is present, are foundation drains installed below the footers? - _____
Examples: Plastic slotted pipe in gravel, fabric sleeve, etc. Where do the drains exit? - _____
- 16) If a basement is present, is a moisture protection installed on the foundation exterior? - _____
Examples: Tar, bitumen, high density polyethylene, rubberized membrane, etc.
- 17) Has water ever infiltrated into any part of the house from any source? - _____
If yes, where and when? _____

Septic Tank & Drain Field

- 1) What is the approximate size and age of the septic tank? - _____
- 2) What is the approximate length and age of the drain field? - _____
- 3) What are the construction materials of the drain field? - _____
- 4) When was the last time the septic tank was pumped out? - _____
- 5) Has sewage effluent ever come to the ground surface? - If yes, how often? _____
- 6) Does the seller have a copy of the site plan from the County Health Department? _____
- 7) Have additions or repairs been made to the septic tank or drain field? - _____
If yes, what was done? _____
If yes, was this inspected by the County Health Department? _____