

Home Owners Questionnaire



General :

Do you know the age and year the house was built?

.....

Is the property of traditional construction?

.....

What are the walls constructed of and type of roof?

.....

If it is relatively new, do you know the name of the builder who constructed the house?

.....

How long have you owned/lived in the property?

.....

Has the property any history of flooding?

.....

If yes, what and when?

.....

What is the tenure – freehold or leasehold?

.....

If leasehold:

- How many years until expiry?

.....

- What is the ground rent?

.....

- What is the service charge?

.....

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Are there any fixtures and fittings that will be removed?

.....

Legal Matters

Are there any rights of way over the property?

.....

Is there any shared access to the gardens or grounds?

.....

Do you know which boundaries belong to you and which boundaries you are responsible for maintaining?

.....

Is your property currently affected by neighbour or boundary disputes? If yes, please give brief details.

.....

Are there any outstanding party wall issues?

.....

Has the road to the property been adopted by the local authority or is it privately owned?

.....

If privately owned, what maintenance arrangements are there?

.....

Is the property a 'listed building' or is it within a conservation area or AONB?

.....

Are there any tree preservation orders on trees within the grounds?

.....

To your knowledge has the property (or any neighbouring property) been affected by Japanese Knotweed or any other invasive plant?

.....

Are there any flying freeholds? (i.e. do any parts of your property protrude over your neighbour's?)

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If yes, please give details

.....
Do you know if there are any protected species e.g. bats in the property?

.....
Does the property have any concealed access hatches or doorways that cannot be opened?

.....
(Where possible, please can these be opened for the survey inspection)

.....
Have there been any previous insurance claims on the property e.g. structural movement claims? Fire? Theft? etc

.....
Repairs, Alterations and Defects

Have you carried out any structural alteration and/or repair work or added an extension, converted a loft, etc?

.....
If yes:

- What did this involve?

-
- What date did you do this?

-
- Did you obtain building regulation approval and planning permission?

.....
Do you have the appropriate documentation?

.....
Do you have any guarantees/warranties for any of the repairs carried out? – e.g. timber and damp remedial works, flat roofing, cavity wall insulation, boilers/stoves.

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Do you have any guarantees on anything in the property? e.g windows and doors

.....
Is the property affected by any known current defects or other problems?

.....
If yes, please give full details.
.....

Have you improved the energy efficiency of the property?
.....

If yes, please give details.
.....

Services

How is the property serviced?

- Electricity;
.....
- Mains water or a private water supply/mains drainage or a private sewerage system;
.....
- Mains gas, LPG, oil, solid fuel; and
.....
- Solar, wind, heat pumps, and so on.
.....

When was the electrical system installed/replaced/tested/serviced/altered?

.....

Do you have any certification?

.....

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When was the main heating system installed / replaced / tested / serviced / altered?

.....

Do you have any certification?

.....

If you have a cess pit or septic tank:

- Where is the tank?

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- How big is it?

.....

- How often is it emptied?

.....

- Where does it discharge? Do you have a discharge permit?

.....

- Do you have any invoices or certificates?

.....

If you have a private water supply:

- What is the source?

.....

- What treatment method is used?

.....

- Has the water quality been recently assessed?

.....

Other notes:

I have checked the above information and can confirm that it is accurate:

Signed:

Date:

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