

Use this page as a checklist for items to ask the previous owner/seller about before you lose touch with them so you don't have to "rediscover" the vagaries and operational stuff for your home all over again.

ASK the OWNER!

- Where is the septic tank & drain field? (Do NOT plant trees/large bushes here) (see map box below)
- Where are the waste cleanouts/distribution box located (if not obvious)? _____
- Date of last septic tank cleanout? _____ What company was used? _____
- Date of last water test (if on private well)? _____ What lab was used? _____
- How deep is the well? _____ How old is the pump? _____
- What is the yield (recharge rate)? _____ gallons/minute. (1-5 gpm minimal, 5-10 gpm good, >10 very good.)
- Where are the water shutoff valves (if not identified during the inspection)? _____
- Date of last water conditioner servicing/replenishment? _____
- Has the hot water tank ever been flushed? _____ When? _____
- Date(s) of last AC/heat pump servicing? _____ What company was used? _____
- Date(s) of last furnace servicing? _____ What company was used? _____
- Date of last chimney sweep? _____ Has the fireplace been used since? _____
- Age of wood stove? _____ (catalytic converter type-5 yr lifespan)
- When was the last time the smoke detector batteries were replaced? _____
- Is the kitchen sink disposal 6 sided servicing wrench available? Yes No
- Is the wrench used to replace the water filter available? Yes No
- ➔ Any extra keys hidden or with neighbors/friends? Yes No
- Location of any active or inactive fuel tanks? _____

Is documentation (owner's operating & service manuals) available for:

- | | | |
|---|-----|----|
| <input type="checkbox"/> Air conditioner(s)/heat pump(s)? | Yes | No |
| <input type="checkbox"/> Central Vacuum System? | Yes | No |
| <input type="checkbox"/> Circulating pump(s) (hot water)? | Yes | No |
| <input type="checkbox"/> Electronic Air Filter(s)? | Yes | No |
| <input type="checkbox"/> Fire Suppression? | Yes | No |
| <input type="checkbox"/> Furnace(s)/wall furnace(s)? | Yes | No |
| <input type="checkbox"/> Garage Door Opener/Keyless Entry Pad | Yes | No |
| ➔ opener code = _____ | | |
| <input type="checkbox"/> Gas Logs? | Yes | No |
| <input type="checkbox"/> Generator & Control Panel | Yes | No |
| <input type="checkbox"/> Humidifier(s)? | Yes | No |
| <input type="checkbox"/> Intercom System? | Yes | No |
| <input type="checkbox"/> Kitchen appliances (DW/Range/MW/Frig)? | Yes | No |
| <input type="checkbox"/> Laundry: Washing Machine & Dryer? | Yes | No |
| <input type="checkbox"/> Lightning Arrestors? | Yes | No |
| <input type="checkbox"/> On Demand Water Heater(s)? | Yes | No |
| <input type="checkbox"/> Programmable Thermostat(s)? | Yes | No |
| <input type="checkbox"/> Radon Mitigation System? | Yes | No |
| <input type="checkbox"/> Satellite Antenna? | Yes | No |
| <input type="checkbox"/> Security Alarm System? | Yes | No |
| <input type="checkbox"/> Sewage Macerator? | Yes | No |
| <input type="checkbox"/> Sewage Pump Alarm? | Yes | No |
| <input type="checkbox"/> Solar System? | Yes | No |
| <input type="checkbox"/> Sprinkler System? | Yes | No |
| <input type="checkbox"/> Structured Wiring | Yes | No |
| <input type="checkbox"/> Sump Backup/Emergency Pump? | Yes | No |
| <input type="checkbox"/> Swimming Pool/Spa/Whirlpool? | Yes | No |
| <input type="checkbox"/> UV Sterilizing Water Filter? | Yes | No |
| <input type="checkbox"/> Water Heater(s)? | Yes | No |
| <input type="checkbox"/> Water Softener? | Yes | No |
| <input type="checkbox"/> _____ | Yes | No |

Approx Septic Field/Tank Location:

For replacement purposes:

Brand/Type/Color of Roofing?

Brand/Type/Color of Siding?

Custom Paint Brands/Codes?

Sellers contact info for questions? _____