

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 |
| <input type="checkbox"/> → 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 |

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? _____