

1. (a) Has the property ever been subject to:-
 - (i) Structural defects (latent or patent)
 - (ii) Drainage defects
 - (iii) Flooding
 - (iv) Subsidence or heave
 - (v) Woodworm, rising damp, dry rot, wet rot or other fungal infestations
 If so, please provide full details.

 (b) Please supply copies of any guarantees or specifications relating to the property or any work carried out to it.
2. (a) Are there any agreements regarding easements which may affect the property; e.g. party walls, rights of way, access roads, etc. which have not been previously disclosed?
 (b) In respect of these has the seller been served with any notice or request to contribute towards the cost of any works?
3. Is the vendor aware of any disputes of any kind in the past regarding boundaries, easements, covenants or other matters to the property or its use?
4. Is the seller aware of any breach of any covenants affecting the property?
5. Please give particulars of any arrangements affecting the property which are not immediately apparent on inspection together with copies of any deeds or documents relating thereto
6. Is the seller the sole occupant of the premises?
 If not, please give full names and dates of birth of any other occupants and confirm that if necessary they will join in the contract for the purpose of releasing any rights of occupation they may have.
7. (a) Is the present use of the property only that of a dwelling house?
 (b) When was the property built?
 (c) During the five years immediately preceding these enquiries, have any alterations or additions been made to the property? If so, please provide details and copies of any planning permissions or building regulation approvals obtained.
8. Is the seller aware of:-
 - (a) Any proposals for works of demolition or building on any nearby property which may affect this property or the enjoyment thereof.
 - (b) Any proposals for change of use in relation to any nearby property which may affect this property or the enjoyment thereof.
 - (c) Any adverse claims by neighbouring owners or occupiers which may affect this property or the enjoyment thereof.
 - (d) Any traffic proposals or schemes which may affect this property or the enjoyment thereof.
9. (a) Please give particulars of all outgoing other than the Council Tax and Water Rates payable in respect of the premises.
 (b) What amount is payable in the current year in respect of:-
 - (i) Council tax
 - (ii) Water rates
10. Is the property subject to any Improvement Grants from the local authority which when granted was the subject of provisions regarding payment? If so, please supply details.
11. Is there a garage at the property? If so, and it was built after the house, please provide copies of any planning permission or building regulation approval obtained.
12. (a) When was the electrical wiring last inspected and/or tested by the Electricity Board?
 (b) Please confirm the seller does not propose removing any electrical fittings.
13. Please confirm that if damage is caused in removing any fittings, this will be rectified at the seller's expense.
14. If there is central heating at the premises:-
 - (a) Is it in good working order?
 - (b) Is there any hire purchase or similar agreement outstanding on it? If so, please confirm that this will be repaid on completion.
 - (c) If a maintenance agreement is in force, please supply a copy.
 - (d) When was it installed?
 - (e) When was it last serviced?
 - (f) Is it fired by gas, oil, coal or electricity?
15. Is the property fitted with a burglar alarm?
16. With regard to any telephone at the property:
 - (a) Will the seller be taking the telephone number or will this remain?
 - (b) Are the handsets owned by the seller or rented from British Telecom?
 - (c) Does the vendor intend on disconnecting the telephone line?
17. Please confirm that the property will be cleared of any rubbish before completion.
18. Does the vendor have a related purchase? If so, is the vendor arranging a mortgage, and has the offer been issued?