

Questionnaire concerning the house

Dutch Cooperative Association of Real Estate Brokers & Real Estate Experts NVM U.A.



Questionnaire concerning the sale of a house

If you think it necessary, you can provide further information either at the end of the questionnaire or in the text. If you are in doubt about how to answer something, or if you do not understand a question, just put a question mark beside it. Please then contact the NVM agent as soon as possible. Just cross out a question if it is not relevant. A copy of the questionnaire about the house is given to the buyer. In addition, a copy of the questionnaire is normally attached to the sales contract as an attachment.

Property

The questionnaire uses the term 'house'. The term house should be interpreted broadly. The term 'house' in the questionnaire refers to the entire immovable property including appurtenances, such as a garage, storage space, shed, garden and the like.

Purpose of questionnaire

The questionnaire provides shape, content and structure to the duty of disclosure. The duty of disclosure goes no further than sharing what you as the seller know about the house at the time of completing the contract. The questionnaire is not intended to provide guarantees and is of an informative nature.

Usually most of the questions in the questionnaire can be answered with 'yes', 'no' or 'not known'. The open-ended questions feature a text box. Here you can formulate your own answer. If you cannot answer the question, please indicate that the answer is not known to you.

Details about the house:

Address of house to be sold:

1. Additional information

- a. After taking possession of the house were any other, additional notarial or private documents drawn up with regard to it? ☐ yes ☒ no
If so, which?
- b. Have any verbal or written agreements been made concerning the neighbouring plots (e.g. this could be any arrangements for the use of an entrance/gate, shed, garage, garden, agreements with commitments from several neighbours, boundary partitions). ☐ not known ☐ yes ☒ no
If so, what are they?
- c. Does the existing site fencing differ from the land registry property boundaries (e.g. this could be strips of land you currently use that belong to the municipality, or your ground that is used by neighbours)? ☐ not known ☐ yes ☒ no
If so, what sort of deviation is it?

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- d. Is part of your house, shed, garage or fence built on ground belonging to the neighbours, or vice versa?

☐ not known ☐ yes ☒ no

If so, please give further explanation:

- e. Are you using ground belonging to a third party?

☐ not known ☐ yes ☒ no

If so, which ground?

- f. Do 'special burdens and restrictions;' apply to your house and/or property ('special burdens and restrictions' can be private law restrictions such as (guiding) easements (e.g., a right of way), qualitative obligations, chain clauses, usufruct, pre-emptive rights (for example, a first right of purchase), building rights, leasehold, lease purchase. It may also concern public law restrictions such as a notice from the municipality regarding illegal alterations)?

☐ yes ☒ no

If so, which?

- g. Does the Municipal preferential rights Act apply?

☐ yes ☒ no

- h. Does an anti-speculation clause or a self-occupancy obligation apply to the house?

☐ yes ☒ no

If so, for how much longer?

- i. Does urban or village conservation apply or is a procedure for such currently under way?

☐ yes ☒ no

Does municipal, provincial or nation listed building status apply or is a procedure for such currently under way?

☐ yes ☒ no

According to the zoning plan is it a visually prominent or characteristic building?

☐ yes ☒ no

- j. Is there, or has there been land consolidation?

☐ yes ☒ no

If so, do you have to pay land consolidation interest for this?

☐ yes ☐ no

If so, how much and for how long?

Amount: €

Duration:

- k. Is there a question of compulsory purchase?

☐ yes ☒ no

- l. Is the house or the ground either wholly or partially rented out or used by others?

☐ n/a ☐ yes ☒ no

If so:

Is there a rental agreement/contract for use?

☐ yes ☐ no

If there is no contract or agreement, describe below what was agreed (verbally) with the tenant/user:

- which part is rented out/given into use?

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Which parts are shared?

Which issues affect the tenant and what can they remove (e.g. water heater, kitchen, lamps)?

Did the tenant pay a deposit?

☐ yes ☐ no

If so, how much? €

Have any other agreements been made with the tenants?

☐ yes ☐ no

If so, which?

- m. Is there currently a dispute or procedure under way concerning the house, whether or not via the courts, rent assessment committee or another institution (e.g. compulsory purchase/issues with neighbours, such as easements, rights of way, boundaries, etc.)?

☐ yes ☒ no

If so, what are they?

- n. Has an objection been made against the WOZ (Immovable/ Real Property Tax Act) value assessment?

☐ yes ☒ no

If so, please explain:

- o. Have improvements or repairs been proposed or announced by the government or utility companies that have not yet been completed as promised?

☐ yes ☒ no

If so, which?

- p. Have subsidies or payments been provided in the past that can be reclaimed when selling the house?

☐ yes ☒ no

If so, which?

- q. Has the house been declared uninhabitable or was it ever declared uninhabitable in the past?

☐ yes ☒ no

If so, why?

- r. Has VAT to be paid on the sale (e.g. because it was formerly a commercial property, or the house included a practice or because you have made substantial alterations)?

☐ yes ☒ no

If so, why?

- s. How do you presently use the house (e.g. as a home, practice, shop, storage area)? **HOME**

Is this use permitted according to the municipality? ☒ yes ☐ no

If not, has the municipality ever raised this conflicting usage with you?

☐ yes ☐ no

How did the municipality raise this conflicting usage with you?

Questionnaire concerning the house

2. Outer walls

- a. Does or did the house have dampness penetration or permanent damp patches on the walls?
If so, where? ☐ yes ☒ no
- b. Have repairs been carried to cracks or damage on the outer walls?
If so, where? ☐ yes ☒ no
- c. Were the walls insulated during construction? ☒ not known ☐ yes ☐ no
If not, were the walls (partly) insulated afterwards? ☐ not known ☐ yes ☐ no
If yes, when did the insulation of the walls take place and with what insulation material?
- Do you have a certificate or proof of post-insulation? ☐ yes ☒ no
Is there comprehensive insulation? ☒ not known ☐ yes ☐ no
If not, which parts of the walls have not been insulated?
- d. Have the outer walls ever been cleaned? ☒ not known ☐ yes ☐ no
If so, what method of cleaning was applied?

3. Roof(s)

- a. How old are the roofs?
Flat roofs: ☒ not known
Miscellaneous roofs: ☒ not known
- b. Does the roof leak, or have there been leakages?
If so, where? ☐ yes ☒ no
- c. Have defects been identified in the past on the roof structure such as
damaged and/or eroded parts of the roofs? lopsided, sagging, creaking,
If so, where? ☐ yes ☒ no
- d. Have you ever had the roof repaired or replaced?
If so, which part and why? ☐ yes ☒ no
- e. Was the roof insulated at that time?
Flat roofs: ☒ not known ☐ yes ☐ no
Miscellaneous roofs: ☒ not known ☐ yes ☐ no
If not, was the roof insulated afterwards?

Questionnaire concerning the house

Flat roofs:

☒ not known ☐ yes ☐ no
☐ not known ☐ yes ☐ no

Miscellaneous roofs:

If yes, when did the insulation take place and with what insulation material?

Do you have a certificate or proof of post-insulation?

☐ yes ☒ no

Is there comprehensive insulation?

Flat roofs:

☒ not known ☐ yes ☐ no

Miscellaneous roofs:

☐ not known ☐ yes ☐ no

If not, which parts have not been insulated?

f. Are the rainwater pipes blocked or leaking?

☐ yes ☒ no

If so, please explain:

g. Are the roof gutters blocked or leaking?

☐ yes ☒ no

If so, please explain:

4. Casings, windows and doors

a. What material are the casings made of (e.g. wood, plastic or aluminium or another type of material)?

plastic, other parts wood

Plastic

b. When was the last time that the casing, windows and doors of the house were painted?

Not known (Before we bought the house)

Was this carried out by a professional painter?

☐ yes ☐ no

If so, who was it?

c. Do all the hinges and locks in the house operate properly?

yes ☒ no

☐

If no, please explain:

d. Are the keys available for the doors, windows, etc., that have locks?

☒ yes ☐ no

If not, which doors, windows, etc., do not have keys?

e. Is there insulated glazing?

☒ yes ☐ no

If yes, what type of glass (e.g. HR, HR+, HR++ or HR+++, see the glass rebate which usually states which type of glass is fitted)?

Is the entire house fitted with insulated glazing?

☒ yes ☐ no

If not, which windows have not been insulated?

f. Is condensation apparent in the space between the two layers of glass (e.g. caused by leaks)?

☐ yes ☒ no

Questionnaire concerning the house

If so, where?

5. Floors, ceilings and walls

- a. Does the house have, or has it had penetrative dampness or rising damp affecting floors, ceilings, and/or walls?

☐ yes ☒ no

If so, where?

- b. Does the house have, or has it had fungal growth affecting floors, ceilings, and/or walls? ☐ yes ☒ no

If so, where?

- c. Does the house have (repaired or hidden) cracks and/or damage in or on floors, ceilings and/or walls?

☐ yes ☒ no

If so, where?

- d. Have problems in the house arisen in the past with the finishing (e.g. loose tiles, loose wallpaper or filler, hollow-sounding or loose plasterwork, etc.)? ☐ yes ☒ no

If so, where?

- e. Are there, or have there been, defects in the floor construction of the house, such as lopsided, sagging, creaking, damaged and/or eroded parts of the floor? ☐ yes ☒ no

If so, where?

- f. Is there floor insulation? ☒ not known ☐ yes ☐ no

If yes, when did the insulation of the floor take place and with what insulation material?

Do you have a certificate or proof of post-insulation?

☐ yes ☒ no

Is there comprehensive insulation?

☒ not known ☐ yes ☐ no

If not, which parts have not been insulated?

6. Foundation, crawling space and basement

- a. Is there, or have there been defects in the foundations of the house? ☐ not known ☐

yes ☒ no

If so, where?

- b. Is the crawling space accessible?

☐ yes ☒ no

Is the crawling space dry?

☐ mostly ☐ yes ☒ no

If not, or mostly, explanation:

UNKNOWN

- c. Is there penetrative dampness in the cellar walls? ☐ sometimes ☐ yes ☒ no

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If so or sometimes: explanation?

- d. Has the ground water level changed demonstrably over the last few years, or has there been a problem with flooding? ☐ yes ☒ no
 If so, did this lead to problems in the form of water in the crawling space or cellar? ☐ n/a ☐ yes ☐ no
 If not, what problems did it lead to?

7. Equipment

- a. What sort of heating system(s) is/are there in the house (e.g. central heating system, DWHR system, ATES system, (hybrid) heat pump, air conditioning, solar boiler, electric boiler, pellet stove or other system)?

CENTRAL HEATING SYSTEM

Is/are the system(s) owned?

☒ yes ☐ no

If no, explanation (e.g. the system(s) is/are rented or leased. Also state rental/lease price):

Brand of system(s): REMEHA

Type (number) of the system(s): TERRA M 3gc Plus CCS

Installation date of the system(s): 2018

On what date was/were the system(s) last serviced?

Is the maintenance carried out by an approved firm?
 If so, who is it?

☒ yes ☐ no

- b. Has anything occurred with the system(s) over the last period of time (e.g. the central heating system has to be topped up more than once annually, or the system does not function properly)? ☐ yes ☒ no
 If so, what brought it to your attention?

- c. Do some of the radiators not heat up?
 If so, which?

☐ yes ☒ no

- d. Do any of the radiators or water pipes leak?
 If so, which and where are they located?

☐ yes ☒ no

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e. Have any of the radiators or water pipes ever been frozen?

If so, where?

☐ yes ☒ no

f. Does your house have underfloor heating?

If yes, is this electric underfloor heating, hot water underfloor heating or other?

☐ yes ☒ no☐ electric☐ hot water☐ other, namely:

Where is the electric underfloor heating located?

☒ n/a

Where is the underfloor heating with hot water located?

☒ n/a

Where is the other underfloor heating located?

☒ n/a

g. Do some of the rooms not warm up properly?

If so, which?

☐ yes ☒ no

h. Does the house have solar panels that belong to you?

Does the house have solar panels that are rented or leased?

Can the rental contract/lease contract be transferred to the buyer?

If yes, request acquisition contract.

☒ yes ☐ no☐ yes ☒ no☐ not known ☐ yes ☐ no

How many solar panels are in place?

If so, will the solar panels be left behind?

Number: 12

☐ To be discussed ☒ yes ☐ no

What is the capacity of one solar panel? (The capacity of solar panels is expressed in Watt peak (Wp). For example, one solar panel yields 390 Wp)

2.2 kW/h per panel

Are all solar panels functioning?

☐ not known ☒ yes ☐ no

What is the brand/type of solar panels? DENIM

Do you use an app to view the output of the solar panels?

If so, which? ENPHASE

☒ yes ☐ no

When were the solar panels installed and by whom?

Year: 2020

Firm: HELIOS-SOLAR

Has the VAT in the purchase price been recovered?

☐ yes ☒ no

How much energy has been generated over the last year?

Year: 2023

Number of kWh: 2500

Questionnaire concerning the house

How long does the maker's guarantee still have to run?

Were the solar panels acquired with a subsidy?

If so, must the subsidy be repaid?

If so, how much must be repaid?

☒ n/a
€

☐ yes ☒ no

☐ yes ☐ no

i. In what year were the chimneys and flues cleaned and swept for the last time? **N/A**

j. When did you use the chimneys for the last time? **N/A**

Do the chimneys have sufficient draw?

☐ not known ☐ yes ☐ no

k. Have any parts of the electrical system been renewed (*electrical system refers to all electrical lines/switches sockets, meter box . etc*)? ☐ not known ☐ yes ☒ no

If so, when and which parts?

Does the electrical system have defects?

If so, which?

☐ yes ☒ no

l. Is there a charging station available for an electric car?

If so, will it be left behind?

☐ To be discussed

☒ yes ☒ no **NO**

☐ yes ☐ no

m. Is there mechanical ventilation or a similar system in place?

If so, is this system functioning properly?

If no, please explain:

☒ yes ☐ no
☒ yes ☐ no

When was this system last serviced?

Approximately how old is this system?

NOT KNOW
NOT KNOW

n. Is there a home automation system or similar (*A home automation system automatically controls heating, lighting, heating, audio, ventilation, etc.*)? ☐ yes ☒ no

If so, is this system functioning properly?

If no, please explain:

☐ yes ☐ no

Approximately how old is this system?

o. Are there smoke detectors on each floor?

If so, approximately how old are the smoke detectors?

NOT KNOW

☒ yes ☐ no

8. Sanitary fittings, sewerage and kitchen

a. Is there any damage to wash-hand basins, shower, bath, toilettes, drains and taps?

If so, which?

☐ yes ☒ no



Questionnaire concerning the house

- b. Approximately how old is the bathroom? 2018
- c. Do the wash-hand basins, shower, bath, toilettes, drains and taps drain away properly? ☒ yes ☐ no
If no, which ones?
- d. Is the house connected to a shared drainage system? ☒ yes ☐ no
- e. Does the house have, or has had, defects in the drainage system such as breaks, problems with smells or leakages? ☐ yes ☒ no
If so, which?
- f. Are there other systems such as septic tanks or cess pools? ☐ not known ☐ yes ☒ no
If so, what is installed, and how should it be maintained?
- g. Approximately what year does the kitchen layout date from? 2020
- h. Approximately what year do the built-in appliances date from? 2020
- Are all built-in appliances functioning? ☒ yes ☐ no
If not, which built-in appliance is not functioning?
- i. Do you have a boiling water tap (e.g. a Quooker tap or similar)? ☐ yes ☒ no
If so, is this tap functioning properly and approximately how old is this tap?

9. Miscellaneous

- a. What is the year of construction of the house? 1972
- b. Does the house have asbestos-containing materials in the house/annexe(s) (e.g. asbestos tarpaulin, an asbestos board placed under and/or behind the central heating boiler, asbestos-containing insulation material around the heating pipe, asbestos-containing cord at old central heating boilers/gas stoves, asbestos corrugated sheets etc.)? ☒ not known ☐ yes ☐ no
If so, which and where about?
- c. Is there still floor covering in the house, either loose or fixed, which was purchased between 1955 and 1982? ☐ not known ☐ yes ☒ no
- d. Does the house still have lead piping? ☒ not known ☐ yes ☐ no
If so, where?

Questionnaire concerning the house

- e. Is Japanese knotweed present in the garden? (*Japanese knotweed is an exotic plant, which is difficult to remove. The strong rhizomes and stems of Japanese knotweed are capable of causing damage to buildings, pipes and roads*) ☐ not known ☐ yes ☒ no
- f. Is there any rubble/asbestos waste in the ground/garden? ☐ not known ☐ yes ☒ no
- g. Have you had any leaks elsewhere (*i.e. apart from the roof/ plumbing/ sewerage*)? ☐ not known ☐ yes ☒ no
- h. Is the ground contaminated? ☐ not known ☐ yes ☒ no
 If so, is a survey report available? ☒ n/a ☐ yes ☐ no
 If so, has the municipality or province imposed an inspection and clean-up order? ☒ n/a ☐ yes ☐ no
- i. Is an oil tank present or has it been present? ☐ not known ☐ yes ☒ no
 If so, has it been cleaned up or removed? ☒ n/a ☐ yes ☐ no
 If it has been cleaned up, where is the tank located on the property?
 Is there a Kiwa certificate? ☒ n/a ☐ yes ☐ no
- j. Is there a problem with vermin in or around the house (*e.g. mice, rats, cockroaches, etc.*)? ☐ yes ☒ no
 If so, where?
- k. Is the house affected by woodworm, long-horned beetle, other vermin or fungus? ☐ not known ☐ yes ☒ no
 If so, where?
 If so, has this already been treated? ☒ n/a ☐ yes ☐ no
 If so, when and by which firm?
- l. Is the house affected by concrete chloride corrosion or concrete cancer (*concrete cancer mainly occurs in crawling spaces of buildings built between 1965 and 1981 that have concrete flooring made by Kwaaitaal or Manta. Other concrete elements such as balconies can also be affected*)? ☒ not known ☐ yes ☐ no
 If so, where?
- m. Has the house undergone alterations or have any additions been made? ☐ yes ☒ no
 If so, what sort of alterations or additions, in what year and which firm completed it?
- n. Have alterations or additions been built without the appropriate integrated environmental permit (previously building permit)? ☐ not known ☐ yes ☒ no
 If so, which?

Questionnaire concerning the house

- o. Is there fibreglass internet? ☐ not known ☒ yes ☐ no
- p. Are you in possession of a definitive energy certificate or energy label? ☒ yes ☐ no
If so, which label? **B**

10. Fixed costs

- a. What did you pay last time for the property tax? € **329,-**
Fiscal year: **2025**
- b. What is the WOZ [Immovable Property Tax Act] value? **408.000** €
Reference year: **2024**
- c. What did you pay last time for the water authority charges? €
Fiscal year:
- d. What did you pay last time for the last assessment of municipal taxes (such as sewerage and waste charges, etc.)? € **233,95 & 170,77**
Fiscal year: **2025**
- e. What monthly prepayments do you pay to the utility companies?
Gas: € **1060**
Electricity: € **518,3**
Water: € **0,00**
Shared heating: €
Other: €
EUR for 3 months
- What is your annual consumption for gas/electricity and water?
Gas: m3 : **127**
Electricity high: kWh :
Electricity low: kWh :
Electricity total: kWh : **3238**
Water: m3 :
Shared heating: GJ :
Other: :
- f. How many residents did you occupy the property with? number: **2** residents
- f. Are there any lease or hire purchase agreements (e.g. kitchen, windows, central heating system, etc.)? ☐ yes ☒ no
If so, which?

Can these agreements be transferred to the buyer? *N.B! Many lease and hire purchase agreements are no longer transferable to the buyer. Please contact the supplier in question.*

☐ yes ☐ no

How long do these agreements have to run and what is the possible buyout payment?

Buyout payment: €

Questionnaire concerning the house

Duration:

g. In the case of ground lease and building rights:

What does the ground rent amount to annually?

Have you paid all the ground rent demands?

Has the ground rent been bought?

If so, until when?

€

☒ n/a

☐ yes ☐ no

☒ n/a

☐ yes ☐ no

h. Have you paid all the municipal taxes that you are due?

Are there variable amounts for shared entrances, driveways or yards?

If so, how much and what for?

€

☒ yes ☐ no

☐ yes ☒ no

i. Do you require a parking permit to park on the street?

What is the maximum number of parking permits that can be requested?

What do the parking permits cost per year? €

☐ yes ☒ no

11. Guarantees

Are there any current maintenance contracts and/or guarantee periods that can be transferred to the buyer (e.g. roofing, central heating systems, double glazing, etc.)?

☐ yes ☒ no

If so, which?

12. Further information (other issues that according to you the buyer should be aware of):

13. Additional questions formulated by estate agency itself

☐ not known ☐ yes ☒ no

QUESTIONNAIRE OF AN INFORMATIVE NATURE

The questionnaire provides shape, content and structure to the seller's duty of disclosure. The duty of disclosure goes no further than sharing what you as the seller know about the house at the time of completing the contract. The questionnaire is not intended to provide guarantees and is of an informative nature.

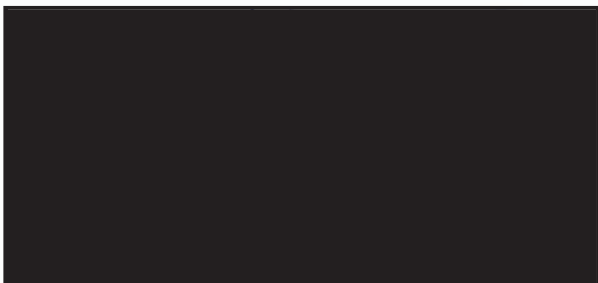
SIGNATURE



Questionnaire concerning the house

The seller hereby declares to have reported all the facts known to him/her about the house on this form. The seller is aware that if he/she gives incorrect and/or an incomplete statement of facts, he/she runs the risk of being held liable by the buyer. The seller declares that he/she will continue to occupy and maintain the house in a manner that is considered customary until the transfer of ownership has taken place.

The undersigned hereby declares to have answered the above questions fully and honestly:



Name:

Place:

Date:

Signature:

.....

NVM agent details

Office name:

Address details :

Telephone number:

Email address:

