

## 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 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:  
Sprookjesbosch 30, 5629 JZ Eindhoven

### 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?
- 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  yes  no  
 ('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)?

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?

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  yes  no

(e.g. compulsory purchase/issues with neighbours, such as easements, rights of way, boundaries, etc.)?

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)? as a 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?

## 2. Outer walls

- a. Does or did the house have dampness penetration or permanent damp patches on the walls?  yes  no

If so, where?

- b. Have repairs been carried to cracks or damage on the outer walls?  yes  no

If so, where?

- 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?  
 I have not cleaned the out walls ever since I bought the house in January 2023. I don't know if the previous owner did that before sold the house to me.

### 3. Roof(s)

- a. How old are the roofs?  
 Flat roofs: 7 (Dakopbouw geplaatst in 2017)  
 Miscellaneous roofs: 18 (Aanbouw begane grond 2006)
- b. Does the roof leak, or have there been leakages?  yes  no  
 Zo ja, waar?
- c. Have defects been identified in the past on the roof structure such as lopsided, sagging, creaking, damaged and/or eroded parts of the roofs?  yes  no  
 If so, where?
- d. Have you ever had the roof repaired or replaced?  yes  no  
 If so, which part and why?
- 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?  
 Flat roofs:  not known  yes  no  
 Miscellaneous roofs:  not known  yes  no  
 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*)?

Wood

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

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?

ja  nee

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)?

Unknown

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

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?  
2023  
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 niet 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:
- c. Is there penetrative dampness in the cellar walls?  sometimes  yes  no  
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)?  
air conditioning, CV ketel
- 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):  
CV Ketel : NEFIT Air conditioning: GREE, YAMITSO, Mitsubishi  
Type (number) of the system(s):  
CV Ketel : 1 Air conditioning: 5  
Installation date of the system(s):  
Air conditioning: Mitsubishi from 2023. GREE from 2017. Others don't know.

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

CV Ketel: May, 2024

Is the maintenance carried out by an approved firm?

yes  no

If so, who is it?

Kemkens

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?

yes  no

If so, which?

d. Do any of the radiators or water pipes leak?

yes  no

If so, which and where are they located?

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

yes  no

If so, where?

f. Does your house have underfloor heating?

yes  no

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

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?

yes  no

If so, which?

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

yes  no

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

yes  no

Can the rental contract/lease contract be transferred to the buyer?  not known  yes  no

If yes, request acquisition contract.

How many solar panels are in place?

Aantal: 16

If so, will the solar panels be left behind?

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*)  
5000

Are all solar panels functioning?  not known  yes  no

What is the brand/type of solar panels?  
unknown

Do you use an app to view the output of the solar panels?  yes  no  
If so, which?

When were the solar panels installed and by whom?

Year: 2020

Firm: unknown

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: 2105

How long does the maker's guarantee still have to run? 11

Were the solar panels acquired with a subsidy?  yes  no

If so, must the subsidy be repaid?  n/a  yes  no

If so, how much must be repaid? €

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

j. When did you use the chimneys for the last time? no chimneys in my house

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?  yes  no

If so, which?

l. Is there a charging station available for an electric car?  yes  no

If so, will it be left behind?  to be discussed  yes  no

m. Is there mechanical ventilation or a similar system in place?  yes  no



If so, is this system functioning properly?  yes  no

If no, please explain:

When was this system last serviced?

Approximately how old is this system?

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?  yes  no

If no, please explain:

Approximately how old is this system?

o. Are there smoke detectors on each floor?  yes  no

If so, approximately how old are the smoke detectors? 1.5 years

## 8. Sanitary fittings, sewerage and kitchen

a. Is there any damage to wash-hand basins, shower, bath, toilettes, drains and taps?  yes  no

If so, which?

b. Approximately how old is the bathroom? 1

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? 2023

h. Approximately what year do the built-in appliances date from? 2023

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? 1990
- 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?
- 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.)?  not known  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 (betonrot) (*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?

- 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?

A

## 10. Fixed costs

- a. What did you pay last time for the property tax? € 521,13  
Fiscal year: 2023

- b. What is the WOZ [Immovable Property Tax Act] value? € 556000  
Reference year: 2023

- c. What did you pay last time for the water authority charges? € 102  
Fiscal year: 2023

- d. What did you pay last time for the last assessment of municipal taxes (*such as sewerage and waste charges, etc.*)? € 397,68  
Fiscal year: 2023

- e. What monthly prepayments do you pay to the utility companies?

Gas: €

Electricity: €

Water: €

Shared heating: €

Other: €

What is your annual consumption for gas/electricity and water?

Gas	m <sup>3</sup>
Electricity high	kWh
Electricity low	kWh
Electricity total	kWh
Water	m <sup>3</sup>
Shared warming	GJ
Other:	

How many residents did you occupy the property with? number: 4 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: €

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?  n/a  yes  no

Has the ground rent been bought?  n/a  yes  no

If so, until when?

- h. Have you paid all the municipal taxes that you are due?  yes  no

Are there variable amounts for shared entrances, driveways or yards?  yes  no

If so, how much and what for? €

- i. Do you require a parking permit to park on the street?  yes  no

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

What do the parking permits cost per year? €

## 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?

Floor heating from St. Pieter Eindhoven

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

**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**

The seller hereby declares to have reported all the facts known to him/her about the 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:

Name:

Place:

Place:

Date:

Date:

Signature:

Signature:

.....

.....

**agent details**

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