



Property Information Questionnaire

Part 1

About this form -

This form should be completed by the seller. The seller may be the owner or owners; a representative with the necessary authority to sell the property for an owner who has died; a representative with the necessary authority to sell the property for a living owner (e.g. a power of attorney) or be selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

If you are the seller, you should be aware -

- Answers given in this form should be truthful and accurate to the best of your knowledge. The questions have been designed to help the smooth sale of your home. Misleading or incorrect answers are likely to be exposed later in the conveyancing process and may endanger the sale.
- Information included in this form does not replace official documents or legal information. You should be prepared to provide such documents on request in support of the answers given in this form.
- If you hold any guarantees for work on your property, your buyer's conveyancer is likely to ask for evidence, which it is in your interests to make available as soon as possible.
- If anything changes to affect the information given in this form prior to the sale of your home, you should inform your conveyancer or estate agent immediately.

If you are an estate agent you should be aware -

- This form should be completed by the seller but it is your responsibility to ensure that it is included in the Home Information Pack.
- The Property Misdescriptions Act 1991 does not apply where the form has been completed solely by the seller.

If you are the buyer you should be aware -

- This information contained in this document should have been completed truthfully and accurately by the seller. However, the information only relates to the period during which the seller has owned the property (see question 1) and does not replace official documents or legal information and you should confirm any information with your conveyancer.

The seller must provide the information set out in Part 1 of this questionnaire.

Where the property being sold is a leasehold property, the seller must also complete Part 2 of this questionnaire.

PART 1: ALL PROPERTIES

a. The postal address of the property	
b. The name of the seller	
c. The date the PIQ was completed	
1. When was the property purchased? (Month/Year)	
2. Is your property a listed building or contained in a listed building?	Yes No Don't know
3. What council tax band is the property in? <i>[Note: Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale]</i>	Band: A B C D E F G H
4. What parking arrangements exist at your property?	Garage Allocated parking space Driveway On street Resident permit Metered parking Shared parking Specify other :
Other issues affecting the property	
5. Has there been any damage to your property as a result of storm or fire since you have owned it? 5a. If yes , please give details.	Yes No Don't know
6. If you have answered yes to question 5, was the damage the subject of an insurance claim? 6a. If yes , please state whether any of these claims are outstanding.	Yes No Don't know

<p>7. Are you aware of any flooding at your property since you have owned it or before?</p> <p>7a. If yes, please give details.</p>	<p>Yes No</p>
<p>8. Have you checked the freely available flood risk data at the Environment Agency's website? http://www.environment-agency.gov.uk/subjects/flood</p> <p>8a. If yes, please give details.</p> <p>8b. If no the buyer is advised to check the Environment Agency website for an indication of flood risk in the area.</p>	<p>Yes No Don't know</p>
<p>9. Has there been any treatment of or preventative work for dry rot, wet rot or damp in the property since you have owned the property?</p> <p>9a. If yes, please give details of any guarantees relating to the work and who holds the guarantees.</p>	<p>Yes No Don't know</p>
Utilities and Services	
<p>10. Is there central heating in your property?</p> <p>10a. If yes, please give details of the type of central heating (examples: gas-fired, oil fired, solid fuel, liquid gas petroleum).</p>	<p>Yes No Don't know</p>
<p>11. When was your central heating or other primary heating system last serviced?</p>	<p>Last serviced [year] a report is/is not available Not serviced Don't know</p>

<p>12. When was the electrical wiring in your property last checked?</p>	<p>Year? A report is/is not available Not checked Don't know</p>																
<p>13. Please indicate which services are connected to your property:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Services</th> <th style="text-align: center;">Connected</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td></td> </tr> <tr> <td>Gas</td> <td></td> </tr> <tr> <td>Water mains or private water supply</td> <td></td> </tr> <tr> <td>Drainage to public sewer <i>(if not connected please indicate whether there is a cesspool or septic tank)</i></td> <td></td> </tr> <tr> <td>Telephone</td> <td></td> </tr> <tr> <td>Cable TV or Satellite</td> <td></td> </tr> <tr> <td>Broadband</td> <td></td> </tr> </tbody> </table>		Services	Connected	Electricity		Gas		Water mains or private water supply		Drainage to public sewer <i>(if not connected please indicate whether there is a cesspool or septic tank)</i>		Telephone		Cable TV or Satellite		Broadband	
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<p>Changes to the property</p>																	
<p>14. Have you carried out any structural alterations, additions or extensions (e.g. provision of an extra bedroom or bathroom) to the property?</p> <p>14a. If yes, please give details of the nature of the work</p> <p>14b. Was building regulation approval obtained?</p> <p>14c. Was planning permission obtained?</p> <p>14d. Was listed building consent obtained?</p> <p>If the response was no for any of (b) to (d), please state why not (e.g. not required or work completed under approved person scheme).</p>	<p>Yes No Don't know</p> <p>Yes No Don't know</p> <p>Yes No Don't know</p> <p>Yes No Don't know</p>																

<p>15. Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>15a. If %yes+, please give details of changes and guarantees, if held.</p>	<p>Yes No Don't know</p>
Access	
<p>16. Do you have right of access through any neighbouring homes, buildings or land?</p> <p>16a. If %yes+, please give details.</p>	<p>Yes No Don't know</p>
<p>17. Does any other person have a right of access through your property?</p> <p>17a. If %yes+, please give details.</p>	<p>Yes No Don't know</p>
Leasehold properties	
<p>18. Is your property a leasehold property?</p> <p>If %yes+complete Part 2 of this questionnaire. If %no+there is no need to complete Part 2 of this questionnaire.</p>	<p>Yes No</p>

PART 2: LEASEHOLD PROPERTIES

Only complete this part if the property is a leasehold property.

If the lease is a new one and has not yet been granted, please answer the questions based on the draft terms of the lease.

Before entering into a binding commitment, buyers should confirm any matter relating to the leasehold ownership by reading the lease and checking the position with their conveyancer.

Additional information for leasehold properties

19. What is the name of the person or organisation to whom you pay -

19a. ground rent; and

19b. service charges (if different from (a) above)?

20. How many years does your lease have left to run?

21. How much is your current annual ground rent?

22. How much is your current annual service charge?

23. How much is your current annual buildings insurance premium (if not included in the service charge)?

24. Are you aware of any proposed or ongoing major works to this property?

Yes

No

Don't know

24a. If ~~yes~~ yes, what type of works are they and what is the expected cost relating to this property (if known)?

25. Does the lease prevent you from -

25a. Sub-letting?

Yes

No

Don't know

25b. Keeping pets?

Yes

No

Don't know

