

Documents to Provide

B. Questionnaire about the property

A. Questionnaire about the seller

Questionnaire B for Selling a Property

If necessary, you may provide additional information at the end of this questionnaire or alongside the text. If you are unsure about the correct answer or if you do not understand a question, mark it with a question mark. If the question is not applicable, you may cross it out. A copy of the questionnaire about the property will be provided to the buyer. Typically, a copy of the questionnaire is also attached as an appendix to the purchase agreement.

Information about the Property :

Address of the property for sale:

Hobbesteeg 6, 1941CB Beverwijk

1. Details

1.1. Have there been any additional notarial or private deeds drawn up regarding the property after you acquired ownership? Yes No

If yes, which ones?

1.2. Are there any verbal or written agreements regarding adjacent properties (e.g., arrangements for the use of a gate, shed, garage, garden, agreements with neighbors, promises, boundary fe

Unknown Yes No

If yes, which ones?

1.3. Do the current property boundaries differ from the cadastral ownership boundaries (e.g., strips of land from the municipality that you use or your land used by neighbors)?

Unknown Yes No

If yes, what is the discrepancy?

1.4. Is part of your building, shed, garage, or fence built on a neighbor's land or vice versa?

Unknown Yes No

If yes, please explain further:

1.5. Are you using any land owned by third parties?

Unknown Yes No

If yes, which land?

1.6. Are there any 'special encumbrances and restrictions' on the property and/or the land? (These could be private law restrictions such as easements, qualitative obligations, chain clauses, usufruct, pre-emption rights, or public law restrictions like a notice from the municipality regarding an illegal alteration.)

Yes No

If yes, which ones?

1.7. Is the Municipalities Preferential Rights Act applicable?

Yes No

1.8. Is there an anti-speculation clause applicable to the property?

Yes No

If yes, for how long?

1.9. Is the property part of a protected city or village view, or is there an ongoing procedure for such designation?

Yes No

1.10. Is the property a municipal, provincial, or national monument, or is there an ongoing procedure for such designation?

Yes No

1.11. Does the zoning plan designate the property as a character-defining or iconic object? Yes No

2. Exterior Walls

2.1. Have there been any issues with moisture penetration or persistent damp spots on the exterior walls?

Yes No

If yes, where?

2.2. Are there any (repaired) cracks or damage present in/on the exterior walls?

Yes No

If yes, where?

2.3. Were the walls insulated during construction?

Unknown Yes No

If no, were the walls insulated afterward?

Unknown Yes No

Is there complete insulation?

Unknown Yes No

If no, which parts are not insulated?

2.4. Have the walls ever been cleaned?

Yes No

If yes, using which method and when?

3. Roof(s)

3.1. How old are the roofs?

Flat roofs:

Other roofs:

3.2. Have you experienced roof leaks?

Yes No

If yes, where?

3.3. Have there been issues with the roof structure in the past (e.g., warped, sagging, creaking, damaged, or deteriorated roof parts)?

Yes No

If yes, where?

3.4. Have you ever (partially) renewed or repaired the roof?

Yes No

If yes, which (part of the) roof and why?

3.5. Was the roof insulated during construction?

Unknown Yes No

If no, was the roof insulated afterward?

Unknown Yes No

Is there complete insulation?

Unknown Yes No

If no, which parts are not insulated?

3.6. Are the rainwater drains leaking or clogged?

Yes No

If yes, provide details:

3.7. Are the roof gutters leaking or clogged?

Yes No

If yes, provide details:

4. Window Frames, Windows, and Doors

4.1. When were the window frames, windows, and doors last painted?

Unknown

Was this done by a certified painting company?

Yes No

If yes, by whom?

4.2. Do all hinges and locks function properly?

Yes No

Questionnaire B



If no, provide details: -----

4.3. Are keys available for all lockable doors, windows, etc.? Yes No

If no, for which doors, windows, etc., are they missing?

4.4. Is double glazing present? Yes No

Is there complete insulation? Yes No

If no, which parts are not insulated?

4.5. Is there condensation between the panes of double glazing (e.g., leaking windows)? Yes No

If yes, where?

5. Floors, Ceilings, and Walls

5.1. Have there been issues with moisture penetration or rising damp in the floors, ceilings, and/or walls?

Yes No

If yes, where?

5.2. Have there been issues with mold formation on the floors, ceilings, and/or walls? Yes No

If yes, where?

5.3. Are there (repaired) or (hidden) cracks and/or damage in/on the floors, ceilings, and/or walls?

Yes No

If yes, where?

5.4. Have there been past problems with finishes (e.g., loose tiles, peeling wallpaper, flaking paintwork, etc.)? Yes No

If yes, where?

5.5. Have there been issues with the floor structure, such as warped, sagging, creaking, damaged, or deteriorated floor parts? Yes No

If yes, where?

5.6. Is there floor insulation?

Unknown Yes No

Is there complete insulation?

Unknown Yes No

If no, which parts are not insulated?

6. Basement, Crawl Space, and Foundation

6.1. Have there been any issues with the foundation?

Unknown Yes No

If yes, where?

6.2. Is the crawl space accessible?

Yes No

6.3. Is the crawl space dry?

Mostly Yes No

If no or mostly, provide details:

6.4. Has there been moisture penetration through the basement walls? Sometimes Yes No

If no or sometimes, provide details:

6.5. Has the groundwater level noticeably changed in recent years, or has there been waterlogging?

Yes No

If yes, has this caused problems such as water in the crawl space or basement?

Not applicable Yes No

If no, what other issues did it cause?

7. Installations

7.1. What type of heating system is installed (e.g., central heating, heat recovery system, geothermal system)? Central heating

Provide details:

7.2. What is the brand of the system, and how old is it?

Brand: Remeha

Age: 2017.

Questionnaire B



7.3. When was the system last serviced?

Date: *January 2023*

Was the maintenance performed by a certified company?

Yes No

If yes, by whom?

Heemskerk installatie & techniek service

7.4. Have there been any noticeable issues with the system recently (e.g., the central heating system requires refilling more than once a year)?

Yes No

If yes, what was noticed?

7.5. Are there radiators that do not get warm?

Yes No

If yes, which ones?

7.6. Are there any leaking radiators or water pipes?

Yes No

If yes, where and which ones?

7.7. Have radiators or water pipes ever frozen?

Yes No

If yes, where?

7.8. Does the property have underfloor heating?

Yes No

If yes, where?

7.9. Are there rooms that do not heat properly?

Yes No

If yes, which ones?

7.10. Does the property have solar panels that you own?

Yes No

If yes, will the solar panels remain?

Not applicable To be agreed upon Yes No

7.11. Does the property have rented solar panels?

Yes No

Can the rental contract be transferred to the buyer?

Yes No

7.12. In what year were the solar panels installed, and by whom?

Year: *2022.*

Installer: *Enie.nl*

7.13. Was VAT on the purchase price claimed back from the tax authorities? Yes No

7.14. How much electricity did you generate last year?

Year: 2023-----

Amount (kWh): 3683.1-----

7.15. How much factory warranty remains on the solar panels?

13 years (until 2037.)

7.16. Were the solar panels purchased with a subsidy? Yes No

If yes, does the subsidy need to be repaid? Not applicable Yes No

If yes, how much must be repaid? €

7.17. When were the existing chimney flues/smoke vents last cleaned? 2022.-----

7.18. When was the chimney last used? -----

7.19. Is the draft of the chimney(s) good? Unknown Yes No

7.20. Has the electrical system been renewed? Yes No

If yes, when and which parts?

Adapted for smart home, e.g. neutral and ground wire added to all electrical boxes

7.21. Are there defects in the (technical) installations? Unknown Yes No

If yes, which ones?

8. Sanitary and Drainage

8.1. Are there any damages to sinks, showers, bathtubs, toilets, sinks, and taps? Yes No

If yes, which ones?

8.2. Do the drains of sinks, showers, bathtubs, toilets, sinks, and taps work properly? Yes No

If no, which ones?

8.3. Is the property connected to the municipal sewer system? Yes No

8.4. Have there been any issues with the sewer system, such as breaks, odor problems, leaks, etc.?

Yes No

If yes, which ones?

8.5. Is there another system, such as a septic tank or cesspool, present? Yes No

If yes, what is it, and how should it be maintained?

9. Miscellaneous

9.1. What is the construction year of the property? 1974.
Fully redone in 2017.

9.2. Are there asbestos-containing materials present in the property? Unknown Yes No

If yes, which ones and where?

9.3. Is there any flooring in the property that was purchased between 1955 and 1982, either glued or not?

Unknown Yes No

9.4. Are there lead pipes in the property? Unknown Yes No

If yes, where?

9.5. Is the soil contaminated? Unknown Yes No

If yes, is there an investigation report? Not applicable Yes No

If yes, has the municipality or province issued an investigation or remediation order?

Not applicable Yes No

9.6. Is there an oil tank present? Unknown Yes No

If yes, has it been decontaminated/removed? Not applicable Yes No

If yes, where is the oil tank located on the property?

Is there a Kiwa certificate available? Not applicable Yes No

9.7. Is there any pest nuisance in or around the property (e.g., mice, rats, cockroaches)? Yes No

If yes, where?

9.8. Has the property been affected by woodworm, longhorn beetle, or other pests or fungi?

Unknown Yes No

If yes, where?

If yes, has this infestation been treated?

Not applicable Yes No

If yes, when and by which company?

9.9. Is there chloride damage (concrete rot)?

Unknown Yes No

If yes, where?

9.10. Have there been renovations or additions made to the property?

Yes No

If yes, what renovations/additions, in which year, and by which company?

9.11. Have any renovations or expansions been carried out without a building permit?

Unknown Yes No

If yes, which ones?

9.12. Do you have an energy performance certificate/energy label?

Yes No

If yes, what label? A

10. Fixed Costs

10.1. How much did you pay for the last property tax assessment?

€ 351.28

Tax year:

10.2. What is the WOZ (property valuation) value?

€ 438.000

Reference year: 2023

10.3. How much did you pay for the last water board tax assessment?

€ 482.93

Questionnaire B



Tax year: 2024.

10.4. How much did you pay for the last sewage tax assessment?

€ ~~197,24~~

Tax year: 2024. -----

10.5. What are the monthly advance payments to utility companies?

Gas: € ~~206,62~~

Electricity: € 14,89 -----

District heating: € -----

Other: € -----

10.6. Are there lease or hire-purchase contracts (e.g., for a kitchen, windows, central heating system)?

Yes No

If yes, which ones?

10.7. Are these contracts transferable to the buyer?

Yes No

Note: Many lease and hire-purchase contracts are not transferable to a buyer. Contact the supplier for this.

10.8. How long do the contracts run, and what is the potential buyout cost?

Buyout cost: € -----

Duration: -----

10.9. If leasehold or building rights apply:

- What is the annual ground rent? €

- Have all ground rents been paid?

Not applicable Yes No

- Has the ground rent been bought off?

Not applicable Yes No

If yes, until when?

10.10. Have all municipal taxes owed been paid?

Yes No

10.11. Are there variable costs for shared gates, driveways, or grounds?

Yes No

If yes, how much and for what? €

10.12. Is a parking permit required to park on the street?

Yes No

How many parking permits can be applied for? 2

What are the costs of these parking permits per year? € 27.11€ for first one, 87,07€ for second one

11. Guarantees

11.1. Are there ongoing maintenance contracts and/or warranty arrangements transferable to the buyer (e.g., for roofing, central heating systems, double glazing)?

Yes No

If yes, which ones?

12. Additional Information

Provide any other details that, in your opinion, the buyer should know:

INFORMATIONAL NATURE OF THE QUESTIONNAIRE

This questionnaire provides form, content, and structure to the seller's disclosure obligations. The disclosure obligations extend only to what the seller knows about the property at the time of concluding the agreement. This questionnaire does not provide guarantees but is for informational purposes only.

SIGNATURES

The undersigned declares to have provided all known facts truthfully in this form and understands that failure to do so could result in liability. The seller also agrees to maintain the property until the transfer of ownership in a way considered normal in social interactions.

Name *Petar Koretic*

Place *Beverwijk*

Date *29.11.2024*