

Questionnaire for the Sale of a Property – Part B

If you deem it necessary, you can provide additional information at the end of this questionnaire or in the text. If you are unsure about how to answer correctly or do not understand a question, place a question mark before the question. Then contact your NVM real estate agent as soon as possible. If the question is not applicable, you can cross it out. A copy of the questionnaire about the property will be provided to the buyer. A copy of the questionnaire is also usually attached to the purchase agreement as an appendix.

Property

In the questionnaire, the term “property” is used. The term “property” should be interpreted broadly. In this questionnaire, “property” refers to the entire real estate, including appurtenances such as a garage, storage, shed, garden, etc.

Purpose of the Questionnaire

The questionnaire provides form, content, and structure to the disclosure obligation. The disclosure obligation does not extend beyond informing the buyer, at the time of entering into the agreement, of what you, as the seller, know about the property. The questionnaire is not intended to provide guarantees but has an informative purpose.

Most questions in the questionnaire can be answered with “yes,” “no,” or “not known.” Open questions include a text field where you can formulate your response. If you cannot answer a question, you can indicate that the answer is not known.

Property Details:

Address of the property for sale: **Bastenakenstraat 124 Amsterdam**

1. Specifics

a. Have any additional notarial or private deeds been drawn up regarding the property since you acquired ownership? **No**

If yes, which ones?

b. Have verbal or written agreements been made regarding adjacent plots (e.g., arrangements for the use of a gate, shed, garage, garden, agreements with multiple neighbors, commitments, boundary fences)?

☐ **No**

If yes, which ones?

c. Do the current boundary demarcations deviate from the cadastral ownership boundaries (e.g., strips of municipal land you use or your land used by neighbors)? **No**

If yes, what is the deviation?

d. Is part of the property, shed, garage, or fence built on the neighbor’s land, or vice versa **No**

If yes, please explain further:

e. Are you using land owned by third parties? **No**

If yes, which land?

f. Are there "special burdens and restrictions" on the property and/or plot (special burdens and restrictions may include private law restrictions such as (passive) easements (e.g., right of way), qualitative obligations, chain clauses, usufruct, preferential rights (e.g., right of first refusal), superficies, leasehold, hire-purchase. They may also include public law restrictions, such as a municipal order regarding an illegal extension)?

No

If yes, which ones?

g. Is the Municipal Pre-emption Rights Act applicable? **No**

h. Is there an anti-speculation clause and/or owner-occupancy obligation applicable to the property? **No**

If yes, for how long?

i. Is the property part of a protected city or village view, or is there a procedure for such designation? **No**

Is the property a municipal, provincial, or national monument, or is there a procedure for such designation? **No**

Is the property considered a defining or characteristic object according to the zoning plan? **No**

j. Has there been (or is there) land consolidation? **NO**

If yes, do you have to pay land consolidation interest? ☐ Yes ☐ No

If yes, how much and for how long?

Amount: €

Duration:

k. Is there an expropriation? **No**

l. Is the property or land wholly or partially leased or used by others? **No**

If yes:

Is there a lease/use agreement? ☐ Yes ☐ No

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

Which part is leased/used?

Which parts are for shared use?

Which items belong to the tenant and may they remove upon vacating (e.g., water heater, kitchen, lamps)?

Has the tenant paid a security deposit? ☐ Yes ☐ No

If yes, how much? €

Have you made any other agreements with the tenants? ☐ Yes ☐ No

If yes, which ones?

m. *Is there an ongoing dispute/procedure regarding the property, whether or not in court, with the rental committee, or another authority (e.g., expropriation/neighbor issues, such as easements, right of way, boundary fences, etc.)?*

☐ Yes ☐ No

If yes, which one(s)?

n. Has an objection been filed against the WOZ valuation? **No**

If yes, please explain:

o. Have improvements or repairs been prescribed or announced by the government or utility companies that have not yet been properly carried out? **No**

If yes, which ones?

p. Have subsidies or premiums been granted in the past that may need to be partially repaid upon the sale of the property? **No**

If yes, which ones?

q. Has the property been declared uninhabitable or was it ever declared uninhabitable in the past? **No**

If yes, why?

r. Is there a value-added tax (VAT) levy applicable upon sale (e.g., because it is former commercial real estate, a property with a practice area, or because you have recently extensively renovated)? **No**

If yes, why?

s. How do you currently use the property (e.g., **residential**, practice, shop, storage)?

Is this use permitted by the municipality? **Yes**

If no, has the municipality ever addressed this non-compliant use with you? ☐ Yes ☐ No

How did the municipality address this non-compliant use with you?

2. Facades

a. Has there been (or is there) moisture penetration or persistent damp spots on the facades? **No**

If yes, where?

b. Are there (repaired) cracks/damage in/on the facades? **No**

If yes, where?

c. Were the facades insulated during construction? **Yes**

If no, have the facades been (partially) insulated afterward?

If yes, when was the facade insulation carried out, and with what insulation material?

Do you have a certificate or proof of the subsequent insulation? ☐ Yes ☐ No

Is there full insulation? ☐ Not known ☐ Yes ☐ No

If no, which parts of the facades are not insulated?

d. Have the facades ever been cleaned? ☐ Not known ☒ Yes ☐ No

If yes, by which method and when? The previous owner stated it but didn't add any additional details. We cleaned the façade of the first floor as well as the dock using a company that used high-pressure water in December 2023

3. Roof(s)

a. Approximately how old are the roofs?

Flat roofs: ☐ Not known / Renovated in 2011 and isolated in 2024

Other roofs: ☐ Not known

b. Have you experienced (or do you have) roof leaks? **No**

If yes, where?

c. Have defects been identified in the roof structure in the past, such as crooked, sagging, creaking, damaged, and/or affected roof parts? **No**

If yes, where?

d. Have you ever (partially) replaced or repaired the roof? ☐ Yes ☐ No

If yes, which (part of the) roof and why? 2011, house renovation, new floor added.

e. Was the roof insulated during construction?

Flat roofs: ☐ Not known ☒ Yes ☐ No

Other roofs: ☐ Not known ☐ Yes ☐ No

If no, was the roof insulated afterward?

Flat roofs: ☐ Not known ☐ Yes ☐ No

Other roofs: ☐ Not known ☐ Yes ☐ No

If yes, when was the insulation carried out, and with what insulation material?

Do you have a certificate or proof of the subsequent insulation? ☐ Yes ☐ No

Is there full insulation?

Flat roofs: ☐ Not known ☐ Yes ☐ No

Other roofs: ☐ Not known ☐ Yes ☐ No

If no, which parts are not insulated?

f. Are the rainwater drains leaking or clogged? ☐ Yes ☒ No

If yes, please explain:

g. Are the gutters leaking or clogged? ☐ Yes ☒ No

If yes, please explain:

4. Window Frames, Windows, and Doors

a. *What material are the exterior window frames made of (e.g., wood, plastic, aluminum, or another type of material)? Hardwood

b. When were the exterior window frames, windows, and doors last painted? 2020 (as stated by the previous owner)

Was this done by a certified painting company? ☐ Yes ☒ No (he mentioned family)

If yes, by whom?

c. Do all hinges and locks function properly? ☐ Yes ☒ No We hired a company that did the maintenance in 2024 and also replaced the entire sliding door system in the living room

If no, please explain:

d. Are keys available for all lockable doors, windows, etc.? ☐ Yes ☒ No

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

e. Is there insulated glazing? Yes

If yes, what type of glass (e.g., HR, HR+, HR++, or HR+++, usually indicated in the glazing rebate)? HR++ towards the Nord (main façade), HR + toward the garden

Is there insulated glazing throughout the entire property? Yes

If no, which windows are not insulated?

f. Is there condensation between the panes of insulated glazing (e.g., leaking windows)? No

If yes, where?

5. Floors, Ceilings, and Walls

a. Has there been (or is there) moisture penetration or rising damp on the floors, ceilings, and/or walls? No

If yes, where?

b. Has there been (or is there) mold formation on the floors, ceilings, and/or walls? No

If yes, where?

c. Are there (repaired) or (hidden) cracks and/or damage in/on the floors, ceilings, and/or walls? No

If yes, where?

d. *Have there been problems with the finishes in the past (e.g., loose tiles, peeling wallpaper or spray work, hollow-sounding or loose plaster, etc.)?*

No

If yes, where?

e. Have there been (or are there) defects in the floor structure, such as crooked, sagging, creaking, damaged, and/or affected floor parts? No

If yes, where?

f. Is there floor insulation? Yes

If yes, when was the floor insulation carried out, and with what insulation material?

Do you have a certificate or proof of the subsequent insulation? ☐ Yes ☒ No

Is there full insulation? ☐ Not known ☐ Yes ☒ No

If no, which parts are not insulated?

6. Foundation, Crawl Space, and Basement

a. Have there been (or are there) defects in the foundation? ☐ Not known ☐ Yes ☒ **No**

If yes, where?

b. Is the crawl space accessible? ☐ Yes ☒ **No**

Is the crawl space dry? ☐ Usually ☒ **Yes** ☐ No

If no or usually, please explain:

c. Is there moisture penetration through the basement wall? **No**

If yes or sometimes, please explain:

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

☐ Yes ☒ **No**

If yes, has this caused problems such as water in the crawl space or basement? ☐ N/A ☐ Yes

☐ No

If no, what other problems did it cause?

7. Installations

a. What type of heating installation(s) is/are present in the property (e.g., central heating system, heat recovery system, heat-cold storage system, (hybrid) heat pump, air conditioning, solar boiler, electric boiler, pellet stove, or another installation)?

Is/are the installation(s) owned? **Yes**

If no, please explain (e.g., the installation(s) is/are rented or leased. Also specify the rental/lease price):

Brand of the installation(s): **Remeha Quinta Pro 45**

Type(number) of the installation(s):

Installation date of the installation(s): **2012**

When was/were the installation(s) last maintained? **2023**

Was the maintenance carried out by a certified company? **Yes**

If yes, by whom? **Feenstra**

b. Have you noticed anything regarding the installation(s) recently (e.g., the central heating system needs to be refilled more than once a year, or the installation does not function properly)? **No**

If yes, what have you noticed?

c. Are there radiators that do not heat up? **No**

If yes, which ones?

d. Are there radiators or (water) pipes that leak? **No**

If yes, where and which ones?

e. Have radiators or (water) pipes ever frozen? **No**

If yes, where?

f. Do you have underfloor heating in the property? **Yes**

If yes, is this electric underfloor heating, underfloor heating with hot water, or something else?

☐ Electric

☐ **Hot water**

☐ Other, namely:

Where is the electric underfloor heating located? ☐ N/A

Where is the hot water underfloor heating located? Underfloor heating is installed throughout all levels of the house, with a control access panel located on each floor

Where is the other underfloor heating located? ☐ N/A

g. Are there rooms that do not (properly) heat up? **No**

If yes, which ones?

h. Does the property have solar panels that you own? **Yes**

Does the property have solar panels that are rented or leased? **No**

Can the rental/lease contract be transferred to the buyer? ☐ Not known ☐ Yes ☐ No

If yes, request the transfer contract.

How many solar panels are present?

Number: **25**

If yes, will the solar panels remain? **Yes**

What is the capacity of one solar panel? (The capacity of solar panels is expressed in Watt-peak (Wp). For example, one solar panel provides 390 Wp) **9500KW**

Do all solar panels function? **Yes**

What is the brand/type of the solar panels? **SunPower Max 6AC 445**

Do you use an app to monitor the output of the solar panels? ☐ Yes ☐ No

If yes, which one? **Enlighten**

In which year were the solar panels installed, and by whom?

Year: **2024**

Installer: **ABC Zonnepanelen**

Was the VAT on the purchase price reclaimed from the tax authorities? ☐ Yes ☐ No **VAT excluded**

How much electricity did you generate last year? **We only have the solar panel working from June.**

Year: **2024(From June): 5, 89 Mwh 2025 (until 8th May: 3,46Mwh)**

Number of kWh: **Peak Power (Wp): 10.953; Generator Capacity (8,75Kw); Estimated annual yield: 9.500 Kwh**

How long is the factory warranty on the solar panels still valid? **40-year for solar panels and 25-year for inverters**

Were the solar panels purchased with a subsidy? ☐ Yes ☒ **No**

If yes, does the subsidy need to be repaid? ☐ N/A ☐ Yes ☐ No

If yes, what amount must be repaid? **€**

i. In which year were the existing chimney flues/smoke exhausts last swept/cleaned?

j. When did you last use the existing chimney flues?

Is the draft of the existing chimney flues good? ☐ Not known ☐ Yes ☐ No

k. Have parts of the electrical installation been replaced (the electrical installation includes all electrical wiring, switches, sockets, meter cupboard, etc.)? ☐ Not known ☐ Yes ☒ **No**

If yes, when and which parts?

Are there defects in the electrical installation? **No**

If yes, which ones?

l. Is there a charging station for an electric car present? **No**

If yes, will it remain? ☐ To be agreed ☐ Yes ☐ No

m. Is there mechanical ventilation or a similar system present? **Yes**

If yes, does this system function properly? **Yes**

If no, please explain:

When was this system last maintained? 2024

Approximately how old is this system? 2012

n. Is there a home automation system or a similar system present (a home automation system automatically controls heating, lighting, audio, ventilation, etc.)? **Yes**

If yes, does this system function properly? **Yes**

If no, please explain:

Approximately how old is this system? 2024 (garden lighting), 2024 (Alarm), sun protection room, first floor (2025)

o. Are there smoke detectors on every floor? **Yes**

If yes, approximately how old are the smoke detectors? 2024

8. Sanitary Facilities, Sewage, and Kitchen

a. Are there damages to sinks, showers, baths, toilets, drains, and taps? **No**

If yes, which ones?

b. Approximately how old is the bathroom? 2012

c. Do the drains of sinks, showers, baths, toilets, drains, and taps flow properly? **Yes**

If no, which ones do not?

d. Is the property connected to the municipal sewer system? **Yes**

e. Have there been (or are there) defects in the sewage system, such as cracks, odors, leaks, etc.? **No**

If yes, which ones?

f. Is there another facility, such as a septic tank, cesspool, or similar, present? **No**

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

g. Approximately from which year is the kitchen setup? 2012

h. Approximately from which year is the built-in equipment? 2012 (Washing Machine and Dryer: End 2023)

Do all built-in appliances function? **Yes**

If no, which built-in appliance does not function?

i. Do you have a boiling water tap (e.g., a Quooker tap or a similar tap)? **Yes**

If yes, does this tap function properly, and approximately how old is it?

9. Miscellaneous

a. What is the construction year of the property? **1994**

b. Are there asbestos-containing materials in/on the property/outbuilding(s) (e.g., asbestos flooring, an asbestos sheet placed under and/or behind the central heating boiler, asbestos-containing insulation material around heating pipes, asbestos-containing cord in old central heating boilers/gas heaters, asbestos corrugated sheets, etc.)? **No**
If yes, which ones and where?

c. Will flooring, whether or not glued, purchased between 1955 and 1982 remain in the property? **No**

d. Are there lead pipes in the property? **No**
If yes, where?

e. Is there Japanese knotweed present in the garden? (Japanese knotweed is an exotic plant that is difficult to remove. Its strong rhizomes and stems can cause damage to buildings, pipes, and roads.) **No**

f. Is there rubble/asbestos waste in the soil/garden? **No**

g. Have you experienced leaks elsewhere (apart from the roof/sanitary/sewage)? **No**

h. Is the soil contaminated? **No**

If yes, is there an investigation report? **No**

If yes, has the municipality/province imposed an investigation or remediation order? ☐ N/A

☐ Yes ☐ No

i. Is or was there an oil tank present? **No**

If yes, has it been remediated/removed? ☐ N/A ☐ Yes ☐ No

If remediated, where is the oil tank located on the plot?

Is there a Kiwa certificate? ☐ N/A ☐ Yes ☐ No

j. Is there pest infestation in or around the property (e.g., mice, rats, cockroaches, etc.)? **No**
If yes, where?

k. Is the property affected by woodworm, longhorn beetles, other pests, or fungus? **No**

If yes, where?

If yes, has this infestation been treated? ☐ N/A ☐ Yes ☐ No

If yes, when and by which company?

l. Is there chloride damage (concrete rot) (concrete rot is particularly common in crawl spaces of properties built between 1965 and 1981 with concrete floor elements of the Kwaaitaal or Manta brand. Other concrete elements, such as balconies, may also be affected)? **No**

If yes, where?

m. Have renovations and/or extensions taken place in and/or around the property? **Yes**
If yes, which renovations/extensions, in which year, and by which company were they carried out? 2012 (All the house was renovated, a third floor was added, and a balcony bedroom was included on the second floor)

n. Have renovations or extensions been carried out without an environmental permit (formerly a building permit)? **No**
If yes, which ones?

o. Is there fiber optic internet? **Yes**

p. Do you have a definitive energy performance certificate/energy label? **Yes**
If yes, which label? **A++**

10. Fixed Costs

a. How much did you pay for the last property tax assessment? € **818,18 (OZB Eigenaar)**
Tax year: **2025**

b. What is the WOZ value? € **1.418.000**
Reference year: **2024**

c. How much did you pay for the last water board tax assessment? 630,43 €
Tax year: 2024

d. How much did you pay for the last municipal tax assessment (e.g., sewer charges, waste collection fees, etc.)? € 185,2 (Rioolheffing); € 469 (Afvaltoffenheffing)
Tax year: 2024

e. What advance payments do you pay monthly to utility companies?
Gas: € 275
Electricity: € 45
Water: € 38
District heating: €
Other: €

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

Gas: 2.900m³

Electricity high: 26 kWh/ day

Electricity low: 0 kWh

Electricity total: 3953 kWh (5779 kWh feed-in to the grid)

Water: m³ 174

District heating: GJ

Other:

How many residents occupied the property?

Number of residents: 4

f. Are there lease and/or hire-purchase contracts (e.g., kitchen, window frames, central heating boiler, etc.)? **No**

If yes, which ones?

Are these contracts transferable to the buyer? Note: Many lease and hire-purchase contracts are no longer transferable to a buyer. Please contact the relevant supplier for confirmation.

☐ Yes ☐ No

How long do the contracts still run, and what is the potential buyout amount?

Buyout amount: €

Duration:

g. If there is leasehold or superficies:

What is the annual ground rent? €

Have you paid all ground rents? ☐ N/A ☐ Yes ☐ No

Is the ground rent bought out? ☐ N/A ☒ Yes ☐ No

If yes, until when? 31-08-2042 (Leasehold)

h. Have you paid all municipal taxes owed? **Yes**

Are there variable amounts for shared gates, driveways, or land? **No**

If yes, how much and for what? €

i. Do you need a parking permit to park on the street? **Yes**

How many parking permits can be requested at most?

What are the costs for these parking permit(s) per year? €

11. Guarantees

Are there ongoing maintenance contracts and/or guarantee arrangements transferable to the buyer (e.g., roofing, central heating system, double glazing, etc.)? ☐ Yes ☐ No

If yes, which ones? Alarm Meld + Security: 390 EUR /

Solar Panels Guarantee (already explained)

Roof Insulation: 15 Years

12. Additional Information (other matters the buyer should know, in your opinion):