

# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: April 30/11

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #:

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
		YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1. LAND</b>					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?			A.B		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?			A.B		
C. Is there a survey certificate available?	A.B.				
D. Are you aware of any current or pending local improvement levies/charges?			A.B		
E. Have you received any other notice or claim affecting the Premises from any person or public body?			A.B		
<b>2. SERVICES</b>					
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____					
B. Are you aware of any problems with the water system?			A.B		
C. Are records available regarding the quantity and quality of the water available?					A.B
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____					
E. Are you aware of any problems with the sanitary sewer system?			A.B		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?			A.B		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?					A.B
<b>3. BUILDING</b>					
A. To the best of your knowledge, are the exterior walls insulated?	A.B				
B. To the best of your knowledge, is the ceiling insulated?	A.B				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			A.B		
D. Has a final building inspection been approved or a final occupancy permit been obtained? <u>temporary.</u>			A.B		
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			A.B		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?			A.B		
G. Are you aware of any structural problems with any of the buildings?			A.B		
H. Are you aware of any additions or alterations made in the last sixty days?			A.B		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?			A.B		

A.B

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**ADDRESS/BARE-LAND STRATA LOT #:**

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		A.B		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		A.B		
L. Are you aware of any damage due to wind, fire or water?		A.B		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2</u> years)		A.B		
N. Are you aware of any problems with the electrical or gas system?		A.B		
O. Are you aware of any problems with the plumbing system?		A.B		
P. Are you aware of any problems with the swimming pool and/or hot tub?		A.B		
Q. Do the Premises contain unauthorized accommodation?		A.B		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		A.B		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		A.B		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	A.B			
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		A.B		
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		A.B		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		A.B		

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

**5-13 Disclosure of latent defects**

(1) For the purposes of this section:

*Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:*

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

AB

INITIALS



## MULTIPLE LISTING SERVICE®

MLS® OFFICE USE ONLY	
DATE	LISTING MLS® NO.

## MULTIPLE LISTING CONTRACT SCHEDULE "A"

BETWEEN:

NAME OF OWNER(S) ("SELLER")

UNIT

ADDRESS

PHONE NO.

AND:

"LISTING BROKERAGE"

Macdonald Realty Kelowna

UNIT

ADDRESS

592 K.L.O. ROAD

Kelowna, BC

V1Y 7S2

PHONE NO.

[250]860-4300

In order to assist in effecting the sale of your property we will use reasonable efforts to market the property and promote your interests. Our services include:

- Title search at our cost
- Listing the property on the Multiple Listing Service® of our Board
- Cooperating with brokerages working with buyers
- Advertising the property including www.mls.ca and/or www.icx.ca
- Placing a For Sale sign on the property, if that is your wish
- Showing the property at times acceptable to the seller and, if any tenants, subject to tenant's rights
- Responding to consumer and REALTOR® inquiries
- Showing the property to prospective buyers
- Disclosing in a timely manner to the seller all appropriate facts affecting the transaction known to us
- Keeping the seller informed regarding the progress of the transaction
- Reviewing Contracts of Purchase and Sale submitted for the seller's consideration
- Assisting the seller in negotiating favourable terms and conditions with a buyer
- Assisting in the completion and possession process

X  
WITNESSX  
WITNESSX  
WITNESSX  
SELLER

SELLER

LICENSEE

SEAL

SEAL

SEAL

Arthur Barkoski

PRINT NAME

PRINT NAME