

# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure January 12, 2010

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

**ADDRESS/BARE-LAND STRATA LOT #: 2385 Epworth Street Victoria BC V8R 5L3 (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.

1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
	A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		AB	
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		NO.		
C. Is there a survey certificate available?		AB		
D. Are you aware of any current or pending local improvement levies/charges?		AB		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		AB.		
2. SERVICES				
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?		AB.		
C. Are records available regarding the quantity and quality of the water available?		AB.		
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 _____	AS.			
E. Are you aware of any problems with the sanitary sewer system?		AS.		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		AS.		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				AB
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	AS.			
B. To the best of your knowledge, is the ceiling insulated?	AS.			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		AS.		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	AS.			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	AS.			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		AS.		
G. Are you aware of any structural problems with any of the buildings?		AS.		
H. Are you aware of any additions or alterations made in the last sixty days?		AS.		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		AS.		

AS

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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?		<input checked="" type="checkbox"/>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>13</u> years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="checkbox"/>		
Q. Do the Premises contain unauthorized accommodation?	<input checked="" type="checkbox"/>			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<input checked="" type="checkbox"/>		
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? _____		<input checked="" type="checkbox"/>		
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>		
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?		<input checked="" type="checkbox"/>		

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



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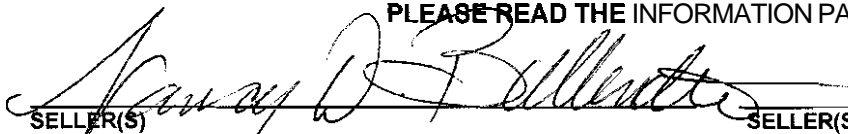
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**5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS** (Use additional pages if necessary.)

- Deck replaced to code 1991
- Basement renovated, wiring brought up to code 1993
- New roof 1997
- Replaced front sidewalk, steps and railing 2002
- New oil furnace 2003
- Windows replaced by Van Isle Windows 2004
- New kitchen cabinets and flooring main floor 2005
- Garage door replaced 2006
- Chimney re-pointed 2006
- Gutters and down spouts replaced 2006
- New hot water tank December 2007
- Renovated main floor bathroom 2007 ten year guarantee
- New low flush toilet and sink lower floor bathroom 2008
- New back fence and turf 2009

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

  
 \_\_\_\_\_  
 SELLER(S) SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr.

The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.