

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
RURAL PREMISES – ADDENDUM, LAND AND BUILDING

This form is intended to be used for additional buildings on rural property. NOTE: Use one form for each additional building if warranted.

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The property disclosure statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated
FEB 9TH yr. 2018 is incorporated into
and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE:

The property disclosure statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES:

The buyer must still make the buyer’s own inquiries after receiving the property disclosure statement. Each question and answer must be considered, keeping in mind that the seller’s knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the property disclosure statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the property disclosure statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the property disclosure statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the property disclosure statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer’s own inquiries concerning the premises in addition to reviewing a property disclosure statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a property disclosure statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the property disclosure statement in the seller’s own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT RURAL PREMISES—ADDENDUM LAND AND BUILDING



Date of disclosure: February 6, 2018

The following is a statement made by the seller concerning the premises located at:

ADDRESS: 6506 Norwest Bay Road Sechelt, BC V0N3A8 (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. DESCRIPTION - This property disclosure statement is in respect of: <u>(describe one building ONLY, the "Building")</u>	YES	NO	DO NOT KNOW	DOES NOT APPLY
2. SERVICES				
A. Indicate the water system(s) the Building uses: 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?		D.S.	DO NOT KNOW	
C. Are records available regarding the quantity and quality of the water available?		D.S.	DO NOT KNOW	
D. Indicate the sanitary sewer system the Building is 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?		D.S.	DO NOT KNOW	DOES NOT APPLY
F. Are there any current service contracts (i.e., septic removal or maintenance)?		D.S.	DO NOT KNOW	DOES NOT APPLY
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		D.S.	DO NOT KNOW	
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	D.S.			
B. To the best of your knowledge, is the ceiling insulated?	D.S.			
C. To the best of your knowledge, has the Building ever contained any asbestos products?		D.S.		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			D.S.	
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>				D.S.
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		D.S.	DO NOT KNOW	DOES NOT APPLY
G. Are you aware of any structural problems with the Building?		D.S.	DO NOT KNOW	DOES NOT APPLY
H. Are you aware of any additions or alterations made in the last sixty days?		D.S.	DO NOT KNOW	DOES NOT APPLY
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		D.S.	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		D.S.	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		D.S.	DO NOT KNOW	DOES NOT APPLY
L. Are you aware of any damage due to wind, fire or water?		D.S.	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired damage? (Age of roof if known: <u>20</u> years)		D.S.	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any problems with the electrical or gas system?		D.S.	DO NOT KNOW	DOES NOT APPLY

D.S.

INITIALS

DATE OF DISCLOSURE

ADDRESS: 6506 Norwest Bay Road

Sechelt, BC

V0N3A8

3. BUILDING (continued)				
O. Are you aware of any problems with the plumbing system?		D.S. ✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				D.S. ✓
Q. Does the Building contain unauthorized accommodation?				D.S. ✓
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?	D.S. ✓			
S. Was this Building constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		D.S. ✓		
T. Is this Building covered by home warranty insurance under the Homeowner Protection Act? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lims.bchousing.org/LIMSPortal/registry/Newhomes/)		D.S. ✓		
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? _____		D.S. ✓		
4. GENERAL				
A. Are you aware if the Building has been used as a marijuana grow operation or to manufacture illegal drugs?		D.S. ✓		
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Building?				
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		D.S. ✓		

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

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

PEST INSPECTION ONCE PER MONTH REMOVED LAST FALL (2017) WILL BE BACK SPRING. MONTHLY MONITORING FEE ON SECURITY SYSTEM (ALL WINDOWS HAVE BARS)

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 disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Debbie Lawchuk
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 agencies or their representatives warrant or guarantee the information provided about the Premises.

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