

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT  
**RESIDENTIAL**

**If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.**

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  
May 17 yr. 2017 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 RESIDENTIAL



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: May 8, 2017

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

**ADDRESS/BARE-LAND STRATA LOT #:** 2464 Grant Road  
Roberts Creek **V0N 2W5** (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.			
<b>1. LAND</b>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		[Signature]	[X]	[X]
B. Are you aware of any existing tenancies, written or oral?		[Signature]	[X]	[X]
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		[Signature]	[X]	[X]
D. Is there a survey certificate available?		[Signature]	[X]	[X]
E. Are you aware of any current or pending local improvement levies/charges?		[Signature]	[X]	[X]
F. Have you received any other notice or claim affecting the Premises from any person or public body?		[Signature]	[X]	[X]
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other: <u>ANALYSIS OF WATER AVAILABLE</u>				
B. Are you aware of any problems with the water system?		[Signature]	[X]	[X]
C. Are records available regarding the quantity of the water available?	[Signature]			
D. Are records available regarding the quality of the water available?	[Signature]			
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other: _____				
F. Are you aware of any problems with the sanitary sewer system?		[Signature]	[X]	[X]
G. Are there any current service contracts; (i.e., septic removal or maintenance)?	[Signature]			
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		[Signature]	[X]	[X]
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	[Signature]			
B. To the best of your knowledge, is the ceiling insulated?	[Signature]			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?	[Signature]			
D. Has a final building inspection been approved or a final occupancy permit been obtained?	[Signature]			
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input checked="" type="checkbox"/> ii.) received WETT certificate? <input checked="" type="checkbox"/>		[Signature]	[X]	[X]
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		[Signature]	[X]	[X]
G. Are you aware of any structural problems with any of the buildings?		[Signature]	[X]	[X]
H. Are you aware of any additions or alterations made in the last sixty days?		[Signature]	[X]	[X]
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		[Signature]	[X]	[X]

[Signature]
 
 
 

INITIALS

May 8, 2017

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 2464 Grant Road

Roberts Creek

V0N 2W5

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?		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>3 years</u> years) <i>2-3 years on studio/office.</i>		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation? <i>IN LAW SUITE.</i>	<i>Yes</i>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>Yes</i>	<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.)		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<i>Yes</i>	<input checked="" type="checkbox"/>	<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? _____		<i>Yes</i>	<input checked="" type="checkbox"/>	<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?		<i>Yes</i>	<input checked="" type="checkbox"/>	<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?		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware if the property, of 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?		<i>Yes</i>	<input checked="" type="checkbox"/>	<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

*[Signature]*  
INITIALS

May 8, 2017

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 2464 Grant Road

Roberts Creek

V0N 2W5

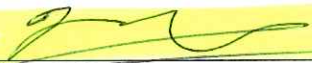
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

All measurements are approximate, buyer to verify if important.

- SEPTIC INSPECTION AVAL REPORT (BLIAN NEWMAN)
- 288 FT DEEP WELL THROUGH BLOKEN GRANITE. (RECORDS AVAILABLE)
- SOLUTION HAS PERMIT (NO FENCE) GOOD TILL MAY 2019.
- WORKSHOP RECENTLY BURNT DOWN. 4000 V BUILDING SITE, serviced

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.

\*PREC represents Personal Real Estate Corporation

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**TITLE SEARCH PRINT**

2017-05-08, 09:27:13

File Reference:

Requestor: TBROWTON@TRUEBLUEREALTY.CA

Declared Value \$ 167500

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** BV64776  
From Title Number BH143095

**Application Received** 2003-02-25

**Application Entered** 2003-02-28

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: FIDEL WILLIAM FOGARTY, FORESTRY PATHOLOGIST  
2452 GRANT ROAD  
ROBERTS CREEK, BC  
V0N 2W5

In Progress

**Taxation Authority** NORTH SHORE - SQUAMISH VALLEY ASSESSMENT AREA

**Description of Land**  
Parcel Identifier: 015-809-056  
Legal Description:  
LOT D BLOCK A DISTRICT LOT 2626 PLAN 22727

**Legal Notations**  
BYLAW CONTRAVENTION NOTICE, LOCAL GOVERNMENT ACT, SECTION 700  
SEE BT244912

NOTICE PURSUANT TO SECTION 36, PUBLIC HEALTH ACT, SEE WX2034969

**Charges, Liens and Interests**  
Nature: RIGHT OF WAY  
Registration Number: 245302M  
Registration Date and Time: 1957-02-26 14:27  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA  
PART PLAN 4830

**TITLE SEARCH PRINT**

2017-05-08, 09:27:13

File Reference:

Requestor: TBROWTON@TRUEBLUEREALTY.CA

Declared Value \$ 167500

Nature: COVENANT  
 Registration Number: K65477  
 Registration Date and Time: 1982-10-12 13:23  
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
 Remarks: INTER ALIA  
 S. 215, L.T.A.

Nature: COVENANT  
 Registration Number: L5485  
 Registration Date and Time: 1983-01-17 13:24  
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
 Remarks: INTER ALIA  
 S. 215, L.T.A.

Nature: COVENANT  
 Registration Number: GD35824  
 Registration Date and Time: 1990-03-16 10:55  
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
 Remarks: SUNSHINE COAST REGIONAL DISTRICT  
 INTER ALIA  
 LTA SEC. 215  
 OVER LOT A

Nature: COVENANT  
 Registration Number: GD35825  
 Registration Date and Time: 1990-03-16 10:55  
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
 Remarks: INTER ALIA  
 LTA SEC. 215  
 OVER LOT A

Nature: MORTGAGE  
 Registration Number: CA976275  
 Registration Date and Time: 2008-11-17 13:56  
 Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA  
 INCORPORATION NO. A52313

Nature: CROWN DEBT  
 Registration Number: WX2037659  
 Registration Date and Time: 2017-01-09 11:38  
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
 Remarks: [SEE MEDICARE PROTECTION ACT]

**TITLE SEARCH PRINT**

2017-05-08, 09:27:13

File Reference:

Requestor: TBROWTON@TRUEBLUEREALTY.CA

Declared Value \$ 167500

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

In Process