

# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

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(the "Premises")

THE SELLER SHOULD INITIAL

Date of disclosure:

2017

ADDRESS/BARE-LAND STRATA LOT #: 404 BRUNEAU PLACE

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property

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

#### disclosure statement and where uncertain should reply "Do Not Know." This property THE APPROPRIATE REPLIES. disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. DOES DO NOT NOT 1. LAND YES NO KNOW APPLY A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way? B. Are you aware of any existing tenancies, written or oral? C. Are you aware of any past or present underground oil storage tank(s) on the Premises? D. Is there a survey certificate available? E. Are you aware of any current or pending local improvement levies/charges? F. Have you received any other notice or claim affecting the Premises from any person or public body? 2. SERVICES A. Indicate the water system(s) the Premises use: Municipal 1 Community [] Private Well □ Not Connected □ B. Are you aware of any problems with the water system? C. Are records available regarding the quantity of the water available? D. Are records available regarding the quality of the water available? E. Indicate the sanitary sewer system the Premises are connected to: Municipal Community Septic □ Lagoon □ Not Connected □ Other F. Are you aware of any problems with the sanitary sewer system? G. Are there any current service contracts; (i.e., septic removal or maintenance)? 214 H. If the system is septic or lagoon and installed after May 31, 2005, are

2.1	 180	$\geq$	
	25	>	

INITIALS

3. BUILDING

maintenance records available?

i.) by local authorities? ii.) received WETT certificate?

asbestos products?

been obtained?

A. To the best of your knowledge, are the exterior walls insulated?

C. To the best of your knowledge, have the Premises ever contained any

D. Has a final building inspection been approved or a final occupancy permit

E. Has the fireplace, fireplace insert, or wood stove installation been approved

F. Are you aware of any infestation or unrepaired damage by insects or rodents? G. Are you aware of any structural problems with any of the buildings? H. Are you aware of any additions or alterations made in the last sixty days? I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?

B. To the best of your knowledge, is the ceiling insulated?

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### ADDRESS/BARE-LAND STRATA LOT #: 404 BRUNEAU PLACE

3. BUI	LDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
	Are you aware of any problems with the heating and/or central air conditioning system?		MS	>	><
	Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MS	><	><
L. /	Are you aware of any damage due to wind, fire or water?		25	><	><
	Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known:years)		15	$\geq$	><
N. /	Are you aware of any problems with the electrical or gas system?		246	> <	$>\!\!<$
0. /	Are you aware of any problems with the plumbing system?		16	><	$>\!\!<$
P. /	Are you aware of any problems with the swimming pool and/or hot tub?		18	$>\!<$	
Q. I	Do the Premises contain unauthorized accommodation?		16		
	Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		15	><	><
	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.)		MS		
	Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		25		
	Is there a current "EnerGuide for Houses" rating number available for these premises?  i) If yes, what is the rating number?	×		25	X
4. GEI	NERAL				
	Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		145	><	> <
	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?	w(	X	$\times$	$\times$
79	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?		25	$\times$	$\times$

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

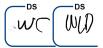
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### 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

4B - Latent Defect:

Garage enclosure has no permit. Work was done by previous owners.



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.

14	17	BRID	
SELLER(S)	0	SELLER(S)	
statement from	nowledges that the buyer has received, in the seller or the seller's brokerage on the layer will use this property disclosure statem	day of	yr
	urged to carefully inspect the Premises a rvice of the buyer's choice.	and, if desired, to have the Prem	ises inspected by a licensed
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.

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