

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: January 9, 2012

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

ADDRESS/BARE-LAND STRATA LOT #: #3 - 9196 Tronson Road
Vernon, BC V1H 1E8 (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
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		JLC	XXXX	XXXX
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		JLC	XXXX	XXXX
C. Is there a survey certificate available?			JLC	XXXX
D. Are you aware of any current or pending local improvement levies/charges?		JLC	XXXX	XXXX
E. Have you received any other notice or claim affecting the Premises from any person or public body?		JLC	XXXX	XXXX
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input checked="" type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		JLC	XXXX	
C. Are records available regarding the quantity and quality of the water available?		JLC		
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input 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?		JLC	XXXX	
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		JLC	XXXX	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			XXXX	JLC
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	JLC			
B. To the best of your knowledge, is the ceiling insulated?	JLC			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		JLC		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	JLC			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	JLC			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		JLC	XXXX	XXXX
G. Are you aware of any structural problems with any of the buildings?		JLC	XXXX	XXXX
H. Are you aware of any additions or alterations made in the last sixty days?		JLC	XXXX	XXXX
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		JLC	XXXX	XXXX

JLC [] [] [] []

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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?		JK	<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?		JK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		JK	<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: _____ years)		JK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		JK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		JK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		JK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		JK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		JK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	JK		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		JK	<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? _____		JK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		JK	<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?		JK	<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

JK JK JK JK JK

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

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.

Joanne Margaret Kasza
SELLER(S)

Jay Lynton
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.