

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: February 6, 2009

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

ADDRESS ▶ 948 Walfred Rd Victoria/Langford V9C 2P4

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. GENERAL

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are the premises connected to a public sanitary sewer system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Are the premises connected to a public water system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Are the premises connected to a private or a community water system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) If yes, are you aware of any problems with the private or community water system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Is the property serviced by a private well?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) If yes, are you aware of any problems with the private well?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Is the property serviced by a septic system/lagoon?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) If yes, are you aware of any problems with the septic system/lagoon?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) If the system was installed after May 31, 2005, are maintenance records available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Do the premises contain unauthorized accommodation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Are you aware of any underground oil storage tank(s) on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any current or pending local improvement levies/charges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Have you received any other notice or claim affecting the property from any person or public body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. 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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Are these premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property or premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property or premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

For the purposes of Clauses 1.N. and 1.O. 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


 INITIALS

ADDRESS ► 948 Walfred Rd

Victoria/Langford

V9C 2P4

2. STRUCTURAL:

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. To the best of your knowledge, have the premises ever contained asbestos insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Has the wood stove/fireplace insert installation been approved by local authorities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Are you aware of any additions or alterations made without a required permit and final inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
G. Are you aware of any additions or alterations made in the last sixty days?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H. Are you aware of any structural problems with the premises or other buildings on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I. Are you aware of any problems with the heating and/or central air conditioning system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K. Are you aware of any damage due to wind, fire or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>0</u> years)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Q. Are you aware of any problems with the swimming pool and/or hot tub?	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>

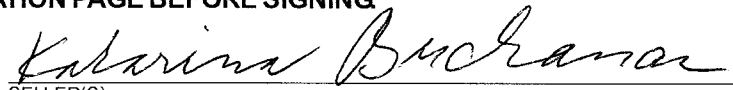
3. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)

Buyer acknowledges that this half duplex is a strata property and as such is governed by the Strata Property Act. Furthermore the Buyer acknowledges that this strata corporation will not be run in compliance with the Strata Property Act and, in particular, there will be no strata council, no strata meetings, no budget, no strata fees and there will be no contingency reserve fund [unless both owners decide differently].

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)

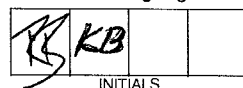
The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____. The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an 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 property.


INITIALS