VICTORIA REAL ESTATE BOARD
MULTIPLE LISTING SERVICES

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

Date of disclosure: , 2009

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

ADDRESS 1633 Kangaroo Road Metchosin B.C.

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?				
B. Are the premises connected to a public water system?				
C. Are the premises connected to a private or a community water system?				
(i) If yes, are you aware of any problems with the private or community water system?				
D. Is the property serviced by a private well?				
(i) If yes, are you aware of any problems with the private well?				
E. Is the property serviced by a septic system/lagoon?				
(i) If yes, are you aware of any problems with the septic system/lagoon?				
(ii) If the system was installed after May 31, 2005, are maintenance records available?				
F. Do the premises contain unauthorized accommodation?				
G. Are you aware of any underground oil storage tank(s) on the property?				
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
I. Are you aware of any current or pending local improvement levies/charges?				
J. Have you received any other notice or claim affecting the property from any person or public body?				
K. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?				
L. 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.)				
M. Are these premises covered by home warranty insurance under the *Homeowner Protection Act*?				
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?				
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?				

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

COPYRIGHT BCRE
WEBForms™ Nov/20

ADDRESS 1633 Kangaroo Road Metchosin B.C.

2. STRUCTURAL:	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the premises ever contained asbestos insulation?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				
F. Are you aware of any additions or alterations made without a required permit and final inspection?				
G. Are you aware of any additions or alterations made in the last sixty days?				
H. Are you aware of any structural problems with the premises or other buildings on the property?				
I. Are you aware of any problems with the heating and/or central air conditioning system?				
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
K. Are you aware of any damage due to wind, fire or water?				
L. Are you aware of any infestation or unrepaired damage by insects or rodents?				
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 3 mo 5 years)				
N. Are you aware of any problems with the electrical system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?				
Q. Are you aware of any problems with the swimming pool and/or hot tub?				

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

2 G. LAUNDRY CONVERTED TO BEDROOM.
BATH ADDED LAUNDRY

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 importa changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges recei 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 sell or the seller's brokerage on the _____ day of _____ yr. _____. The prudent buyer will use this proper 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 choice.

BUYER(S) BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers representatives warrant or guarantee the information provided about the property.

INITIALS

COPYRIGHT BCRI
WEBForms™ Nov/20