

PROPERTY CONDITION DISCLOSURE STATEMENT



Approved by the Nova Scotia Real Estate Commission For Use by Industry Members Under the Nova Scotia Real Estate Trading Act

For Property Located at								
ML:	S®/F	PID#40709396						
·	The S Do N	celler(s) are responsible for the accuracy of the answers on this disclosure statement and if uncertain should reply of Know*. This disclosure statement will form part of the contract of purchase and sale if so agreed in writing by the (s) and Buyer(s).		PPROP	SHOULD PRIATE RI DO NOT KNOW			
1.		NTER SUPPLY Source: Municipal 'Żi- Drilled Well □ Dug Well □ Other □						
	B.	Are you aware of any problems with water quality, quantity, taste, or water pressure? Date of last water test	///	X		2222		
	C.	Is there a water conditioner or treatment system attached to the water supply? If yes give details		X				
	D.	Is there a well certificate available?		(,,,,,	X		
		If yes, is there written supporting documentation?						
		Will written supporting documentation be provided to the Buyer?						
2.		WAGE DISPOSAL Type: Municipal ⊅ Septic □ (Date last pumped) Other □						
	B. C.	Are you aware of any problems with the existing system? Have any repairs or upgrades been carried out to the system in the last five years (or since you owned the property if less than five years)?		×	X			
	D.	Is there a septic system certificate available?			ļ	X		
		If yes, is there written supporting documentation?						
		Will written supporting documentation be provided to the Buyer?						
3.	A.	What is the amperage of the system: (X				
	C.	Have any repairs or upgrades been carried out to the electrical system in the last five years (or since you owned the property if less than five years)? REPLACED ALL RECEPTACES, REPLACED ALL LIGHT SWITCHES, REPLACED H LIGHT FIX TORR	X T					
4.	PLUMBING SYSTEM							
	A.	Are you aware of any problems with the plumbing system?		X				
		Have any repairs or upgrades been done to the plumbing system in the last five years (or since you owned the property if less than five years)? REPLACED 2 TOILETS. NEW KITCHEN SINK + FAUCET, NEW BATHROOM SINK + FAUCET.	X					
Fu	女	Information is provided on page 2 of this Disclosure Statement. APRIL 25, 2015 Seller's Initials						
Da	te	Buyer's Initials						

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	3526 SOHW PARR DR, HALIFAX -		YES	NO	DO NOT	DOES
	HEATING SYSTEM		77.		KNOW	APPLY
	A. Type: Oil □ Propane □ Electric 矩 Wood 🛍 Solar □ or Combination □:					
	If oil, what is the age of the tank?yrs.				1	7222
ı	B. Have there been any problems with heating system?			IX		
(C. Have any repairs or upgradings been carried out to the heating system in the last five years (or s	since				
	you owned the property if less than five years)?			X		
ı	D. Have there been any problems with fuel leaks from the lines or tank?					X
I	E. Were the woodstove/fireplace inserts properly installed by qualified personnel?		X			
;	STRUCTURAL			.,		
,	A. Are you aware of any structural problems, unrepaired damage, or leakage, in the foundation?			X		
I	B. Are you aware of any structural problems, unrepaired damage, leakage or dampness with the ro	of or		3.0		
	walls?			Х		
(C. Have any repairs been carried out to correct leakage or dampness problems in the last five years	s (or			2222	
	since you owned the property if less than five years)?			Х		
1	D. Is there insulation in the exterior walls? YES Type: R2O BATTS		$\sqrt{}$			
I	D. Is there insulation in the exterior walls? $\frac{\sqrt{ES}}{\sqrt{ES}}$ Type: $\frac{R20}{\sqrt{EATTS}}$ + Blown	-10	X			
	MECHANICAL		<u> </u>			
	A. Have there been any problems with pumps, purifiers, air conditioning systems, garburators, built-	in				
•	appliances, etc.?	-1111		X		
E	B. Is there any leased or rental equipment such as hot water heaters, furnaces, water purifiers etc.?	,	-	$\overline{\vee}$		
	C. If yes, complete the Schedule of Leased Equipment - Form 210 and attach to the Property Condi				777	
	Disclosure Statement.	"""				
70	ONING AND PERMITS		2			
	A. Does the usage of the property conform with municipal bylaws and regulations including the	,	<u>,</u>			
,	existing zoning?		\setminus			
	If yes, is there written supporting documentation?		~		<i>777.</i>	
	Will written supporting documentation be provided to the Buyer?		$\frac{\hat{\mathbf{x}}}{\mathbf{x}}$			
F	B. Is the property a legal non-conforming use?			V	1111	
	If yes, is there written supporting documentation?		\dashv	^	<i>777.</i>	777
	Will written supporting documentation be provided to the Buyer?		\dashv			
(C. Have you, as the current owner, obtained the necessary building permits for improvements on the pro-	nerty2	-		122	
	If yes, is there written supporting documentation?	+	\dashv		7//	
	Will written supporting documentation be provided to the Buyer?		\dashv			
[D. Have all necessary Occupancy Permits been issued?		\neg			
	If yes, is there written supporting documentation?		\dashv			
	Will written supporting documentation be provided to the Buyer?		\dashv			
	E. Where necessary, were all municipal permits obtained for the swimming pool?		-		1/// 1/20	
ı	F. Has the property received any heritage property designation?		\dashv		197	
			\dashv			
	If ves. is there written supporting documentation?				0////	////
	If yes, is there written supporting documentation? Will written supporting documentation be provided to the Buyer?		\dashv			

of services they provide (MLS®). Used under license.

Further Information is provided on	page 3 of this Disclosure Statement
Date	Seller's Initials
Date	Buver's Initials

Buyer's Initials

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For Property Located at 3526 Solk / Park 1)R, HAR 1-		SELLER(S) SHOULD SELECT APPROPRIATE REPLIES				
		YES	NO	DO NOT KNOW	DOES NOT APPLY	
	AVENUE AND A STATE OF THE PROPERTY OF THE PROP		X			
_	Are you aware of any radon gas problems?	╀	1			
В.		<u> </u>	X			
C.	, which is any arrangement of termo.	┞	X	7777		
D.	7 - and an any anti-order problems of doir contamination of any kind on this property of in					
	this immediate area such as toxic waste, gasoline, fuel tanks, mould, asbestos, etc.?	<u> </u>			7777	
	If yes, can you provide an Environmental Report and Certificate of Compliance to the Buyer?					
10. GE	NERAL				2222	
A.	Are you aware of any limitations with the property such as: Restrictive or Protective Covenants,					
	Easements and Rights-of-Way, Shared Wells, Driveway Agreements, Encroachments on or by	X				
	adjoining properties. If yes give details:					
B.	Are there any written agreements or documentation dealing with the above?	ス		222		
	Will documentation be supplied to the Buyer?	ス				
C.	Are you aware of any damage due to wind, fire, water, wood rot, pests, rodents or insects? If yes, give		M		7777	
	details.		X			
D.	Are you aware of any warranties currently in force for the property, appliances and/or other components?			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
	If yes, give details.			X		
	Are said warranties transferrable?			X		
	Is documentation available for the above warranties?					
E.	Are you aware of any public projects or real estate developments planned for your neighborhood such as					
	road widenings, new highways, expropriations, etc? If yes, give details below.		X			
11. AD	DITIONAL COMMENTS: (Attach a schedule if needed)					
given to p	mation contained in this disclosure statement has been provided to the best of my knowledge. I confirm receipt of a copy of the Statement prospective buyer(s). I further agree to provide prospective buyer(s) with a further disclosure of any changes in the condition of the proposition of this statement. DATED at ALCAX , US , this 25 day of Witness Selleri	a + + + + + + + + + + + + + + + + + + +	nd agr at hav	ee that i	t may be	
	Witness Seller					
Notice:	The information contained in this Property Condition Disclosure Statement has been provided by the Seller(s) of the property and however, the brokerage, salespeople and the Nova Scotia Association of REALTORS® assume no responsibility or liability fi should consider having the property inspected by appropriate professionals to verify the above information.	is be or its	lieved accur	to be a	ccurate; Buyer	
Buyer(s)	are urged to carefully examine the property and have it inspected by an independent party or parties to verify the above information.			· · · · · · · · · · · · · · · · ·		
Buyer(s) acknowledges having received and read a copy of this Present, Condition Disclosure County				, 20)	
	Witness Buyer					
	Wilness					