



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

3526 JOHN PARR DR, HALIFAX

MLS® / PID #

40709396

The Seller(s) are responsible for the accuracy of the answers on this disclosure statement and if uncertain should reply "Do Not Know". This disclosure statement will form part of the contract of purchase and sale if so agreed in writing by the Seller(s) and Buyer(s).		SELLER(S) SHOULD SELECT APPROPRIATE REPLIES			
		YES	NO	DO NOT KNOW	DOES NOT APPLY
1. WATER SUPPLY					
A. Source: Municipal <input checked="" type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Other <input type="checkbox"/>					
B. Are you aware of any problems with water quality, quantity, taste, or water pressure? Date of last water test _____			X		
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? If yes, is there written supporting documentation? Will written supporting documentation be provided to the Buyer?					X
2. SEWAGE DISPOSAL					
A. Type: Municipal <input checked="" type="checkbox"/> Septic <input type="checkbox"/> (Date last pumped) _____ Other <input type="checkbox"/>					
B. Are you aware of any problems with the existing system?			X		
C. 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? If yes, is there written supporting documentation? Will written supporting documentation be provided to the Buyer?					X
3. ELECTRICAL SYSTEM					
A. What is the amperage of the system: (<u>125</u> :Amps)					
B. Are you aware of any problems with the electrical 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)? <u>REPLACED ALL RECEPTACLES, REPLACED ALL LIGHT SWITCHES, REPLACED 4 LIGHT FIXTURES</u>		X			
4. PLUMBING SYSTEM					
A. Are you aware of any problems with the plumbing system?			X		
B. 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)? <u>REPLACED 2 TOILETS, NEW KITCHEN SINK + FAUCET, NEW BATHROOM SINK + FAUCET.</u>		X			

Further Information is provided on page 2 of this Disclosure Statement.

APRIL 25, 2015 CT
Date Seller's Initials

Date Buyer's Initials

3526 JOHN PARR DR, HALIFAX -

Will written supporting documentation be provided to the Buyer?

[illegible]

FORM 211-02/2013
WEBForms® Feb/2013

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3526 JOLIKI PARK DR, HALIFAX -

9. ENVIRONMENTAL

- A. Are you aware of any radon gas problems? _____
- B. Has any hazardous material been stored on the property? _____
- C. Are you aware of any underground oil tanks? _____
- D. Are you aware of any environmental problems or soil contamination of any kind on this property or in this immediate area such as toxic waste, gasoline, fuel tanks, mould, asbestos, etc.? _____
- If yes, can you provide an Environmental Report and Certificate of Compliance to the Buyer? _____

10. GENERAL

- 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 adjoining properties. If yes give details: CONDO BI-LAWS
- B. Are there any written agreements or documentation dealing with the above? _____
- Will documentation be supplied to the Buyer? _____
- C. Are you aware of any damage due to wind, fire, water, wood rot, pests, rodents or insects? If yes, give details. _____
- D. Are you aware of any warranties currently in force for the property, appliances and/or other components? _____
- If yes, give details. _____
- Are said warranties transferrable? _____
- 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. _____

11. ADDITIONAL COMMENTS: (Attach a schedule if needed)

The information contained in this disclosure statement has been provided to the best of my knowledge. I confirm receipt of a copy of the Statement and agree that it may be given to prospective buyer(s). I further agree to provide prospective buyer(s) with a further disclosure of any changes in the condition of the property that have occurred since completion of this statement.

DATED at HALIFAX, NS, this 25 day of APRIL, 2015.

[Signature]
Witness

[Signature]
Seller

Witness

Seller

Notice:

The information contained in this Property Condition Disclosure Statement has been provided by the Seller(s) of the property and is believed to be accurate; however, the brokerage, salespeople and the Nova Scotia Association of REALTORS® assume no responsibility or liability for its accuracy. The Buyer should consider having the property inspected by appropriate professionals to verify the above information.

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 Property Condition Disclosure Statement on the _____ day of _____, 20____

Witness

Buyer

Witness

Buyer