

PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING



Date of disclosure: August 03 2023

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 4627 ARRAN ROAD COURTENAY V9N 9S6 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:
 Principal Residence Residence(s) _____ Barn(s) Shed(s)
 _____ Other Building(s) Please describe _____

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. LAND – This Property Disclosure Statement is in respect of the land and the

 (describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum)

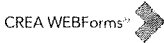
	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>CS</i> NA		
B. Are you aware of any existing tenancies, written or oral?		<i>CS</i> NA		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>CS</i> NA		
D. Is there a survey certificate available?			<i>CS</i> NA	
E. Are you aware of any current or pending local improvement levies/charges?		<i>CS</i> NA		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>CS</i> NA		
G. Are the Premises managed forest lands?		<i>CS</i> NA		
H. Are the Premises in the Agricultural Land Reserve?		<i>CS</i> NA		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		<i>CS</i> NA		
J. Are you aware of any fill materials anywhere on the Premises?		<i>CS</i> NA		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		<i>CS</i> NA		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		<i>CS</i> NA		
M. Are you aware of any water licences affecting the Premises?		<i>CS</i> NA		

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BUYER'S INITIALS

<i>CS</i>	<i>NA</i>	
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SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: 4627 ARRAN ROAD COURTENAY V9N 9S6

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		OS HA		
(i) If yes, was a timber mark/licence in place?				OS HA
(ii) If yes, were taxes or fees paid?				OS HA
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?	OS HA			

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				OS HA
(i) Do you have a water licence for the premises already?				OS HA
(ii) Have you applied for a water licence and are awaiting response?				OS HA
C. Are you aware of any problems with the water system?		OS HA		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?				OS HA
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				OS HA
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		OS HA		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		OS HA		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	OS HA			

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BUYER'S INITIALS

OS	HA	
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SELLER'S INITIALS

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ADDRESS: 4627 ARRAN ROAD

COURTENAY

V9N 9S6

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	CB NA			
B. To the best of your knowledge, is the ceiling insulated?	CB NA			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		CB NA		.
D. Has a final building inspection been approved or a final occupancy permit been obtained?	CB NA			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	CB NA			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		CB NA		
G. Are you aware of any structural problems with any of the buildings?		CB NA		
H. Are you aware of any additions or alterations made in the last 60 days?		CB NA		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		CB NA		
J. Are you aware of any problems with the heating and/or central air conditioning system?		CB NA		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		CB NA		.
L. Are you aware of any damage due to wind, fire or water?		CB NA		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>8</u> years)		CB NA		
N. Are you aware of any problems with the electrical or gas system?		CB NA		
O. Are you aware of any problems with the plumbing system?		CB NA		
P. Are you aware of any problems with the swimming pool and/or hot tub?				CB NA
Q. Does the building contain unauthorized accommodation?		CB NA		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		CB NA		

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CB	NA	
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4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the building constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)	BS AA			
T. Is this building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	BS AA			
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? _____ (DD/MM/YYYY)		BS AA		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		BS AA		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		BS AA		BS AA

5. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		BS AA		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		BS AA		
C. Are you aware if the Premises, of any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		BS AA		

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BS	AA
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6. 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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) DAVID BENTON SELLER(S) HEATHER HALE 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) 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.

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