



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 _____

MLS® / PID # _____

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 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 _____				
C. Is there a water conditioner or treatment system attached to the water supply? If yes give details _____				
D. Is there a well certificate available? _____ If yes, is there written supporting documentation? _____ Will written supporting documentation be provided to the Buyer? _____				
2. SEWAGE DISPOSAL				
A. Type: Municipal <input type="checkbox"/> Septic <input type="checkbox"/> (Date last pumped) _____ Other <input type="checkbox"/> _____				
B. Are you aware of any problems with the existing system? _____				
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)? _____				
D. Is there a septic system certificate available? _____ If yes, is there written supporting documentation? _____ Will written supporting documentation be provided to the Buyer? _____				
3. ELECTRICAL SYSTEM				
A. What is the amperage of the system: (_____ :Amps)				
B. Are you aware of any problems with the electrical system? _____				
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)? _____				
4. PLUMBING SYSTEM				
A. Are you aware of any problems with the plumbing system? _____				
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)? _____				

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

Date	Seller's Initials
Date	Buyer's Initials

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YES	NO	DO NOT KNOW	DOES NOT APPLY

5. HEATING SYSTEM

A. **Type:** Oil Propane Electric Wood Solar or Combination : _____

If oil, what is the age of the tank? _____ yrs.

B. Have there been any problems with heating system? _____

C. Have any repairs or upgradings been carried out to the heating system in the last five years (or since you owned the property if less than five years)? _____

D. Have there been any problems with fuel leaks from the lines or tank? _____

E. Were the woodstove/fireplace inserts properly installed by qualified personnel? _____

6. STRUCTURAL

A. Are you aware of any structural problems, unrepaired damage, or leakage, in the foundation? _____

B. Are you aware of any structural problems, unrepaired damage, leakage or dampness with the roof or walls? _____

C. Have any repairs been carried out to correct leakage or dampness problems in the last five years (or since you owned the property if less than five years)? _____

D. Is there insulation in the exterior walls? _____ Type: _____

E. Is there insulation in the ceiling? _____ Type: _____

7. MECHANICAL

A. Have there been any problems with pumps, purifiers, air conditioning systems, garburators, built-in appliances, etc.? _____

B. Is there any leased or rental equipment such as hot water heaters, furnaces, water purifiers etc.? _____

C. If yes, complete the Schedule of Leased Equipment - Form 210 and attach to the Property Condition Disclosure Statement. _____

8. ZONING AND PERMITS

A. Does the usage of the property conform with municipal bylaws and regulations including the existing zoning? _____

If yes, is there written supporting documentation? _____

Will written supporting documentaion be provided to the Buyer? _____

B. Is the property a legal non-conforming use? _____

If yes, is there written supporting documentation? _____

Will written supporting documentation be provided to the Buyer? _____

C. Have you, as the current owner, obtained the necessary building permits for improvements on the property? _____

If yes, is there written supporting documentation? _____

Will written supporting documentation be provided to the Buyer? _____

D. Have all necessary Occupancy Permits been issued? _____

If yes, is there written supporting documentation? _____

Will written supporting documentation be provided to the Buyer? _____

E. Where necessary, were all municipal permits obtained for the swimming pool? _____

F. Has the property received any heritage property designation? _____

If yes, is there written supporting documentation? _____

Will written supporting documentation be provided to the Buyer? _____

Date

Seller's Initials

Date

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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: _____				
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 _____, this _____ day of _____, 20_____.

Witness

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