

PROPERTY DISCLOSURE STATEMENT (PDS)

This Statement is attached to and forms part of the Seller Brokerage Agreement/Seller Designated Brokerage Agreement.
Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.
The NSREC is the regulatory body for real estate in Nova Scotia.

This Property Disclosure Statement (PDS) is optional and is to be completed by the Seller to the best of their knowledge. If additional space is required for responses, attach a schedule. This PDS must be updated should any property conditions change prior to closing. The Seller is responsible for the accuracy of the information on this PDS.

Property Address: _____ PID(s)/ Serial #: _____

Seller: _____

I/We have owned the Property since: _____

1. Structural

1.1. Are you aware of any structural problems, unrepaired damage, dampness or leakage? Yes No

If yes, provide details: _____

1.2. Are you aware of any repairs to correct structural damage, leakage or dampness problems? Yes No

If yes, provide details: _____

1.3. Is there a new home warranty? Yes No

Expiry date: The _____ day of _____, 20_____.

1.4. Is there insulation in the exterior walls?

Yes No Do not know Does not apply

Type: _____

1.5. Is there insulation in the attic/roof?

Yes No Do not know Does not apply

Type: _____

2. Heating and Cooling Sources

2.1. What is the primary heat source?

Unit age, if known: _____

Alternative heat source(s): _____

Unit age(s), if known: _____

2.2. If there is an oil tank, what date is stamped on the plate/sticker?

The _____ day of _____, 20_____.

What is the type of oil tank? Steel Fiberglass

What is the tank size? _____

Where is the oil tank located? Indoor Outdoor

2.3. Are you aware of any fuel leaks that have affected the Property?

Yes No

Was it remediated? Yes No

If yes, provide details: _____

2.4. Are you aware of any problems and/or malfunctions with the heating/cooling sources? Yes No

If yes, provide details: _____

2.5. Was the wood stove/fireplace insert(s) properly installed by certified personnel?

Yes No Do not know Does not apply

2.6. Are you aware of any problems or malfunctions with the chimney?

Yes No

If yes, provide details: _____

Is there a liner in the chimney? Yes No Do not know

If yes, what is the type of liner? _____

When was the chimney last cleaned? _____

2.7. Are you aware of any repairs or upgrades having been carried out to the heating/cooling sources? Yes No

If yes, provide details: _____

3. Mechanical

3.1. Are you aware of any problems or malfunctions with motors, pumps, purifiers, air exchangers, built-in appliances or other items not listed? Yes No

If yes, provide details: _____

3.2. Is there any financed/leased/rented equipment? Yes No

If yes, complete the Equipment Schedule (Form 210).

4. Electrical System

4.1. Are you aware of any problems and/or malfunctions with the electrical system?

Yes No Does not apply

If yes, provide details: _____

4.2. Are you aware of any repairs or upgrades carried out to the electrical system?

Yes No Does not apply

If yes, provide details: _____

5. Plumbing System

5.1. Are you aware of any problems and/or malfunctions with the plumbing system?

Yes No Does not apply

If yes, provide details: _____

5.2. Are you aware of any repairs or upgrades to the plumbing system?

- Yes No Does not apply

If yes, provide details: _____

6. Water Supply

6.1. What is the source of the water supply?

- Municipal Drilled Well Dug Well Shared
 Other: _____

6.2. Are you aware of any problems with water quality, quantity, taste, odour, colour or water pressure? Yes No

If yes, provide details: _____

6.3. Is there a water conditioner or treatment system attached to the water supply?

- Yes No Does not apply

If yes, provide details on what the system treats: _____

Does the treatment system treat all household water? Yes No

If no, which tap(s): _____

6.4. Is a well certificate available?

- Yes No Do not know Does not apply

If yes, will documentation be provided to the Buyer? Yes No

If no, provide details: _____

6.5. Is the well physically located on the Property?

- Yes No Do not know Does not apply

If no, where is the well located? _____

6.6. Is there deeded access to the well? Yes No

7. Sewage Disposal

7.1. What is the type of sewage disposal?

- Municipal Septic system Holding tank
 Other: _____

7.2. If applicable, what date was the system last pumped and by whom?

7.3. If not municipal, where is the sewage disposal located?

7.4. Are you aware of any problems and/or malfunctions with the sewage disposal system? Yes No Does not apply

If yes, provide details: _____

7.5. Is there a septic certificate available? Yes No

If yes, will a copy be provided to the Buyer? Yes No

If no, provide details: _____

7.6. Are you aware of any repairs or upgrades to the sewage disposal system?

- Yes No Does not apply

If yes, provide details: _____

Will supporting documentation of the repairs or upgrades be provided to the Buyer?

- Yes No Does not apply

If no, provide details: _____

8. Environmental

8.1. Have you ever tested the Property for radon gas? Yes No

If yes, provide details: _____

8.2. Are you aware of any underground oil tanks on the Property?

- Yes No

If yes, provide details: _____

8.3. Are you aware of any environmental problems or soil contamination of any kind having occurred on the Property, such as toxic waste, gasoline, fuel tanks, mould, asbestos, the existence of any mining operations, or abandoned wells?

- Yes No

If yes, provide details: _____

8.4. If the Property was contaminated, can you provide an Environmental Report and Certificate of Compliance to the Buyer? Yes No

8.5. Are you aware of any gas stations, refuse disposal sites, toxic substance storage sites, salvage yards or other pollutant source that abutted or was in close proximity to the Property? Yes No

If yes, provide details: _____

9. Zoning and Permits

9.1. Does the Property conform with municipal bylaws and regulations?

- Yes No Do not know

9.2. Does the Property conform with the existing zoning?

- Yes No Do not know

If no, provide details: _____

9.3. Have you, as the current owner, obtained the necessary permit(s) for improvements on the Property?

- Yes No Do not know Does not apply

If no, provide details: _____

10. Condominiums (if Applicable)

10.1. Are you aware of any repairs or potential repairs being investigated or carried out by the Condominium Corporation or on behalf of the Condominium Corporation in relation to the common elements or any unit in the Condominium Corporation? Yes No

If yes, provide details: _____

10.2. Are you aware of any special assessments being made, to be made, or being discussed by the Condominium Corporation? Yes No

If yes, provide details: _____

11. General

11.1. Are you aware of any damage or hazards due to wind, fire, water/flooding, erosion, wood rot, pests, rodents or insects? Yes No

If yes, provide details: _____

11.2. Is the Property located on or near a floodplain or designated flood zone?

Yes No Do not know

11.3. Is the Property located in a watershed district?

Yes No Do not know

If yes, provide details: _____

11.4. Have you filed an insurance claim for property damage in the last five (5) years?

Yes No

If yes, provide details: _____

11.5. Has the Property received heritage property designation?

Yes No Do not know

If yes, will written supporting documentation be provided to the Buyer?

Yes No

11.6. Are you aware of any limitations with the Property including, but not limited to: restrictive or protective covenants, easements, rights of ways, shared wells, driveway agreements, or encroachments on or by adjoining properties?

Yes No

If yes, provide details: _____

If yes, will supporting documentation be provided to the Buyer?

Yes No

11.7. Are you aware of any public projects or real estate developments planned in close proximity to the Property, such as road widening, new highways, or expropriations? Yes No

If yes, provide details: _____

11.8. Is there any ongoing financial maintenance or other obligations related to the Property that the buyer will be responsible for? Yes No

If yes, provide details: _____

11.9. Are there warranties? Yes No

If yes, are the warranties transferable and will documentation be provided?

Yes No

12. Additional Comments

13. Seller's Signature

The information contained in this PDS has been provided to the best of the Seller's knowledge. The Seller confirms receipt of a true copy of the PDS and agrees that it may be given to prospective Buyers. The Seller further agrees to provide prospective Buyers with a further disclosure of any changes in the condition of the Property that have occurred since the completion of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

 Witness

 Seller

 Date

 Witness

 Seller

 Date

14. Buyer's Signature

NOTICE: The information contained in this Property Disclosure Statement has been provided by the Seller of the Property and is believed to be accurate. However, the Brokerage, its licensees, and the NSREC assumes no responsibility or liability for its accuracy. The Buyer is urged to carefully examine the Property and have it inspected by an independent party or parties to verify the above information.

The Buyer acknowledges having read and received a copy of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

 Witness

 Buyer

 Date

 Witness

 Buyer

 Date