



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: SEPTEMBER 5, 2007

The following is a statement made by the seller concerning the property located at:

ADDRESS ▶ 2595 MATHERS AVENUE WEST VANCOUVER, BC V7V2

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.

	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. GENERAL				
A. Are the premises connected to a public sanitary sewer system?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
B. Are the premises connected to a public water system?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
C. Are the premises connected to a private or a community water system?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the private or community water system?			<input checked="" type="checkbox"/>	
D. Is the property serviced by a private well?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the private well?			<input checked="" type="checkbox"/>	
E. Is the property serviced by a septic system/lagoon?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the septic system/lagoon?			<input checked="" type="checkbox"/>	
(ii) If the system was installed after May 31, 2005, are maintenance records available?			<input checked="" type="checkbox"/>	
F. Do the premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
G. Are you aware of any underground oil storage tank(s) on the property?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
I. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
J. Have you received any other notice or claim affecting the property from any person or public body?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
K. Are there any equipment leases or service contracts, i.e. security systems, water purification, etc.?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
L. Were these premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		<input checked="" type="checkbox"/>		
M. Are these premises covered by third party "home warranty insurance"?		<input checked="" type="checkbox"/>		
2. STRUCTURAL				
A. To the best of your knowledge, are the exterior walls insulated?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>			
C. To the best of your knowledge, have the premises ever contained asbestos insulation?			<input checked="" type="checkbox"/>	
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<input checked="" type="checkbox"/>	
E. Has the wood stove/fireplace insert installation been approved by local authorities?				<input checked="" type="checkbox"/>
F. Are you aware of any additions or alterations made without a required permit and final inspection?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

INITIALS

ADDRESS ► 2595 MATHERS AVENUE

WEST VANCOUVER, BC

V7V2

2. STRUCTURAL: (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
G. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any structural problems with the premises or other buildings on the property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any damage due to wind, fire or water?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>10-15 years</u>)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Are you aware of any problems with the swimming pool and/or hot tub?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

3. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)

2-K WATER LEAKAGE IN KITCHEN CEILING 22 FEB 2007. LEAKAGE WAS REPAIRED ON OUTSIDE BY CONTRACTING COMPANY.

2-O W/STAIRS DRAIN AND SHOWER MAY NEED UPDATING AND REPAIR.

1-G SELLER HAS NO KNOWLEDGE OR RECORD OF AN EXISTING OIL TANK ON PROPERTY THOUGH WEST VANCOUVER FIRE DEPARTMENT HAS A RECORD THAT A 350 GALLON INGROUND OIL TANK MAY STILL EXIST SOMEWHERE ON PROPERTY.

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 receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ INFORMATION ON THE REVERSE SIDE OF THIS FORM

X [Signature]
SELLER(S)

X [Signature]
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 property and, if desired, to have the property inspected by an inspection service of the buyer's choice.

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 property