

Schedule "A"

PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a statement made by the Vendors concerning the condition of the property designated in the attached Offer to Purchase.

THE VENDORS ARE RESPONSIBLE FOR THE ACCURACY OF THE ANSWERS ON THIS DISCLOSURE STATEMENT AND WHERE UNCERTAIN SHOULD REPLY "DO NOT KNOW".

THE SELLERS MUST INITIAL EACH RESPONSE BOX

GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
Is the dwelling connected to a public sewer system?				
Is the dwelling connected to a public water system?				
Are the improvements connected to a private or a community water system?				
Is the present use a non-conforming use?				
Does the property contain unauthorized accommodation?				
Is the ceiling insulated?				
Do the dwellings/improvements contain asbestos insulation?				
Do the dwellings/improvements contain urea formaldehyde insulation?				
Does the wood stove/fire place and/or insert meet the current fire insurance standards?				
Have you received any notice or claim affecting the property from any person or public body?				
Are the structural walls comprising the basement made of anything other than concrete? If so, please designate the substance _____.				

STRUCTURAL

IN THIS PART, THE VENDORS SHALL NOT BE LIABLE FOR ANY ERROR, INACCURACY, OR OMISSION IF THE VENDORS HAVE NO PERSONAL KNOWLEDGE OF THAT ERROR, INACCURACY OR OMISSION.

	YES	NO	DO NOT KNOW	DOES NOT APPLY
Are you aware of any additions or alterations made without a required permit?				
Are you aware of any structural defects with the dwelling/improvements?				
Are you aware of any problems with the heating system?				
Are you aware of any problems with the central air conditioning system?				
Are you aware of any moisture and/or water problems in the basement or crawl space?				
Are you aware of any damage due to wind, fire, water, insects or rodents?				
Are you aware of any roof leakage or unrepaired damage?				

Are you aware of any problems with the electrical system?				
Are you aware of any problems with the plumbing system?				
Are you aware of any problems with the swimming pool and/or hot tub and/or underground sprinklers?				

	YES	NO	DO NOT KNOW	DOES NOT APPLY
Are you aware of any problems with built-in appliances or attached fixtures?(eg. garage door opener, central vac, dishwasher, water softener, etc.)				
Are you aware of any encroachments or unregistered rights of way?				
Are you aware of or have you been charged any local improvement levies or taxes?				
Are you aware of any problems re: quantity or quality of well water (Gal/min. if known _____)?				
Are you aware of any problems with the septic system?				

CONDOMINIUM PROPERTY

	YES	NO	DO NOT KNOW	DOES NOT APPLY
Are there any special assessments voted on or proposed?				
Are there any pending rules or bylaw amendments which may alter the uses of the property?				
Are there any restrictions on pets, children, or rentals?				
Are the structural walls comprising the basement made of anything other than concrete? If so, please designate the substance _____.				

GST COMPLIANCE

	YES	NO
Is the complex being sold a “residential complex” within the meaning of the Excise Tax Act (Canada)?		
Is the Vendor a Builder of the residential complex within the meaning of the Excise Tax Act (Canada)?		
Has the Vendor previously claimed an input tax credit in respect of the complex?		
Does the Vendor certify for the purpose of Section 194 of the Excise Tax Act (Canada) that the sale of the residential complex referenced in this agreement is an exempt supply under Part I of Schedule V of the Excise Tax Act (Canada) where the Vendor is not a “builder” and the Vendor has not previously claimed an input tax credit in respect of the complex		

ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional paper if necessary)

The Vendor represents and warrants to the Purchaser that the above information is true, based on the Vendors' current actual knowledge as of the above date. Any important changes to this information made known to the Vendor will be disclosed by the Vendor to the Purchaser prior to closing.

DATED this _____ day of _____, 20_____.

Vendor _____
Vendor _____

The Purchasers acknowledge that they have received and read a signed copy of this disclosure statement on the ____ day of _____, 20 ____.

Purchaser _____
Purchaser _____