

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



AGE	1	of	2	PAGE
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Date of disclosure: Sept 28/09

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

	ADDRESS 302 - 1790 W.11TH AVE. VANCOUVER		V6J 2C3				
uncert	LLER IS RESPONSIBLE for the accuracy of the answers on this property distinct should reply "Do Not Know." This property disclosure statement of the contract of Purchase and Sale if so agreed, in writing, by the seller are	anotitutaa a			HOULD IATE REI		
1. GE	NERAL		YES	МО	DO NOT KNOW	DOE! NOT	
Α.	Are the premises connected to a public sanitary sewer system?		V			2112	
В.	Are the premises connected to a public water system?		V				
C.	Are the premises connected to a private or a community water system?			1			
	(i) If yes, are you aware of any problems with the private or community wa	ater system?					
D.	Is the property serviced by a private well?			/			
	(i) If yes, are you aware of any problems with the private well?						
E.	Is the property serviced by a septic system/lagoon?						
	(i) If yes, are you aware of any problems with the septic system/lagoon?						
	(ii) If the system was installed after May 31, 2005, are maintenance reco	rds available?		•			
F.	Do the premises contain unauthorized accommodation?	•)		V	////	<u> </u>	
G.	Are you aware of any underground oil storage tank(s) on the property?			V			
H.	Are you aware of any encroachments, unregistered easements or unregi	istered rights-of-way?					
l.	Are you aware of any current or pending local improvement levies/charge	es?		-			
J.	Have you received any other notice or claim affecting the property from ar	ny person or public body?					
K.	Are there any equipment leases or service contracts; e.g., security system	ns, water purification, etc.?		V			
L.	Were these premises constructed by an "owner builder," as defined in the with construction commencing, or a building permit applied for, after July required Owner Builder Declaration and Disclosure Notice.)	e Homeowner Protection Act, 1, 1999? (If so, attach		/		<i></i>	
M.	The province develor by notice warranty instrance under the Horn	eowner Protection Act?					
N.	Are you aware of any material latent defect as defined in Real Estate Cou Rule 5-13(1)(a)(i) in respect of the property or premises?	uncil of British Columbia					
О.	Are you aware of any material latent defect as defined in Real Estate Cou Rule 5-13(1)(a)(ii) in respect of the property or premises?	uncil of British Columbia					

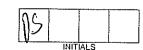
For the purposes of Clauses 1.N. and 1.O. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

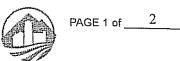
- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation



Date of Disclosure	_PAGE 2 of	2	F	PAGE
ADDRESS 302 - 1790 W.11TH AVE. VANCOUVER		V6.	J 2C3	
2. STRUCTURAL:	YES	NO	DO NOT KNOW	DOES NOT
A. To the best of your knowledge, are the exterior walls insulated?	V		MIOIT	AFFL
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the premises ever contained asbestos insulation?		$\overline{}$		
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the wood stove/fireplace insert installation been approved by local authorities?		V		V
F. Are you aware of any additions or alterations made without a required permit and final inspection?				
G. Are you aware of any additions or alterations made in the last sixty days?				
H. Are you aware of any structural problems with the premises or other buildings on the property?				
I. Are you aware of any problems with the heating and/or central air conditioning system?		<u> </u>		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		1/		
K. Are you aware of any damage due to wind, fire or water?		1		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?		V		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: // years))			
N. Are you aware of any problems with the electrical system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?		<u>v</u>		
Q. Are you aware of any problems with the swimming pool and/or hot tub?				
3. 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 changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer. PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.	The seller a	age 1. acknow	Any in rledges	iportar receiț
SELLER(S)				
VELLETI(O)				Ŀ
The buyer acknowledges that the buyer has received, read and understood a signed copy of this property dis or the seller's brokerage on the day of yr yr The prud 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 i choice.	ent buyer w	ill use	this p	ropert
BUYER(S) BUYER(S)				<u></u>
The seller and the buyer understand that neither the listing nor selling brokerages or their managing representatives warrant or guarantee the information provided about the property. 3C1002 REV. SEPT/07	brokers, a	ssocia	te bro	кегѕ с



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M.	Are these premises covered by home warranty insurance under the Ho	omeowner Protection Act?		/		
N.		Council of British Columbia		/		
O.	Are you aware of any material latent defect as defined in Real Estate (Rule 5-13(1)(a)(ii) in respect of the property or premises?	Council of British Columbia				

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BC1002 REV. SEPT/07