



PROPERTY CONDITION DISCLOSURE STATEMENT



(For Use By Members of the Newfoundland and Labrador Association of REALTORS® Inc. MLS® Listings Only)

For Property Located at: \_\_\_\_\_

THE VENDORS 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 VENDORS AND PURCHASERS.

VENDORS SHOULD SELECT APPROPRIATE REPLIES

1. WATER SUPPLY:

- Source: Municipal [ ] Drilled Well [ ] Dug Well [ ] Other [ ]
A. Are you aware of any problems with water quality, quantity, taste, or water pressure?
Date of last water test \_\_\_\_\_
B. Is there a water conditioner or treatment system attached to the water supply?

Yes No Do Not Know Does Not Apply

2. SEWER SYSTEM:

- Type: Municipal [ ] Septic [ ] (Date last pumped \_\_\_\_\_)
A. Are you aware of any problems with the existing system?
B. Have any major 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)?

3. ELECTRICAL SYSTEM:

- A. What is the amperage of the electrical system: (\_\_\_\_\_ Amps)
B. Are you aware of any problems with the electrical system?
C. Have any major 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 major 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)?

5. HEATING SYSTEM:

- Type: Oil [ ] Propane [ ] Electric [ ] Wood [ ] Solar [ ] Radiant [ ] or Combination [ ]
A. Have there been any major problems with the heating system?
B. Have any mayor repairs or upgrades been carried out to the heating system in the last five years or since you owned the property?
C. Have there been any problems with leaks from the fuel lines or tank?
D. Are you aware of any problems or deficiencies with the fireplace system or chimney?

6. STRUCTURAL:

- A. Are you aware of any major structural problems, unrepaired damage, or leakage in the foundation?
B. Are you aware of any major 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?
D. Is there insulation in the exterior walls? Type \_\_\_\_\_

7. MECHANICAL:

- A. Have there been any major problems with pumps, water purifiers, air conditioning systems, garburator, built-in appliances, etc.?
B. Are there any items such as hot water heaters, furnaces, water purifiers, propane tanks, alarm systems, etc., which are leased?
Items Leased: \_\_\_\_\_

8. MUNICIPAL:

- A. Does the usage of the property conform to the existing zoning?
B. How many Units are approved for occupancy?
C. Have all necessary building permits been issued for improvements of the property?
D. Have all necessary Occupancy Permits been issued?
E. Are you aware of any outstanding work orders on the property?

9. ENVIRONMENTAL:

- A. Does the property currently contain Urea Formaldehyde Foam insulation?
B. Are you aware of any Environmental contamination upon the property?
C. Are there any in ground oil storage tanks located within the property?

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 regarding the above?

All parties to this Statement hereby initial Page 1 of 2

Date: \_\_\_\_\_

Witness Initials \_\_\_\_\_ Purchaser's Initials \_\_\_\_\_

Witness Initials \_\_\_\_\_ Vendor's Initials \_\_\_\_\_



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Civic: \_\_\_\_\_

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 Purchasers. I further agree, if requested, to provide any prospective purchasers 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 \_\_\_\_\_

Vendor \_\_\_\_\_

Witness \_\_\_\_\_

Vendor \_\_\_\_\_

NOTICE: THE INFORMATION CONTAINED IN THIS PROPERTY CONDITION DISCLOSURE STATEMENT HAS BEEN PROVIDED BY THE VENDORS OF THE PROPERTY AND IS BELIEVED TO BE ACCURATE. HOWEVER, IT MAY BE INCORRECT. IT IS THE RESPONSIBILITY OF THE PURCHASER TO VERIFY THE ACCURACY OF THIS INFORMATION. THE BROKER, SALESPEOPLE AND MEMBERS OF THE NEWFOUNDLAND AND LABRADOR ASSOCIATION OF REALTORS® INC. ASSUME NO RESPONSIBILITY OR LIABILITY FOR ITS ACCURACY.

Purchaser acknowledges having received and read a copy of this Property Condition Disclosure Statement on the

\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Witness \_\_\_\_\_

Purchaser \_\_\_\_\_

Witness \_\_\_\_\_

Purchaser \_\_\_\_\_

