

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: October 5, 2009

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

ADDRESS ► 1850 - 23rd Street N.E. Salmon Arm, B.C. V1E 3M6

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.

1. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are the premises connected to a public sanitary sewer system?	<input checked="" type="checkbox"/>			
B. Are the premises connected to a public water system?	<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"/>		
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<input checked="" type="checkbox"/>		
I. Are you aware of any current or pending local improvement levies/charges?		<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"/>		
K. Are there any equipment leases or service contracts, e.g., security systems, water purification, etc.?		<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 home warranty insurance under the <i>Homeowner Protection Act</i> ?	<input checked="" type="checkbox"/>			
N. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property or premises?		<input checked="" type="checkbox"/>		
O. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property or premises?		<input checked="" type="checkbox"/>		

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

☒ INITIALS

ADDRESS ► 1850 - 23rd Street N.E.Salmon Arm, B.C.V1E 3M6**2. STRUCTURAL:**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	<u>P</u>			
B. To the best of your knowledge, is the ceiling insulated?	<u>P</u>			
C. To the best of your knowledge, have the premises ever contained asbestos insulation?		<u>P</u>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<u>P</u>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<u>P</u>			
F. Are you aware of any additions or alterations made without a required permit and final inspection?		<u>P</u>		
G. Are you aware of any additions or alterations made in the last sixty days?		<u>P</u>		
H. Are you aware of any structural problems with the premises or other buildings on the property?		<u>P</u>		
I. Are you aware of any problems with the heating and/or central air conditioning system?		<u>P</u>		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<u>P</u>		
K. Are you aware of any damage due to wind, fire or water?		<u>P</u>		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?		<u>P</u>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2.5</u> years)		<u>P</u>		
N. Are you aware of any problems with the electrical system?		<u>P</u>		
O. Are you aware of any problems with the plumbing system?		<u>P</u>		
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?		<u>P</u>		
Q. Are you aware of any problems with the swimming pool and/or hot tub?				<u>P</u>

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

NOTE: SELLER HAS NEVER LIVED IN HOME.

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 THE INFORMATION PAGE BEFORE SIGNING.SELLER(S) 

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.

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INITIALS

Date: 09/04/14 TITLE SEARCH PRINT - KAMLOOPS
Requester: (KAF1356) LINDA ROHLFS AGENCY INC.
TITLE - LA121465

Time: 09:11:22
Page: 001

KAMLOOPS LAND TITLE OFFICE TITLE NO: LA121465
FROM TITLE NO: LA27813

APPLICATION FOR REGISTRATION RECEIVED ON: 31 AUGUST, 2006
ENTERED: 09 SEPTEMBER, 2006

REGISTERED OWNER IN FEE SIMPLE:
ROBERT DEAN HAIGHT, CONTRACTOR
LEANNE RAY HAIGHT, SECRETARY
1800-23RD STREET NE
SALMON ARM, BC
V1E 3M6
AS JOINT TENANTS

* NOTE: - SOLD TO ROB MARKHAM
ON OCT. 1/09

- WAYNE LETOURNEAU HAS REGISTERED
ROB MARKHAM TO TITLE.

Rmiller

TAXATION AUTHORITY:
CITY OF SALMON ARM

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 026-392-062
LOT 6 SECTION 24 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION VALE DISTRICT PLAN KAF78820

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

COVENANT
KX114230 2005-08-19 09:56
REGISTERED OWNER OF CHARGE:
CITY OF SALMON ARM
KX114230
REMARKS: INTER ALIA

MORTGAGE
LA143043 2006-10-13 13:01
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
LA143043

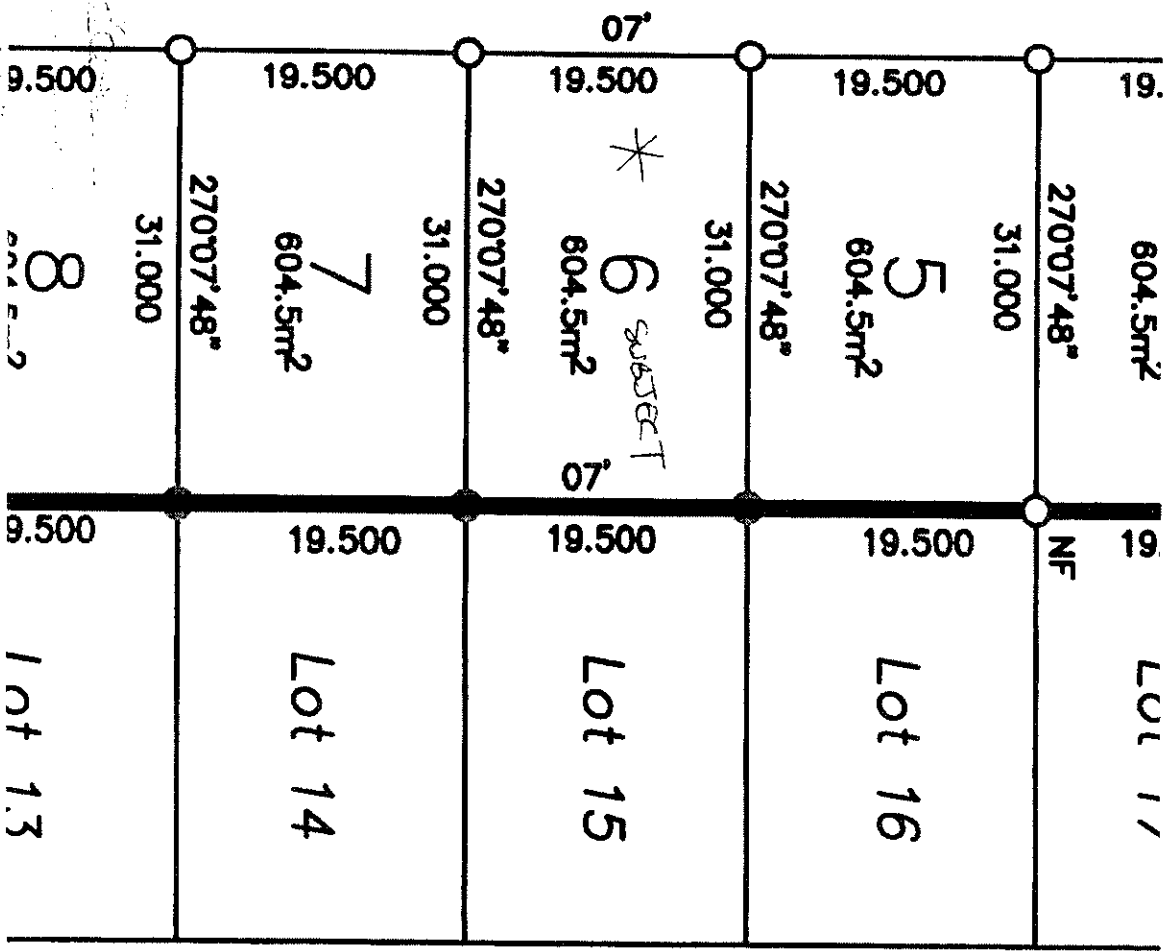
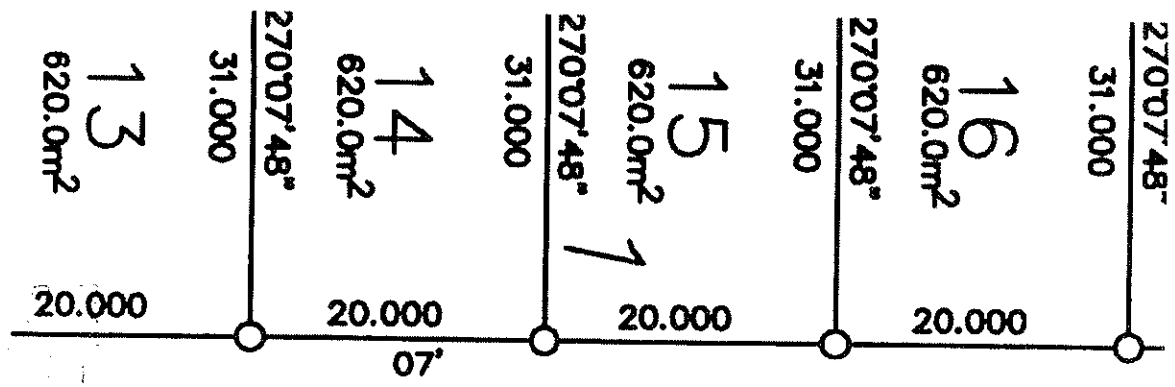
"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

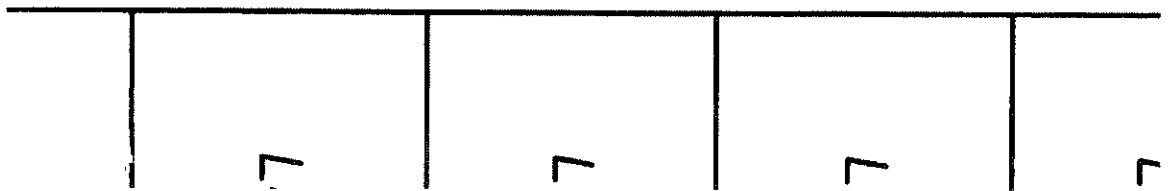
TRANSFERS: NONE

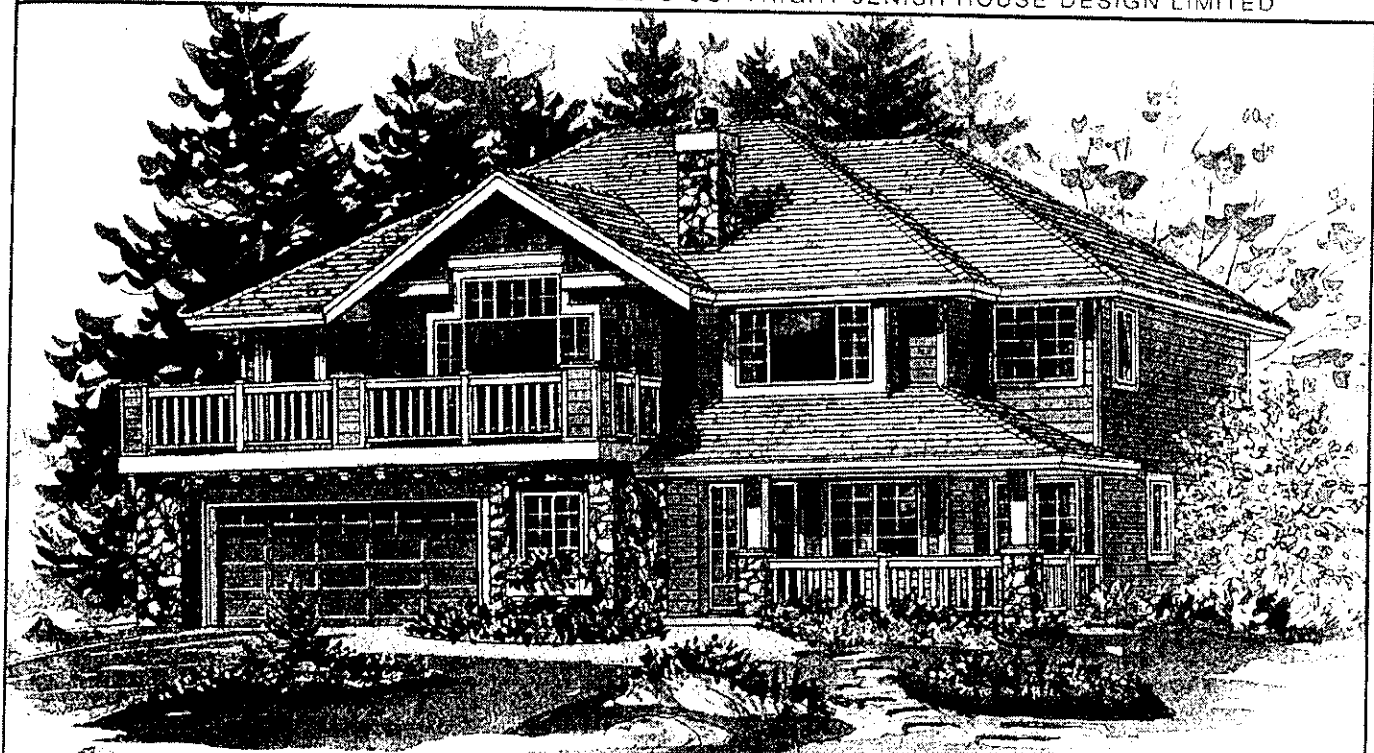
PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

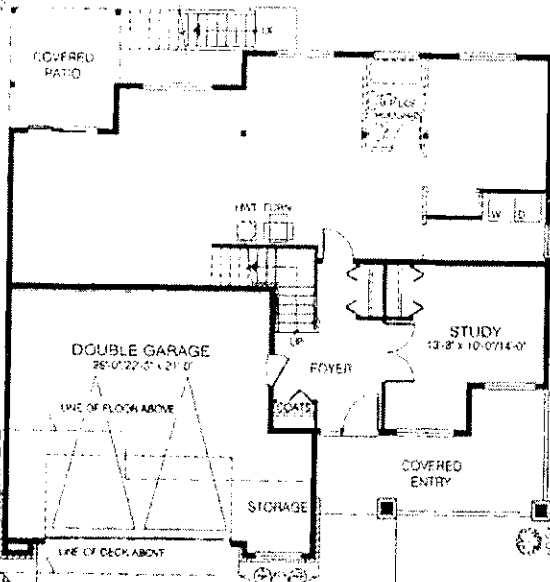


24th Street N.E.

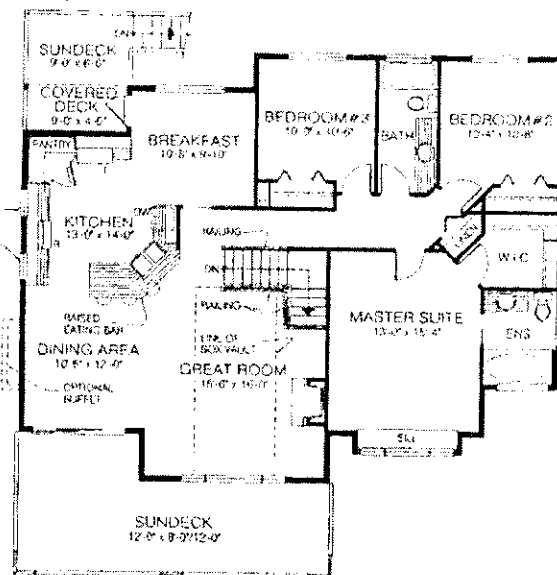




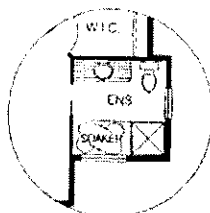
* Reversed Plan *



BASEMENT FLOOR PLAN



MAIN FLOOR PLAN
1494 SQ. FT. (138.8 M²)



ALTERNATE ENSUITE
15 SQ. FT. (1.4 M²) (EXTRA SQ. FT.)

WIDTH - 47' - 4" (14.4 M)
DEPTH - 43' - 10" (13.4 M)

PLAN NO. 2-3-706
TOTAL 1494 SQ. FT. (138.8 M²)

JENISH HOUSE DESIGN LIMITED

**BASEMENT
ENTRY**



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