



# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: May 22, 2009

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

**ADDRESS** ► 1729 Texada Terr North Saanich V8L 6B1

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?	HC			
B. Are the premises connected to a public water system?	HC			
C. Are the premises connected to a private or a community water system?		HC		
(i) If yes, are you aware of any problems with the private or community water system?			/ / / /	HC
D. Is the property serviced by a private well?		HC		
(i) If yes, are you aware of any problems with the private well?			/ / / /	HC
E. Is the property serviced by a septic system/lagoon?		HC		
(i) If yes, are you aware of any problems with the septic system/lagoon?			/ / / /	HC
(ii) If the system was installed after May 31, 2005, are maintenance records available?			/ / / /	HC
F. Do the premises contain unauthorized accommodation?		HC		
G. Are you aware of any underground oil storage tank(s) on the property?		HC	/ / / /	/ / / /
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		HC	/ / / /	/ / / /
I. Are you aware of any current or pending local improvement levies/charges?		HC	/ / / /	/ / / /
J. Have you received any other notice or claim affecting the property from any person or public body?		HC	/ / / /	/ / / /
K. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		HC	/ / / /	/ / / /
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.)	HC			
M. Are these premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	HC		/ / / /	/ / / /
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?		HC	/ / / /	/ / / /
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?		HC	/ / / /	/ / / /

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

HC	JC		
INITIALS			

ADDRESS ► 1729 Texada Terr

North Saanich

V8L 6B1

**2. STRUCTURAL:**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	HC			
B. To the best of your knowledge, is the ceiling insulated?	HC			
C. To the best of your knowledge, have the premises ever contained asbestos insulation?		HC		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	HC			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				HC
F. Are you aware of any additions or alterations made without a required permit and final inspection?		HC		
G. Are you aware of any additions or alterations made in the last sixty days?		HC		
H. Are you aware of any structural problems with the premises or other buildings on the property?		HC		
I. Are you aware of any problems with the heating and/or central air conditioning system?		HC		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		HC		
K. Are you aware of any damage due to wind, fire or water?		HC		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?		HC		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2</u> years)		HC		
N. Are you aware of any problems with the electrical system?		HC		
O. Are you aware of any problems with the plumbing system?		HC		
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?		HC		
Q. Are you aware of any problems with the swimming pool and/or hot tub?				HC

**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 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.**

Harvey E. Chipper  
SELLER(S)

[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.

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INITIALS

*CW + TW*

*1729 Texada Terr*

Date: 09/05/26

TITLE SEARCH PRINT - VICTORIA

Time: 11:07:58

Requestor: (PC86440)

RE/MAX CAMOSUN (CHATTERTON OFFICE)

Page: 001

TITLE - CA112632

VICTORIA

LAND TITLE OFFICE

TITLE NO: CA112632

FROM TITLE NO: EX62447

APPLICATION FOR REGISTRATION RECEIVED ON: 31 AUGUST, 2005  
ENTERED: 14 SEPTEMBER, 2005

REGISTERED OWNER IN FEE SIMPLE:

HARVEY ERIC CHIPPER, REFRIGERATION MECHANIC  
DOROTHY JEAN CHIPPER, HOMEMAKER  
2258 WEILER AVENUE  
SIDNEY, BC  
V8L 1R8  
AS JOINT TENANTS

TAXATION AUTHORITY:

DISTRICT OF NORTH SAANICH

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 026-300-079  
LOT 17 SECTION 5 RANGE 2E NORTH SAANICH DISTRICT PLAN VIP78910

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EW83614

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER      DATE      TIME

UNDERSURFACE RIGHTS

M76303      1983-08-03      08:00

REGISTERED OWNER OF CHARGE:

THE DIRECTOR OF SOLDIER SETTLEMENT

M76303

REMARKS: DD 75862I

SECTION 172(3)

COVENANT

EX62465      2005-05-27      12:27

REGISTERED OWNER OF CHARGE:

DISTRICT OF NORTH SAANICH  
EX62465

REMARKS: INTER ALIA

STATUTORY BUILDING SCHEME

EX62467      2005-05-27      12:28

REMARKS: INTER ALIA

MORTGAGE

CA280991      2006-08-31      07:54

REGISTERED OWNER OF CHARGE:

COAST CAPITAL SAVINGS CREDIT UNION

CONTINUES ON PAGE 002

Date: 09/05/26  
Requestor: (PC86440) TITLE SEARCH PRINT - VICTORIA  
RE/MAX CAMOSUN (CHATTERTON OFFICE)  
TITLE - CA112632

Time: 11:07:58  
Page: 002

CA280991

"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 \*\*\*