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FORM 5

PRINCE EDWARD ISLAND REAL ESTATE ASSOCIATION PROPERTY DISCLOSURE STATEMENT



Approved by The Prince Edward Island Real Estate Association for use by members.

·Or	or Property Located at 76 Cheryl Warren Grov	e PE	COA 1H5	PID#_	- '	57799		_
	IE SELLERS ARE RESPONSIBLE FOR THE ACCURACY OF THE ANSWERS ON THIS DISCLOSURE STATEMENT, TH IRCHASE AND SALE SIGNED BY THE SELLERS AND BUYERS.	IIS DISCLOSU	IRE STATEM	ENT WILL FOR	M PART	OF THE	CONTR	ACT O
	This document, when signed by each seller and buyer, constitutes written statements regarding the pro- survive the closing of the transaction.	perty that a	re included i	in the offer to	purchase	and w	hich sha	an .
	The written statements made by the seller regarding the property are intended to allow the buyer a leg seller are inaccurate, partially true or untrue.	gal remedy a	gainst the se	eller if any of t	he staten	nents m	ade by	the
	However, the buyer is cautioned that this form should not be taken as a substitute for making appropri from a qualified building inspector or a structural engineer.	ate enquires	about the p	roperty or ob	taining ex	xpert ac	lvice suc	ch as
	Furthermore, if the seller agrees to complete this form, care must be taken that the information provid "no" answer is given, a more detailed response should be provided in the Additional Notes section of t	re, if the seller agrees to complete this form, care must be taken that the information provided is accurate. Where a "yes" or er is given, a more detailed response should be provided in the Additional Notes section of this form or in a separate attachment						THE
	in required. The seller is advised to read all of the notes and information is this form before answering	tne question	s below.		110		ATE REPLIE	ES DOES
	A Municipal Communal			end).	YES	NO	DO NOT	NOT
	B Well Dug Drilled	_						_
	C Are you aware of any problems with water quality, quantity, taste or water pre				-			
	D Is there a water conditioner or treatment system (i.e.: ultraviolet light) attached to the	e water su	pply? (If ye	s specify.)	V	1 CAPE		
	Sewage Disposal:							
	B Septic (Date tank was last pumped)	Mary makes	AND WHEELD	Control of the				
	C Are you aware of any problems with the existing system? Not kou	edan	· C		18	BO O	107/31	
	D Have any major repairs or upgrading been carried out to the system in the last owned the property?	five years	s & since	you	5190 11655	V		
	E Are you able to locate the septic system?		chi si lio	dishing.	1	1660	196	4
	Electrical System:				0.0	6 4 6	C	
	A What is the amperage of the system? (Amps	equite am			beer	194	SH	
	B Are you aware of any problems with the electrical system?	n et ektopischise	Security and an artist	and the second			ASSESSED A	25. 1
	C Have any major repairs or upgrading been carried out to the system in the last	t five years	or	ediana yan	1745744			-
	since you owned the property?			sand an ay		V	1 744	
	D Meter number of electrical service		Section told	dd bar	0.000		and 2	
	Plumbing System:				and the		12	
	A Are you aware of any problems with the plumbing system?		State	meentA se	- shall		241	
	B Have any major repairs or upgrading been carried out to the system in the last	t five year:	sor	าด สากรถาย	or n		10	
	since you owned the property?	mannenti	mentyer		il dead	V	74	
		rich to the			9 014	134	A.	
	A □ Oil □ Propage Flectric □ Wood □ Solar □ or combinate	tion:	to to sold		100	176	G-1	No.
	B Have there been any major problems with heating system? 1907/60/8000000000000000000000000000000000	15/119/15/1	11W 6916 I		1	V	- 21	
	C Have any major repairs or upgrading been carried out to the system in the last	five years	s or	oeteved se	TALLA	11	-	1.0
	since you owned the property?	in the second		<u> </u>		V		
	D Have there been any problems with fuel leaks from the lines or tank?					V	1	
	E Were the woodstoves/fireplaces inserts installed by properly qualified personn	nel?			V	1218		
	F Is the home equipped with heat pump/air exchange? G Is the heating system tagged? If yes, what is the tag number on the fill pipe?				V			
	G Is the heating system tagged? If yes, what is the tag number on the fill pipe?							-
	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?							F
	C Age of roof covering if known	h						100
	D Have any repairs been carried out to correct leakage or dampness problems in					V		F
	since you owned the property? E Is there insulation in the exterior walls?							
	F Is there insulation in the ceiling?							
	G Type of insulation:					1		
	H Size of patio deck, if applicable				3-60	C20.00	and the same	ST WAY
							E Temporal	



PRINCE EDWARD ISLAND REAL ESTATE ASSOCIATION PROPERTY DISCLOSURE STATEMENT



Approved by The Prince Edward Island Real Estate Association for use by members.

Trademarks are owned and controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality service they proved (MLS) [REALTOR®, REALTORS®, and REALTORS®, and REALTORS®, and REALTORS®, and REALTORS®, and Real Estate Association (PEREA) and are referred to throughout as "REALTORS®," if

A Have there been any major problems with pumps, purifiers, air conditioning systems, garburators, built-in appliances, etc.? B Are there any items which are leased, such as hot water heaters, furnaces, water purifier, alarm systems, etc.?	IONOW A
garburators, built-in appliances, etc.? A ret there any items which are leased, such as hot water heaters, furnaces, water purifier, alarm systems, etc.? C Are you aware of any warranties currently in force for the property, appliances and/or other components? If yes, give details. D Are said warranties transferrable? Is documentation available for such warranties? 3. Zoning and permits: A Does the usage of the property conform with the existing zoning? B Is the property a legal non-conforming use? C Have all necessary building permits been issued for improvements on the property? D Where necessary, were all municipal permits obtained for the swimming pool? E Are you aware of any public projects or real estate developments planned for your neighborhood such as road widenings, new highways, expropriations, etc.? If yes, give details below. F Are you aware of any upplications for rezoning in your area? B Has any hazardous material been stored on the property? C Are there any underground oil tanks? D Does the property contain asbestos insulation/siding? E Has there been any mold issues with this property? (1) Restrictive or Protective Covenants? (2) Easements and Rights-of Way? (3) Shared Wells? (4) Driveway Agreements? (5) Encroachments on or by adjoining properties? B Are there any written agreements or documentation dealing with the above? C Are you aware of or have you been charged any local implement levies/charges? D Have you received other notice or claim affecting the property from any person or public body? It sthe property located in an area with a heritage designation?	
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F Are these premises covered by third party "Home warranty insurance"?	1.7297 H. 18.33
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11. Additional Comments:	



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