



PROPERTY CONDITION DISCLOSURE STATEMENT



FORM 400 (Page 1 of 3)

Approved by the Nova Scotia Real Estate Commission
For Use By Licensees Under the Nova Scotia Real Estate Trading Act.

For Property Located at SAMPLE

The Seller(s) 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 Seller(s) and Buyer(s).		SELLER(S) SHOULD SELECT APPROPRIATE REPLIES			
		YES	NO	DO NOT KNOW	DOES NOT APPLY
1. WATER SUPPLY					
A. Source: Municipal <input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Other <input type="checkbox"/> _____					
B. Are you aware of any problems with water quality, quantity, taste, or water pressure: Date of last water test _____					
C. Is there a water conditioner or treatment system attached to the water supply? If yes give details _____					
D. Is there a well certificate available? _____ If yes, is there written supporting documentation? _____ Will written supporting documentation be provided to the Buyer? _____					
2. SEWAGE DISPOSAL					
A. Type: Municipal <input type="checkbox"/> Septic <input type="checkbox"/> (Date last pumped) _____ Other <input type="checkbox"/> _____					
B. Are you aware of any problems with the existing system? _____					
C. Have any 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)? _____					
D. Is there a septic system certificate available? _____ If yes, is there written supporting documentation? _____ Will written supporting documentation be provided to the Buyer? _____					
3. ELECTRICAL SYSTEM					
A. What is the amperage of the system: (_____ :Amps)					
B. Are you aware of any problems with the electrical system? _____					
C. Have any 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 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)? _____					

Further Information is provided on pages 2 and 3 of this Disclosure Statement.

Date

Seller's Initials

Date

Buyer's Initials

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SAMPLE

SELLER(S) SHOULD SELECT
APPROPRIATE REPLIES

YES	NO	DO NOT KNOW	DOES NOT APPLY
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5. HEATING SYSTEM

A. **Type:** Oil Propane Electric Wood Solar or Combination : _____

If oil, what is the age of the tank? _____yrs.

B. Have there been any problems with heating system? _____

C. Have any repairs or upgrades been carried out to the heating system in the last five years (or since you owned the property if less than five years)? _____

D. Have there been any problems with fuel leaks from the lines or tank? _____

E. Were the woodstove/fireplace inserts properly installed by qualified personnel? _____

6. STRUCTURAL

A. Are you aware of any structural problems, unrepaired damage, or leakage in the foundation? _____

B. Are you aware of any 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 if less than five years)? _____

D. Is there insulation in the exterior walls? _____ Type: _____

E. Is there insulation in the ceiling? _____ Type: _____

7. MECHANICAL

A. Have there been any problems with pumps, purifiers, air conditioning systems, garburators, built-in appliances, etc.? _____

B. Is there any leased or rental equipment such as hot water heaters, furnaces, water purifiers etc.? _____

C. If yes, complete the Schedule of Leased Equipment - Form 401 and attach to the Property Condition Disclosure Statement. _____

8. ZONING AND PERMITS

A. Does the usage of the property conform with municipal bylaws and regulations including the existing zoning? _____

If yes, is there written supporting documentation? _____

Will written supporting documentation be provided to the Buyer? _____

B. Is the property a legal non-conforming use? _____

If yes, is there written supporting documentation? _____

Will written supporting documentation be provided to the Buyer? _____

C. Have all necessary building permits been issued for improvements on the property? _____

If yes, is there written supporting documentation? _____

Will written supporting documentation be provided to the Buyer? _____

D. Have all necessary Occupancy Permits been issued? _____

If yes, is there written supporting documentation? _____

Will written supporting documentation be provided to the Buyer? _____

E. Where necessary, were all municipal permits obtained for the swimming pool? _____

Further Information is provided on page 3 of this Disclosure Statement.

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