



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: Sept. 10, 2009

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

ADDRESS 2969 W. 16th Avenue Vancouver, BC V6K 3C7

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.

Table with 4 columns: YES, NO, DO NOT KNOW, DOES NOT APPLY. Rows include questions A through O regarding property systems, well, septic, accommodations, oil tanks, encroachments, equipment leases, construction, and latent defects.

For the purposes of Clauses 1.N. and 1.O. of this form, Council Rule 6-13(1)(a)(i) and (ii) is set out below.

6-13 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

Handwritten signature and initials

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2. STRUCTURAL:

	YRS	NO	DD NOT KNOW	DOES NOT APPL
A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the premises ever contained asbestos insulation?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				
F. Are you aware of any additions or alterations made without a required permit and final inspection?				
G. Are you aware of any additions or alterations made in the last sixty days? <i>NEW UPSTAIR FIRE PLACE INSERT</i>				
H. Are you aware of any structural problems with the premises or other buildings on the property?				
I. Are you aware of any problems with the heating and/or central air conditioning systems? <i>electric baseboards in bedrooms not connected</i>				
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space? <i>heat upstairs through kitchen, and</i>				
K. Are you aware of any damage due to wind, fire or water?				
L. Are you aware of any infestation or unrepaired damage by insects or rodents?				
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <i>12 years</i>)				
N. Are you aware of any problems with the electrical system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware if the premises or property have been used as a marijuana grow operation or manufacture illegal drugs?				
Q. Are you aware of any problems with the swimming pool and/or hot tub?				

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

*baseboards in bedrooms not connected. Heat with natural gas. Purchased a new natural gas insert installed by Naglio, April 2009.

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 signatures: *[Handwritten signatures]*

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.

Handwritten initials/signature in a box.



TANK REMOVAL SERVICE

CERTIFICATE OF RESIDENTIAL FURNACE FUEL TANK INVESTIGATION

Customer: **Mr. David Richardson, Re/Max Select Properties**
 Investigation Site: **2969 West 16th Avenue, Vancouver, British Columbia**
 Legal Description: **Plan 2485, Lot 22, Block 119, Dist. Lot 540, L.D. 36**
P.I.D. 013-719-050
 Date of Investigation: **June 1, 2007.**
 Conducted by: **Special Needs Consulting Service Inc.**
d.b.a. SNR Tank Removal Service

This Company, of which I am the President, was Incorporated in British Columbia in 1996. Since that time, I have personally conducted more than 500 buried furnace fuel storage tank investigations, of varying difficulty, in the District of North Vancouver, the Municipality of West Vancouver, and the Cities of Burnaby, New Westminster and Vancouver.


Investigation Results for Inactive Buried Furnace Fuel Storage Tanks

Investigation has satisfied me that **no buried furnace fuel storage tank now exists** at the property of the above stated address. Methods employed for this investigation include:

- Search of Vancouver City records for the above property
- Visual investigation of the above property
- Manual probing of above property
- Electronic metal detection survey of above property
- Canvassing neighbours

I have issued another copy of this Certificate to the **City of Vancouver, Fire Prevention Division**, 201 – 456 West Broadway, Vancouver, and to the **Environmental Protection Branch**, 435 West 12th Avenue, Vancouver.

Dated this 5th day of June 2007.

Signature of investigator: 
 Name of investigator:

Grandier Sathanielle
SNR Tank Removal Service
6179 Dawson Street
Burnaby, BC V5B 2W5
Ph/FAX (604) 435-1722, Cel. (604) 313-8998

2969 WEST 16TH AVENUE

FEATURES:

MAIN FLOOR:

- Built-in stereo system for bathroom and kitchen (work individually or together)
- Wired for speakers in livingroom to work with lower level stereo
- Line guard protection for telephone and all power wires

LOWER FLOOR:

- Built-in surround sound system
- Electrical & plumbing done behind wall by computer for future kitchen
- Humidex system (dehumidifier) – services whole house

OVERALL:

- All PVC plumbing
- Italian granite counter tops
- 2 gas fireplaces
- Central vacuum