INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the Buyer and the Seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that certain information concerning the Premises has been provided to the Buyer. It is important that the Seller not answer "do not know" or "does not apply" if, in fact, the Seller knows the answer. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the Seller's knowledge of the Premises may be incomplete. Additional information can be requested from the Seller or from an independent source such as the municipality or regional district. The Buyer can hire an independent, licensed inspector or other professional to examine the Premises and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The Buyer will rely on this information when the Buyer contracts to purchase the Premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the Seller will still be responsible for the accuracy of the information in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their own inquiries concerning the Premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the Seller if the Seller cannot be found or is insolvent.
3. Anyone who is assisting the Seller to complete a Property Disclosure Statement should take care to see that the Seller understands each question and that the Seller's answer is complete. It is recommended that the Seller complete the Property Disclosure Statement in their own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

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RE/MAX

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

BCrea
British Columbia Real Estate Association

Date of disclosure: Aug 4. 2025

The following is a statement made by the Seller concerning the Premises located at:

ADDRESS: 4192 Saratoga Rd Scotch Creek BC V0E1M5 **(the "Premises")**

THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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.			
	YES	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
1. LAND				
A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?		LS		
B. Are you aware of any existing tenancies, written or oral?		LS		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		LS		
D. Is there a survey certificate available?		LS		
E. Are you aware of any current or pending local improvement levies / charges?		LS		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		LS		
2. SERVICES				
A. Please indicate the water system(s) the Premises uses: ☒ A water provider supplies my water (e.g., local government or private utility). ☐ I have a private groundwater system (e.g., a well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Not connected. Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?		LS		
(ii) Have you applied for a water licence and are awaiting a response?		LS		
C. Are you aware of any problems with the water system?	LS			

BUYER'S INITIALS

LS		

SELLER'S INITIALS

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ADDRESS: 4192 Saratoga Rd Scotch Creek BC V0E1M5

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?		LT		
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?		LT		
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other_____				
G. Are you aware of any problems with the sanitary sewer system?	LT			
H. Are there any current service contracts (e.g., septic removal or maintenance)?		LT		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				LT

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	LT			
B. To the best of your knowledge, is the ceiling insulated?	LT			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		LT		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?				LT
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT-certified inspector?				LT
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		LT		
G. Are you aware of any structural problems with any of the buildings?		LT		
H. Are you aware of any additions or alterations made in the last 60 days?		LT		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		LT		
J. Are you aware of any problems with the heating and / or central air conditioning system?		LT		

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ADDRESS: 4192 Saratoga Rd Scotch Creek BC V0E1M5

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?	LS			
L. Are you aware of any damage due to wind, fire or water?	LS			
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		LS		
N. Are you aware of any problems with the electrical or gas system?		LS		
O. Are you aware of any problems with the plumbing system?		LS		
P. Are you aware of any problems with the swimming pool and / or hot tub?				LS
Q. Do the Premises contain unauthorized accommodation?		LS		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?	LS			
S. Were these Premises constructed by an "owner builder," as defined in the *Homeowner Protection Act,* within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)		LS		
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?		LS		
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If Yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		LS		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: ☐short term or ☐long term (more than 90 days) Level: _____ ☐bq/m3 ☐pCi/L on _____(date of test (DD/MM/YYYY))		LS		
W. Is there a radon mitigation system on the Premises?		LS		
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		LS		

BUYER'S INITIALS

LS

SELLER'S INITIALS

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ADDRESS: 4192 Saratoga Rd Scotch Creek BC V0E1M5

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to the Premises? *For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises:* *(a) dangerous or potentially dangerous to occupants; or* *(b) unfit for habitation.*		LY		
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the *Heritage Conservation Act* or municipal legislation)?		LY		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		LY		

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

#2-C Water Contains iron.
2-G Unpermitted work done near distribution box. Seller is unaware if other work is required.
3-K Moisture in basement mechanical / laundry room.
3-L. Unrepaired damage from leak Kitchen sink + toilet
3R Propane Tank.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

BUYER'S INITIALS

LY
SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 4192 Saratoga Rd Scotch Creek BC V0E1M5

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Lynn Felsterman

SELLER(S) Lynn Felsterman 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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S) BUYER(S) BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

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