

Declaration of the Seller*

The Seller must complete this declaration **to the best of his knowledge** adding details as needed.

The Seller must provide the Buyer with a copy of this declaration and retain a copy of the declaration signed by the Buyer.

1. IDENTIFICATION OF THE PARTIES

SELLER(S):

Seller 1: _____

Seller 2: _____

Hereinafter the "Seller"

This document concerns the property located at _____
(*number, street, city, province*).

2. GENERAL INFORMATION

2.1 In what year did you purchase the property? _____

2.2 Do you occupy the property and, if so, since when? _____

2.3 Has the property ever been leased? Yes No
If so, please identify the rental periods:

2.4 What is the year of construction of the building? _____ Do not know

2.5 Is the property covered by a new home warranty? Yes No

3. LAND AND BUILDING BASEMENT

To your knowledge, are there or have there ever been:

3.1 Problems concerning the soil (e.g. sliding, subsidence, movement, instability, etc.)? Yes No

3.2 Foundation stabilization work (e.g. piles stabilization, underpinning work, etc.)? Yes No

3.3 Soil contamination (e.g. fuel or oil spill or leak, former landfill, etc.)? Yes No

3.4 Soil work (e.g. backfill, pool fill, retaining wall, etc.)? Yes No

3.5 Recurring accumulation of water on the ground? Yes No

3.6 Iron ochre in the soil? Yes No

3.7 Liquid spills in the basement (e.g. water, fuel, oil, etc.)? Yes No

3.8 Foundation cracks, rot or other problems with the basement? Yes No

If so, please specify:

4. ROOF

- 4.1 In what year was the roof covering installed? _____ Do not know
- 4.2 Do you have documents evidencing the replacement and/or maintenance or a warranty? Yes No
- 4.3 Is there or has there ever been ice accumulation or icicles hanging from the roof in the winter? Yes No

5. WATER INFILTRATION

To your knowledge, is there or has there ever been:

- 5.1 Water infiltration through the roof, patio, balcony, greenhouse, skylight, door, window, or otherwise? Yes No
If so, please specify:
- 5.2 Water infiltration in the basement? Yes No
If so, what caused this infiltration?
- 5.2.1 Sewer backflow Yes No
- 5.2.2 Cracks Yes No
- 5.2.3 Rain / melted snow Yes No
- 5.2.4 Other: _____

6. INDOOR AIR QUALITY

To your knowledge, is there or has there ever been:

- 6.1 Presence of an insulation product that may contain asbestos (e.g. vermiculite)? Yes No
- 6.2 Condensation (e.g. droplets of water, mist) on windows, glass, patio door or other? Yes No
- 6.3 Odours (e.g. sewer, dampness, gas, oil fuel, etc.)? Yes No
- 6.4 Evidence of mould or rot? Yes No

If so, please specify:

7. ELECTRICITY

- 7.1 Are there or have there ever been electrical problems (e.g. fluctuating light intensity, fuses or breakers that blow or trip repeatedly, etc.)? Yes No

If so, please specify:

8. PLUMBING AND DRAINAGE

- 8.1 Are there or have there ever been plumbing-related problems? Yes No
- 8.1.1 Significant variations in water pressure or flow when using fixtures or appliances? Yes No
- 8.1.2 Freezing pipes? Yes No
- 8.1.3 Water leaks? Yes No
- 8.1.4 Rusty water? Yes No
- 8.1.5 Odours? Yes No
- 8.1.6 Plumbing drainage or backup problems? Yes No
- If so, please specify: _____
- 8.2 Does the property have a sump pump? Yes No
- If so, please specify how often the pump operates: _____ Do not know
- 8.3 Have modifications been made to plumbing drains, including the foundation drain (tile drain or French drain)? Yes No
- 8.4 In what year was the water heater installed? _____ Do not know
- 8.5 **WELLS** (if applicable):
- 8.5.1 What is the source of water supply (e.g. artesian well, surface well)? _____
- 8.5.2 Does this source supply your drinking water? Yes No
- 8.5.3 Are there or have there ever been problems with the quality or quantity of water? Yes No
- 8.6 **SEPTIC TANK AND WEEPING FIELD** (if applicable):
- 8.6.1 In what year were the septic tank and weeping field installed? _____ Do not know
- 8.6.2 Do you have a certificate of compliance for the system? Yes No
- 8.6.3 Has the system been the subject of a notice of non-compliance? Yes No
- If so, please specify: _____
- 8.6.4 When was the system last emptied? _____ Do not know
- 8.6.5 Have there ever been problems with the system (e.g. odours, overflowing, etc.)? Yes No
- If so, please specify: _____

9. HEATING AND AIR CONDITIONING

- 9.1 **MAIN HEATING SYSTEM:**
- 9.1.1 Are there or have there ever been problems with the heating system? Yes No
- If so, please specify: _____
- 9.1.2 Does the heating system work efficiently? Yes No
- 9.1.3 In what year was the heating system installed? _____ Do not know
- 9.1.4 Do you have a maintenance contract for the heating system? Yes No
- 9.1.5 Is there or has there ever been an underground oil tank? Yes No
- 9.1.6 Has the oil tank been inspected recently (if applicable)? Yes No
- If so, please indicate when: _____

9. HEATING AND AIR CONDITIONING (FOLLOW)

9.2 HEAT PUMP (AIR CONDITIONING AND HEATING) (if applicable):

9.2.1 Are there or have there ever been problems with the heat pump? Yes No

If so, please specify: _____

9.2.2 In what year was the heat pump installed? _____ Do not know

9.2.3 Do you have a maintenance contract for the heat pump? Yes No

9.3 PERMANENT AIR CONDITIONING SYSTEM (if applicable):

9.3.1 Are there or have there ever been problems with the air conditioning system? Yes No

If so, please specify: _____

9.3.2 In what year was the air conditioning system installed? _____ Do not know

9.3.3 Do you have a maintenance contract for the air conditioning system? Yes No

9.4 FIREPLACE, STOVE AND CHIMNEY (if applicable):

9.4.1 Do the fireplace, stove and chimney work well? Yes No

9.4.2 Are there or have there ever been problems with these devices or their components? Yes No

9.4.3 Have you ever received a notice of non-compliance from the Fire Department or from your insurance company concerning these devices or their components? Yes No

If so, please specify: _____

9.4.4 In what year were these devices installed? _____ Do not know

9.4.5 How often are these devices used? _____

9.4.6 How often is the chimney swept? _____ Do not know

9.4.7 When was the chimney last swept? _____ Do not know

10. MISCELLANEOUS

10.1 Are there or have there ever been inspection reports, tests or expert evaluations on the property? Yes No

If so, are these inspection reports, tests or expert evaluations available? Yes No

10.2 Are there or have there ever been insects (e.g. ants, etc.) or other pests (e.g. mice, rats, etc.) in your property? Yes No

If so, please indicate the year, species and the remedial measures taken:

10.3 Has the property ever sustained damages due to one or more events such as ice storm flood, fire or other? Yes No

If so, please indicate the year, the nature of the damages and the repairs done:

10.4 Has there ever been a suicide or violent death in the property? Yes No

10.5 Has cannabis ever been grown or any other drug, chemical or hazardous material ever been produced inside the building? Yes No

10.6 Are there any other anomalies or problems that you have not mentioned in the present declaration (e.g. development project, environmental problems, flood zone, abnormally high noise level, unpleasant odours, etc.)? Yes No

If so, please specify:

11. RENOVATIONS AND CONSTRUCTION WORK *(if applicable)*

11.1 Have you carried out significant work since you purchased the property?

Yes No

If so, please specify the work:

If space is insufficient, attach as many pages as necessary.

11.2 Did you obtain the required permits to carry out the work?

Do not know

Yes No

11.3 Do you have plans and specifications relating to the work?

Yes No

12. DETAILS AND OTHER DECLARATIONS

13. SIGNATURES

The **SELLER** declares that all information and all answers provided in this declaration were given in good faith and to the best of his knowledge.

Signed in _____, on _____, at _____: _____ am pm.
(place) (date) (time)

Signature of Seller 1

Signature of witness

Signature of Seller 2

Signature of witness

Number of copies signed: _____ (AT LEAST ONE COPY FOR EACH PARTY)

14. ACKNOWLEDGEMENT OF RECEIPT

The **BUYER** acknowledges having received a copy of this declaration.

Signed in _____, on _____, at _____: _____ am pm.
(place) (date) (time)

Signature of Buyer 1

Signature of witness

Signature of Buyer 2

Signature of witness

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