

**DECLARATIONS BY THE SELLER OF THE IMMOVABLE  
CHIEFLY RESIDENTIAL IMMOVABLE CONTAINING LESS THAN  
FIVE DWELLINGS EXCLUDING DIVIDED CO-OWNERSHIP**

**NOTE –** This form concerns a chiefly residential immovable containing less than five dwellings. It must be used when a brokerage contract for such an immovable is signed with an individual. For a brokerage contract concerning the sale of a divided co-ownership property signed with an individual, the mandatory form *Declarations by the seller of the immovable – Divided co-ownership* must be used.

**Brokerage contract: BC**  -      **Promise to purchase: PP**  -

**THE DECLARATIONS ON THIS FORM ARE IMPORTANT.**

They allow the seller to properly inform the buyer about the state of the immovable, which reduces the risk of legal action related to unpleasant surprises. They promote transparency and allow the buyer to make his decision with a better knowledge of the immovable.

This form enables the seller to:

- answer each question in good faith and to the best of his knowledge;
- provide the broker with the available documents supporting his answers (invoices, warranties, plans, estimates, permits, reports, notices, leases, documents attesting to the type of drinking water supply, document relating to sanitary systems or other);
- provide details of the answers given (details must be indicated under section D15 and must indicate the details of the situation to be reported, such as the nature of the event, place, how the situation was resolved, if applicable, etc.).

This form enables the buyer to:

- read the answers provided by the seller and obtain the necessary details from the broker;
- acknowledge receipt of the form.

In the context of a succession, the liquidator shall answer the questions of this form to the best of his knowledge. If he is unable to answer a question, he may indicate it in D15 and mention his status and why he cannot answer the question.

In this form, the singular includes the plural and vice versa, when the context permits. In addition, the term “immovable” includes the land and all buildings erected thereon, when the context permits.

**D1. IDENTIFICATION OF THE IMMOVABLE**

**D1.1** The declarations herein pertain to the immovable located at:

**445 rue Ouimet L'île bizard, Quebec H9C 1S4**

ADDRESS OF THE IMMOVABLE OR CADASTRAL DESCRIPTION IF THE IMMOVABLE HAS NO ADDRESS

**D2. GENERAL INFORMATION**

**D2.1** In what year did you acquire the immovable? 2017

**D2.2** What is the year of construction of the immovable? 1974  not applicable  don't know

**D2.3** Do you live in the immovable?  yes  no  
If so, since when? \_\_\_\_\_

**For the following questions, to your knowledge:**

**D2.4** Is the immovable still covered by a new home warranty?  yes  no  
If so, do you have the warranty documents?  yes  no

**D2.5** Has the immovable ever been leased?  yes  no  
If so, indicate the leasing periods: \_\_\_\_\_  don't know

**D2.6** Are you currently leasing the immovable?  yes  no

If so, answer the following sub-questions:

- a) All rents currently bring in at least \$ \_\_\_\_\_  /year  /month
- b) Is it a short-term rental (less than 30 days)?  yes  no
- c) A tenant's spouse can protect their right to occupy the dwelling through a notice of family residence. Have you received such notice?  yes  no
- d) Have you received a notice that may have an impact on a lease (notice of termination, abandonment of a dwelling, sublease or other)?  yes  no
- e) Is a tenant entitled to advantages that are not indicated in writing in his lease?  yes  no
- f) Do you have any proceedings pending before the Administrative Housing Tribunal (or any other tribunal) in relation to this immovable?  yes  no
- g) Is there any tenant or a spouse of a tenant aged 70 or over AND who has been living in his dwelling for 10 years or more?  yes  no

**NOTE: Some restrictions may apply to evict this tenant and his spouse or repossess his dwelling.**

**D2.7** Is the immovable part of a "housing complex" within the meaning of the *Act respecting the Administrative Housing Tribunal* (CQLR, c. T-15.01)?  yes  no

**NOTE: A "housing complex" is a group of immovables comprising more than 12 dwellings administered jointly. There are other conditions. See section 45 of the *Act respecting the Administrative Housing Tribunal*.**

**D2.8** Is the immovable affected by hypothecs, servitudes, encroachments or other charges (right of use, usufruct or other)?  yes  no

**D2.9** Special restrictions may affect an immovable. These types of restrictions are called "restrictions of public law that are exceptions to ordinary law." Do such restrictions apply to the immovable? More specifically:

- Immovable located in a flood risk area;  yes  no
- Urban planning by-laws limit the use that can be made of the immovable (zoning, subdivision, construction, conditions for obtaining a permit or other);  yes  no
- Immovable located within an airport zone;  yes  no
- Immovable is subject to a heritage protection law or regulation;  yes  no
- Immovable located in an agricultural zone;  yes  no
- Restrictions related to environment protection laws apply to the immovable;  yes  no
- Immovable located in a land movement risk area;  yes  no
- If other, specify: \_\_\_\_\_ .  yes  no

**D2.10** Since the acquisition of your property, has the parking, right-of-way, fence, hedge or small wall separating you from your neighbour been changed, moved or replaced by you or your neighbour?  yes  no

**D2.11** Since the acquisition of your property, have any additions, replacements or modifications been made, such as to windows, swimming pool, shed, sidewalk, paved driveway, fences, gallery, terrace, hedges, small walls or other?  yes  no

**NOTE: If you answer positively to questions D2.8, D2.9, D2.10 and D2.11, a new certificate of location may be required if the one provided does not reflect these changes.**

**D2.12** Have you ever received a notice of non-compliance from an insurer, municipality or government?  yes  no  
If so, have you remedied the situation?  yes  no

**D2.13** Has an insurance company ever refused to insure the immovable in whole or in part?  yes  no

**D2.14** Has an insurance company ever refused to compensate you for the damage sustained by the immovable?  yes  no

**D2.15** Since its acquisition, has the immovable ever violated the environmental quality laws and regulations?  yes  no  
If so, have you remedied the situation?  yes  no

**D3. LAND (SOIL)**

**To your knowledge:**

**D3.1** Has the immovable ever been affected by soil problems?  yes  no

If so, what problems?

- landslides

- subsidence
- land movement
- soil instability
- other: \_\_\_\_\_

**D3.2** Have foundation stabilization work been carried out?  yes  no

If so, what work?

- piles
- below-grade work
- other: \_\_\_\_\_

**D3.3** Has there ever been any surface or underground tank of fuel oil or oil?  yes  no

**D3.4** Has there ever been a spill or leak of a product into the soil, or has a product ever contaminated the soil?  yes  no

If so, what product?

- fuel oil
- oil
- lead
- mercury
- other: \_\_\_\_\_

**D3.5** Have earthworks ever been performed on the land?  yes  no

If so, what work?

- backfill
- removal or filling of a swimming pool
- retaining wall
- other: \_\_\_\_\_

**D3.6** Does water accumulate periodically on the land?  yes  no

**D3.7** Has there ever been yellowish or reddish water on the soil or in the ditch?  yes  no

**D3.8** Has there ever been ochre deposit in the soil?  yes  no

**D3.9** Is there information indicating that the immovable is located on a former dump or landfill site?  yes  no

If so, indicate the source of this information: \_\_\_\_\_

#### **D4. DAMAGE CAUSED BY WATER**

To your knowledge:

**D4.1** Have there ever been water infiltrations?  yes  no

If so, where?

- basement or crawl space
- roof
- patio
- balcony
- solarium
- skylight
- door
- window
- chimney
- other: \_\_\_\_\_

**D4.2** Has there ever been damage caused by a water leak?

yes  no

If so, where did the leak come from?

dishwasher

washing machine

refrigerator

water heater

toilet

shower

bath

other: \_\_\_\_\_

## D5. BASEMENT AND FOUNDATION

**To your knowledge:**

**D5.1** What is the type of foundation?

stone

wood

concrete block

concrete

don't know

other: \_\_\_\_\_

**D5.2** Has the basement or the crawl space ever been affected by problems?

yes  no

If so, what problems?

foundation crack

rot

other: \_\_\_\_\_

**D5.3** Has there ever been a spill of a product in the basement or crawl space?

yes  no

If so, what is it?

fuel oil

oil

mercury

other: \_\_\_\_\_

## D6. UNDESIRABLE ANIMALS (VERMIN)

**To your knowledge:**

**D6.1** Have there ever been insects or vermin inside the immovable?

yes  no

If so, answer the following sub-questions:

a) Which insects or animals?

carpenter ants

mice

rats

bedbugs

bats

other: \_\_\_\_\_

b) Have you used the services of a professional exterminator?

yes  no

**D7. INTERIOR AIR QUALITY****To your knowledge:**

- D7.1** Has there ever been major and regular condensation in winter?  yes  no  
 If so, where?  
 windows  
 solariums  
 walls  
 ceiling  
 other: \_\_\_\_\_
- D7.2** Has there ever been any unpleasant odour?  yes  no  
 If so, what odour?  
 sewer  
 dampness  
 gas  
 fuel oil  
 other: \_\_\_\_\_
- D7.3** Have there ever been traces of mould, rot or fungi?  yes  no  
 If so, where?  
 windows  
 solariums  
 walls  
 ceiling  
 other: \_\_\_\_\_
- D7.4** Have products that may contain asbestos ever been used?  yes  no  
 If so, specify:  
 vermiculite  
 tiles  
 ceilings  
 partitions  
 pipe insulation  
 other: \_\_\_\_\_

**D8. ROOF****To your knowledge:**

- D8.1** What type of roof covering is installed?  don't know  
 asphalt shingles  
 cedar shingles  
 bitumen and gravel  
 elastomeric membrane  
 sheet metal  
 other: \_\_\_\_\_
- D8.2** In what year was the roof covering installed? \_\_\_\_\_  don't know
- D8.3** Do you have documents evidencing the replacement of the roof covering?  yes  no

- D8.4** Does the roof require regular maintenance?  yes  no  
If so, how often? \_\_\_\_\_  don't know
- D8.5** What type of insulation is in the attic?  don't know
- mineral wool
- vermiculite
- urethane
- other: \_\_\_\_\_
- D8.6** Have there ever been regular ice accumulation or icicles hanging from the roof?  yes  no

## D9. PLUMBING AND DRAINAGE

### To your knowledge:

- D9.1** Have there ever been plumbing-related problems?  yes  no  
If so, which ones?
- water leak
- marked variations in water pressure or flow
- freezing pipe
- rusty water
- odour
- drainage problems
- backup
- abnormal noise
- other: \_\_\_\_\_
- D9.2** Does the immovable have a sump or a water retention pit?  yes  no  
If so, has there ever been rusty water or yellowish or reddish deposit in the sump or in the pit?  don't know  yes  no
- D9.3** Does the immovable have a sump pump?  yes  no  
If so, answer the following sub-questions:
- a) How often does the sump pump operate? \_\_\_\_\_  don't know
- b) In what year was the sump pump installed? \_\_\_\_\_  don't know
- D9.4** Does the immovable have a French drain?  don't know  yes  no  
If so, is there a system that allows access to the French drain to inspect it and clean it?  yes  no
- D9.5** Have modifications been made to plumbing drains or the foundation drain?  yes  no
- D9.6** In what year was/were the water heater(s) installed? \_\_\_\_\_  don't know
- a) Is it or are they leased?  yes  no
- b) What is the leasing cost? \$ \_\_\_\_\_  don't know
- D9.7** Does the immovable have a water softener or water filtration system?  yes  no
- D9.8** Is the immovable serviced by the municipal water supply?  yes  no  
If so, answer the following sub-questions:
- a) Is the immovable connected to the municipal water supply?  yes  no
- b) Has the municipal water main ever been changed, repaired or moved?  yes (indicate the year \_\_\_\_\_)  no
- c) Is it a source that supplies drinking water?  yes  no
- d) Have there ever been problems with the quality or quantity of water?  yes  no

**D9.9** Is the immovable supplied with water by a source other than the municipal water supply?  yes  no

If so, answer the following sub-questions:

a) What is the source of the water supply?

- artesian well
- tubular well
- surface well
- well point
- spring tapping
- other: \_\_\_\_\_

b) Is the water supplied by this source safe to drink?  yes  no

c) Do you have documents certifying the quality and quantity of water for this source?  yes  no

d) Have there ever been problems with the quality or quantity of water of this source?  yes  no

**D9.10** Is the immovable serviced by the municipal sewer system?  yes  no

If so, is the immovable connected to the municipal sewer system?  yes  no

**D9.11** Does the immovable have a sewage disposal system other than the municipal sewer system?  yes  no

If so, answer the following sub-questions:

a) What type of system does the immovable have?

- septic tank with weeping field
- sealed septic tank
- septic tank with leaching field
- other: \_\_\_\_\_

b) Do you have a plan showing the location of this system?  yes  no

c) How many bedrooms is the system designed for? \_\_\_\_\_

d) In what year was this system installed? \_\_\_\_\_  don't know

e) Do you have documents evidencing the features, compliance status and year of installation?  yes  no

f) Is the system emptied by the municipality?  yes  no

g) When was the system last emptied (date)? \_\_\_\_\_  don't know

h) Do you have documents evidencing that the system is always emptied and maintained?  yes  no

i) Have you ever received a notice of non-compliance regarding your sewage disposal system?  yes  no

**D9.12** Have there ever been problems with the sewage disposal system?  yes  no

If so, which ones?

- odour
- overflowing
- other: \_\_\_\_\_

**D9.13** Is the immovable equipped with a backflow valve (to prevent sewer and rainwater backups)?  don't know  yes  no

## D10. ENERGY

**To your knowledge:**

**D10.1** Is the immovable serviced by power utilities?  yes  no

If so, is the immovable connected to these power utilities?  yes  no

**D10.2** Have there ever been electrical problems (light blinking abnormally, fuse or circuit breaker that blows or trips repeatedly, defective outlet or switch or other)?  yes  no

- D10.3** Is the immovable serviced by natural gas services?  yes  no  
 If so, answer the following sub-questions:
- a) Is the immovable connected to natural gas services?  yes  no
- b) Have there ever been gas-related problems?  yes  no  
 If so, which ones?
- yellow or orange flame
- leak
- irregular supply
- odour
- other: \_\_\_\_\_
- D10.4** Does the immovable have an integrated generator?  yes  no  
 If so, have there ever been problems related to the generator?  yes  no
- D10.5** Has the electrical panel ever been replaced?  yes  no  
 If so, in what year? \_\_\_\_\_  don't know
- D10.6** Does the immovable have charging stations for electric cars?  yes  no  
 If so, what are the terms and conditions of use of charging stations (private station, paying user or other)?  
 \_\_\_\_\_
- D10.7** Does the immovable have a system that improves energy efficiency?  yes  no  
 If so, which one?
- wind turbine
- solar panel
- other: \_\_\_\_\_
- D10.8** Did the immovable receive an energy efficiency certification?  yes  no  
 If so, answer the following sub-questions:
- a) what certification is it?
- Novoclimat
- Energy rating
- Green house
- LEED
- other: \_\_\_\_\_
- b) when was this certification obtained? \_\_\_\_\_  don't know

## D11. TELECOMMUNICATIONS

### To your knowledge:

- D11.1** Are telecommunications services available in the area where the immovable is located?  yes  no  
 If so, which ones?
- Internet
- telephone
- cellular network
- cable
- D11.2** Is the immovable connected to a telecommunications service?  yes  no

**D12. HEATING, AIR CONDITIONING AND VENTILATION**

**To your knowledge:**

**D12.1** What type of energy does the main heating system use?

- fuel oil
- electricity
- natural gas
- wood
- geothermal
- other: \_\_\_\_\_

**D12.2** Does the heating system include a furnace?

yes  no

**D12.3** What is the year of installation of the furnace or the main components of the heating system? \_\_\_\_\_

don't know

**D12.4** Does the heating system include an oil tank?

yes  no

If so, in what year was it installed? \_\_\_\_\_

don't know

**D12.5** Does the immovable have heated floors or ceilings?

yes  no

If so, in what year were they installed? **don't know** \_\_\_\_\_

don't know

**D12.6** Do you have a maintenance contract for the heating system?

yes  no

**D12.7** Have there ever been problems with the heating system?

yes  no

**D12.8** Are certain rooms difficult to heat?

yes  no

If so, which ones: \_\_\_\_\_

**D12.9** Does the immovable have a supplemental heating device?

yes  no

If so, answer the following sub-questions:

a) What is the type of device?

- stove
- fireplace
- other: \_\_\_\_\_

b) What is the energy source used by this device?

- fuel oil
- electricity
- natural gas
- wood
- propane
- granules
- other: \_\_\_\_\_

c) Do you have documents evidencing the features and year of installation of the device?

yes  no

d) In what year was it installed? **1974** \_\_\_\_\_

don't know

e) How often is the device used? **never** \_\_\_\_\_

don't know

f) Have there ever been problems with the supplemental heating system?

yes  no

g) Does it comply with applicable regulations?

yes  no

**D12.10** Does the main or supplemental heating system include a chimney?

yes  no

If so, answer the following sub-questions:

a) When was the chimney last swept (date)? \_\_\_\_\_

don't know

b) How often is the chimney swept? \_\_\_\_\_

don't know

c) Do you have documents evidencing the features and year of installation of the chimney?  yes  no

d) Does it comply with applicable regulations?  yes  no

**D12.11** Does the immovable have a geothermal system?  yes  no

If so, answer the following sub-questions:

a) In what year was the system installed? \_\_\_\_\_  don't know

b) Have there ever been problems with the geothermal system?  yes  no

c) Is the geothermal system certified by the Canadian Coalition of Geothermal Energy (CCGE)?  yes (indicate the certification number: \_\_\_\_\_)  no

**D12.12** Does the immovable have a heat pump (heating AND air conditioning)?  yes  no

If so, answer the following sub-questions:

a) Is it a wall-mounted or central heat pump? \_\_\_\_\_

b) In what year was it installed? \_\_\_\_\_  don't know

c) Do you have documents evidencing the features and year of installation of the device?  yes  no

d) Do you have a maintenance contract for the heat pump?  yes (indicate the date of the last maintenance: \_\_\_\_\_)  no

e) Have there ever been problems with the heat pump?  yes  no

**D12.13** Does the immovable have a permanent air conditioning system?  yes  no

If so, answer the following sub-questions:

a) Is it a wall-mounted or central air conditioning system? wall-mounted

b) In what year was it installed? \_\_\_\_\_  don't know

c) Do you have documents evidencing the features and year of installation of the device?  yes  no

d) Do you have a maintenance contract for the air conditioning system?  yes (indicate the date of the last maintenance: \_\_\_\_\_)  no

e) Have there ever been problems with the air conditioning system?  yes  no

**D12.14** Does the immovable have an air exchanger?  yes  no

If so, answer the following sub-questions:

a) In what year was it installed? \_\_\_\_\_  don't know

b) Do you have documents evidencing the features and year of installation of the air exchanger?  yes  no

c) Do you have a maintenance contract for the air exchanger?  yes (indicate the date of the last maintenance: \_\_\_\_\_)  no

d) Have there ever been problems with the air exchanger?  yes  no

### D13. INSPECTION AND OTHER EXPERT REPORTS

#### To your knowledge:

**D13.1** Has the immovable ever been inspected?  yes  no

If so, can you provide these reports?  yes  no

If not, why? can't find it

**D13.2** In addition to those already mentioned, have there ever been any other tests or expert evaluations done on the immovable (pyrite, pyrrhotite, radon, ochre deposits, Urea-formaldehyde foam insulation (UFFI), asbestos, air quality, water quality or flow, foundation drain or other)?  yes  no

If so, can you provide documents evidencing these tests or expert reports?  yes  no

If not,

a) why? \_\_\_\_\_

b) what was the problem revealed by the expert report, if any? \_\_\_\_\_

**D14. OTHER INFORMATION****To your knowledge:**

- D14.1** In addition to those already mentioned, has the immovable ever sustained damage following events such as ice storm, wind storm, flood, fire or other?  yes  no
- D14.2** Beyond the limits of federal and provincial legislation, if applicable, have cannabis, drugs, chemicals or hazardous products ever been produced or grown on the property?  yes  no
- D14.3** Has there ever been a suicide or violent death in the immovable?  yes  no
- D14.4** Have major work or renovations ever been done to the immovable other than those already mentioned (e.g. modifications to room division, replacement of floor covering)?  yes  no  
If so, describe these works in section D15 and answer the following questions:
- a) Have drawings and specifications been prepared for this work?  yes  no
- b) Did you obtain the necessary permits to carry out such work?  yes  no
- D14.5** In addition to those mentioned above, could other factors have an impact on the value of the immovable, the income generated thereby, the expenses relating thereto and use thereof?  yes  no

**D15. DETAILS**

This section allows you to clarify the answers given above, where necessary.

**IMPORTANT: indicate the number of the declaration to which the details apply.**

| Clause number | Details* |
|---------------|----------|
|---------------|----------|

\* Enter here any information or details regarding the situation being declared, such as where it occurred, in what year and, if applicable, how the situation was resolved. (Example: invoices, description of problems or work performed; where, when, how and whether the problem has been resolved.)

Provide an explanation for any question that is not being answered in this form.

**2.8 Servitudes in favour of Bell Canada and Hydro-Québec, see certificate of location Mortgage in favour of SOCIÉTÉ DE FIDUCIE COMPUTERSHARE DU CANADA.**

**-Windows and doors were replaced in 2001**

**-Pool liner installed in 2018**

**-Pool thermopompe installed in 2018**

**-Additional electrical sub-panel installed in 2018**

**-New gutters in 2010**

**12.5 Bathroom on second floor**

The pool backwash drains directly into the municipal sewer and that a neighbouring property's backwash line connects underground on the subject property. This installation was completed by a previous owner. To the Seller's knowledge, no issues have ever occurred. Potential buyer accepts its present state and assumes all related risks.

The above-ground swimming pool is sold "as is," without legal warranty. The pool is currently secured with a ratchet strap and has been in this condition for several years. The Potential Buyer accepts its present state and assumes all related risks.

The stove(s), fireplace(s), combustion appliance(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

If space is insufficient, the "Annex G – General" form can be used. This annex is an integral part of this form: \_\_\_\_\_

**REMINDER: PROVIDE ALL DOCUMENTS AVAILABLE THAT SUPPORT THE DECLARATIONS.**