

This owner / vendor declaration

is a part of the inspection made by the building inspector mandated by the buyer.

The questions were discussed and approved by The AIBQ and the ACAIQ.

Madam, Sir,

The present declaration form is proposed to you to favour an honest and fair real-estate transaction for all the parties concerned with transparency as the objective.

The Québec Civic code imposes the owner / vendor to guaranty the quality of the property being sold. As the owner of a building you are selling, you can limit your responsibility by revealing all defects or the problems which you know of that can affect the the value of the building or the cost of operation of your property.

Owner / Vendor declaration

Name of the owner: _____

Address of the property: _____

Date of construction: _____

Acquisition date by the current owner: _____

Have you declared any defects in this house to the buyer or the real estate agents? _____

Declaration of the **BUILDING'S CONDITION** and the components that are the object of this inspection.

Ground - Soil

Do you know if the property is situated in a flood zone? _____

Do you know if the property has already been the object of work to stabilize the foundations (pilings)? _____

Basement - Foundation

Have you ever had water infiltration problems in the basement? _____

a) Water back-up (sewers): _____

b) Leaking cracks: _____

c) Rain / melting snow causing infiltration: _____

d) High water table: _____

e) Other: _____

Pyrite

Have you had problems associated with pyrite? _____

Have you had a pyrite test done? _____

Roof

How old do you estimate the roof membrane to be? _____

Has it already been replaced? _____

Was the work done by a contractor? _____

Documents produced (invoice/guarantees) _____

Water Infiltration (current or previous)

Are you aware of water infiltration by:

a) The roof: _____

b) The windows or doors: _____

c) Sky-lights: _____

Did you notice condensation on windows in the winter? _____

Are any thermo-panes defective? _____

Are you aware of any wood rot in the house? _____

Are you aware of any mould in the house? _____

Electricity

Is there any aluminium wiring in the house? _____

Do you have fuses or breakers that trip repeatedly? _____

Do all the electrical circuits function? _____

Plumbing

Have you ever had frozen water pipes? _____

Have you ever had blocked sewer or drain pipes? _____

Have you ever had any plumbing problems? _____

What is the frequency of functioning of the sump pump, if applicable? _____

Septic system and drainage field (if applicable): for a building not served by municipal services

Is there a certificate of conformity available for the existing installation? _____

Is the septic system or the drainage field conforming? _____

Has the septic system been cleaned? _____ Available receipt? _____

Well - Type

Have you had the water tested? Yes No When? _____

What were the results? _____

Heating

When it is very cold (-30°C), is it difficult to maintain a comfortable temperature (approximately 21°C) in all rooms in the house? _____

Is there any radiant heat? _____

Did you replace a heating system or the furnace? _____

Did you replace the oil tank? _____

Have you ever had a problem with ground contamination? _____

Do you have an annual maintenance contract for the heating system? _____

To your knowledge is there a underground fuel tank? _____

Are the heating systems and their components functioning well? _____

Did you ever receive a notice of non-conformity for your chimney or fireplace? _____

Renovations

When was the house last painted? _____

What type of paint was used? **Latex:** _____ **Alkyd:** _____

Did you do any important renovation work of the property? _____

Since you have owned the house, have you done any major renovation work **yourself**? _____

- a) Plumbing: Professional: _____ Non professional: _____
- b) Electricity: Professional: _____ Non professional: _____
- c) Roofing: Professional: _____ Non professional: _____

Is there or has there been any structural problems with the house? _____

Disaster

According to you has the property ever been flooded? _____

According to you has the property ever had water damage caused by broken pipes? _____

According to you has the property ever been damaged by a fire? _____

Insects and rodents

Have you ever noticed traces or the presence of vermin, insect or rodents or their damage inside or outside your Property? _____ Fumigation: _____

Are there noises inside or outside the house that could cause a prejudice to a normal lifestyle? (i.e. Neighbours, dogs, transportation, vibrations): _____

Is there or has there ever been urea formaldehyde insulation in this house? _____

Was this house the object of an inspection such as this one within the last 3 years? _____

Are there any other defects, anomalies or other problems not mentioned in this questionnaire affecting the house?

If yes, specify: _____

DECLARATION

The owner declares that all information provided in this questionnaire was given in good faith and to the best of his or her knowledge.

Signed in good faith in _____ this date: _____

Owner / Vendor

People present - (witnesses)

Purchaser _____

Inspector: _____