

Property Disclosure Appendix

1. Land:

A. No

B. Yes. The carriage suite is rented.

C. No

D. Yes

E. No

F. No

G. No

H. No

I. No

J. No

K. Yes. Apparently, there is an old midden pre-dating the dump service we have today. It is at the North end of the property towards the road. It has never been a problem.

L. No

M. Yes. See A and B under services.

N. No

O. Yes. Hand drawings are available.

2. Services

- A. Water system: there is a water license which dates back to July 5 1938. License #8207 (14838) This water license is for Gerald Creek which runs all year round and the allowance is 500 gallons per day. The other water license holders in the area are neighbours Paul and Donna Way and Nell Bushby.
- B. Yes. The water is currently coming from an underground spring on Paul and Donna Ways property. There is a word of mouth agreement with the neighbors for the use of this source of water. It flows by gravity into an 1800-gallon cistern along the easement line. It is then pumped to the house with an electric pump within the basement of the house. A back up system was added later. The water is pumped from the house up onto a hill on the property. It is contained in an 1100-gallon cistern. It flows back down the same pipe when the pump is turned off. The flow of water is controlled by a series of valves which could be automated easily if so desired. The pipe going up the creek has been damaged due to mud slides and trees falling and is currently not in use.
- C. Yes. The water was tested before we moved in and was acceptable. We have been using it ever since.
- D. The septic field was repaired in 2012 without a permit. It has been working fine ever since. The tank was pumped at the same time. A new distribution box was added along with some screens in the tanks. The direction of flow was changed for the field. The pipes for the field did not seem to be used the way they were.
- E. No
- F. No
- G. DNA

3. Building:

- A. Yes. The walls are insulated for 1938 standards.
- B. DNK
- C. Yes. The pipe insulation in the basement likely contains asbestos as do the first layer of vinyl floor tiles typical of pre 1980 buildings. Although these items have not been tested.

D. DNK

E. The fire place and the wood stove have not been installed according to todays code. Both are in operation and have never been a problem. The carriage suite wood stove was replaced by a certified installer and meets all the code requirements.

F. Yes. Ants come out every spring for a time. We have been dealing with them in a natural way. IE: vacuuming them up and using natural deterrents to keep them out. I am not aware of any damage. I do not know what type they are.

G. No

H. No

I. Yes. The septic field was repaired. The electric panel was upgraded professionally to 100 amps from 60 amps for insurance purposes.

J. No

K. Water leaks into the south end of the basement when it rains exceptionally hard and for a long period of time. We have been dealing with it so far by vacuuming up the water with a wet/dry shop vac.

L. See K above

M. Yes. The roof does leak in places when it rains exceptionally hard. It is a metal roof with screws holding it down. Many of the screw heads have been calked to prevent water leakage.

N. No

O. No

P. No

Q. Yes. There is a suite above the garage which is called the carriage suite. It has been rented out since we purchase the house. It has never been a problem.

R. No

S. No

T. No

U. No

4. General:

A. No

B. No

C. No