

**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:

79 AV HARTFORD , POINTE-CLAIRE QUEBEC , H9R 3C9

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? 2003

D2.2 What is the year of construction of the immovable? 1955 not applicable don't know

D2.3 Do you live in the immovable? yes no
If so, since when? 2003

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: wasps in 2024 - front bricks

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? 2008 / solarium 2020 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: fiberglass _____
- 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? 2025 don't know
 a) Is it or are they leased? yes no
 b) What is the leasing cost? \$ 14.36 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 2021) 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

Generated by Diana Campbell on 3/24/2026 7:42:06 AM EDT, Finalized on 3/24/2026 7:45:32 AM EDT, Printed/PDF on 3/24/2026 7:46:45 AM EDT (V17 06/2022)

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? 2001 approx. 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? 2001

don't know

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

yes no

If so, in what year was it installed? 2018

don't know

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

yes no

If so, in what year were they installed? bathroom main 2012

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? 2004

don't know

e) How often is the device used? +/- 10 times / year

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)? Dec 2025

don't know

b) How often is the chimney swept? every 2 years

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? **central** _____

b) In what year was it installed? **2002** _____ 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? **cannot 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*
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* 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 - Line of credit with TD, Bell and hydro servitudes # 1 089 641

2.10 - Fences on both sides installed by current owner on their land. Back fences are shared, installed a long time ago.

2.11 - paved the driveway and installed the two side fences. Added the hot tub

3.3 - Home heated with oil, oil tank in the basement

4.1 - Basement had water in the cold room and laundry area prior to the street drainage being changed. No issues since the street was redone in 2021

Solarium roof leaked prior to being changed in 2020 (no invoice)

Chimney leaked in the basement near the cleanout - driveway was dug out and the area was membraned - invoice with Akton available, no issue since 2016.

5.2 - with 4.1 mentioned above. 2 cracks injected 2003 by previous owner (with receipts from Akton)

6.1 - exterminator contacted for wasps, receipt available

9.6 - water tank rental 28.72\$ every two months.

Important notes; given the age of construction seller's declare that not all plugs are grounded. The thermopane in the living room window appears to have some fogging. High efficiency oil furnace with "April air" humidity control.

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.