



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

Approved by The New Brunswick Real Estate Association for use by members under
An Act to Incorporate The New Brunswick Real Estate Association



Property designated as civic address: 7 St. Croix Street, St. Stephen, New Brunswick E3L 2A2

Seller: Matthew Balcarras and Deanna Balcarras

Buyer: _____

☒ This Property Disclosure Statement is being made by the Seller in his/her capacity as the owner of the property, who has owned the property for approximately 4 years; OR

☐ This Property Disclosure Statement is being made by the Seller in his/her capacity as the legal representative of the owner of the property.

The Seller is responsible for the accuracy of the answers on this disclosure statement and if uncertain should reply "Do Not Know".

The information contained in this Property Disclosure Statement has been provided by the Seller of the property. As part of the Buyer's due diligence, it is strongly advised that the property be inspected by a reliable third party to verify the information below.

The information contained in this disclosure statement has been provided to the best of the Seller's knowledge.

1. WATER SUPPLY

A. Source (check all that apply): ☒ Municipal ☐ Drilled Well ☐ Dug Well ☐ Community ☐ Shared well
☐ Other: _____ ☐ None

B. (i) Are there any problems with water quality?

(ii) Are there any problems with water quantity?

(iii) Are there any problems with water taste or smell?

(iv) Are there any problems with water pressure?

(v) Date of last water test: _____

If you answered YES for (i)-(iv), please detail: _____

C. Is there a water conditioner or treatment system attached to the water supply?

Type of System: _____

Date installed: _____

D. Is there a well certificate available? (If YES, written supporting documentation will be provided to the Buyer)

2. SEWAGE DISPOSAL

A. Type (check all that apply): ☒ Municipal ☐ Septic ☐ Sewer (Other): _____

If Septic, Material: _____ Date last pumped: _____ Capacity: _____

B. (i) Are there any problems with the existing septic/sewer system?

(ii) Have any repairs or upgrades been carried out to the septic/sewer system since you owned the property?

(iii) Is there a septic system certificate? (If YES, written supporting documentation will be provided to the Buyer)

3. ELECTRICAL SYSTEM

A. Type of Wiring (check all that apply): ☒ Copper ☐ Aluminum ☐ Knob & Tube ☐ Other: _____

B. Electrical Panels: ☒ Breakers ☐ Fuses ☐ Both

C. What is the amperage of the system: _____

D. Are there any problems with the electrical system?

Acknowledgment of completion of Page 1

Seller's initials: MB DB Buyer's initials: _____

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Form 102 Revised June 2018

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	YES	NO	DO NOT KNOW	DO/IS NOT APPLY
3. ELECTRICAL SYSTEM continued				
E. Have any repairs or upgrades been carried out to the electrical system since you owned the property?	☒	☐	☐	☐
If YES, details: <u>Sub panels added, new wiring for lights & plugs</u>				
4. PLUMBING SYSTEM				
A. Type (check all that apply): ☒ Copper ☐ Cast Iron ☐ Lead ☐ PVC ☒ Plastic ☐ None			☐	☐
B. Are there any problems with the plumbing system?	☐	☒	☐	☐
C. Have any repairs or upgrades been done to the plumbing system since you have owned the property?	☒	☐	☐	☐
If YES, details: <u>new main drains/cast iron removed</u>				
5. HEATING SYSTEM				
A. Type of Heating (check all that apply): ☒ Oil ☒ Propane ☐ Natural Gas ☒ Electric ☐ Wood ☐ Solar ☐ Geothermal ☐ None			☐	☐
B. Type of Heating System (check all that apply): ☐ Forced Air Furnace ☒ Baseboard ☒ Radiant ☒ Heat Pump ☐ Hot Water ☐ Stove			☐	☐
i. If oil, what is the age of the tank (in years)? <u> </u> ☐ Inside ☒ Outside			☐	☐
ii. Have there been any fuel leaks from the lines or tank?	☐	☒	☐	☐
C. Are there any problems with the heating system?	☐	☒	☐	☐
D. Have any repairs or upgrades been carried out to the heating system since you owned the property?	☒	☐	☐	☐
E. Are the following in good working order? Please indicate the date of the last known inspection.				
Wood/Pellet/Propane Stove Inspection date: <u> </u> Inspector: <u> </u>	☐	☐	☒	☐
Fireplace Inspection date: <u> </u> Inspector: <u> </u>	☐	☐	☒	☐
Fireplace Insert Inspection date: <u> </u> Inspector: <u> </u>	☐	☐	☒	☐
Chimney Inspection date: <u> </u> Inspector: <u> </u>	☐	☐	☒	☐
Furnace Inspection date: <u> </u> Inspector: <u> </u>	☐	☐	☒	☐
6. STRUCTURAL				
A. Are there any structural problems, damage, or leakage in the foundation?	☐	☒	☐	☐
i. Have there been any repairs to the foundation since you have owned the property?	☒	☐	☐	☐
B. Are there any structural problems, damage, leakage, or dampness with the walls, roof or roof covering?	☐	☒	☐	☐
i. Have there been repairs to the roof or walls since you have owned the property? Age of roof covering: <u>2-1/2 yrs for garage</u>	☒	☐	☐	☐
C. Are the exterior walls insulated? Type: <u>cellulose</u>	☒	☐	☐	☐
D. Is the attic insulated? Type: <u>fiberglass bats</u>	☒	☐	☐	☐
E. Are the basement walls insulated? Type: <u>spray foam</u>	☒	☐	☐	☐
7. MECHANICAL (For example: mechanical ventilation, air conditioning, central vacuum, swimming pool, etc.)				
A. Are there any problems with the mechanical systems or units?	☐	☒	☐	☐
If YES, details: <u> </u>				
B. Is any equipment leased or rented?	☒	☐	☐	☐
If YES, please indicate equipment and terms: <u>hot water tank</u>				
8. ZONING AND PERMITS				
A. Does property usage conform with municipal bylaws and regulations including the existing zoning?	☒	☐	☐	☐
B. Does the property conform to the current zoning requirements?	☒	☐	☐	☐
i. If NO, is the non-conforming use approved under municipal zoning regulations?	☐	☐	☐	☒

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8. ZONING AND PERMITS continued	YES	NO	DO NOT KNOW	EGES NOT APPLY
C. Have all necessary and/or appropriate permits been issued for improvements on the property?	☒	☐	☐	☐ N/A
D. Have all necessary improvements been inspected and signed off on by an authorized Federal, Provincial or Municipal inspector?	☒	☐	☐	☐ N/A
E. Has the property received any heritage property designations?	☐	☒	☐	☐ N/A
9. ENVIRONMENTAL (If YES, written supporting documentation will be provided to the Buyer).				
A. Has the property been tested for radon gas levels?	☐	☒	☐	☐ N/A
☐ Home owner tested ☐ C-NRPP Professional Inspector tested ☐ Long term test ☐ Short term test				
1. Length of test _____ (Start date) _____ (End date)				
2. If YES, what was the Becquerel level? _____				
3. If YES, has remediation actions been taken? By Whom? _____	☐	☐	☐	☐ N/A
B. Are there any known or suspected environmental concerns on this property or in this immediate area?	☐	☒	☐	☐ N/A
C. Is the property subject to any environmental restrictions (i.e. waterfront setbacks, designated wetlands, wellfield protection zone, municipal watershed, etc.) either from Federal, Provincial and/or Municipal authority?	☐	☒	☐	☐ N/A
D. Are there any fuel storage tanks, asbestos, or lead on the property? If YES, details: _____	☐	☒	☐	☐ N/A
E. Has there ever been any fuel storage tanks located on the property? If YES, details: _____	☐	☒	☐	☐ N/A
Date of removal: _____ Removed by: _____				
10. GENERAL				
A. Are you aware of any restrictions with the property such as, but not limited to: Restrictive Covenants, Easements and Rights-of-Way, Shared Wells, Driveway Agreements, Encroachments on or by adjoining properties?	☐	☒	☐	☐ N/A
If YES, details: _____				
B. Is there, or has there been, any damage due to wind, fire, humidity, flooding, pests, rodents or insects?	☐	☒	☐	☐ N/A
If YES, details: _____				
C. Is there or has there been evidence of any moisture and/or water in the structure?	☐	☒	☐	☐ N/A
If YES, Details: _____				
D. Are there any mould/mildew problems in the property?	☐	☒	☐	☐ N/A
If YES, details: _____				
E. Has this property ever been subject to flooding?	☐	☒	☐	☐ N/A
If YES, Details: _____				

Acknowledgement of completion of Page 3

Seller's initials MS DB Buyer's initials

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	YES	NO	DO NOT KNOW	DOES NOT APPLY
F. Are there any warranties currently in force with the property?	☐	☒	☐	☐
Are these warranties transferrable?	☐	☐	☐	☒
If YES, details: _____				
G. Are you aware of any public projects or real estate developments planned for your neighbourhood?	☐	☒	☐	☐
If YES, details: _____				
H. Has there ever been any insurance claims made against the property?	☐	☒	☐	☐
If YES, details: _____				
11. ADDITIONAL COMMENTS (attach a schedule if needed): 				
The Seller confirms receipt of a copy of the Property Disclosure Statement and agrees that it may be given to prospective Buyer or Buyer's Agent. The Seller agrees to provide prospective Buyer or Buyer's Agent with a further disclosure of any changes in the condition of the property that have occurred since completion of this statement.				

Dated at 7 St. Croix, St. Stephen, this 2 day of June, 2023

Deanne Cunningham
WITNESS

Deanne Cunningham
WITNESS

[Signature]
SELLER

[Signature]
SELLER

Buyer acknowledges having received a copy of this Property Disclosure Statement.

Dated at _____, this _____ day of _____, 20____

WITNESS

WITNESS

BUYER

BUYER

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