



# PROPERTY DISCLOSURE STATEMENT (PDS)

This Statement is attached to and forms part of the Seller Brokerage Agreement/Seller Designated Brokerage Agreement.  
Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.  
The NSREC is the regulatory body for real estate in Nova Scotia.

NSREC APPROVED  
07/01/2025 (3)  
FORM 211  
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This Property Disclosure Statement (PDS) is optional and is to be completed by the Seller to the best of their knowledge. The Seller is responsible for the accuracy of the information on this PDS. If a seller wants to disclose information about multiple parts of a property, they should complete separate PDSs for the different components of a property to ensure accurate disclosure. However, if the answers are the same for all components of buildings, on the property, the Seller may complete one form, identifying all components included. If additional space is required for responses, attach a schedule. If changes to the property conditions occur prior to closing, the Buyer will be notified in writing.

Property Address: 16 Lacy Anne Ave

PID(s)/ Serial #: 45360518

Seller: Janine Gallant

The Seller confirms the disclosures provided in this PDS applies only to the selected buildings or structures on the property:

☒ Main House ☐ Guest House ☐ Detached Garage ☐ Barn ☐ Shed ☐ Land ☐ Other: \_\_\_\_\_

I/We have owned the Property since: 2017

## 1. Structural

1.1. Are you aware of any structural problems, unrepaired damage, dampness or leakage? ☐ Yes ☒ No

If yes, provide details:

1.2. Are you aware of any repairs to correct structural damage, leakage or dampness problems? ☐ Yes ☒ No

If yes, provide details:

1.3. Is there insulation in the exterior walls? ☒ Yes ☐ No ☐ Do not know

Type: \_\_\_\_\_

1.4. Is there insulation in the attic/roof? ☒ Yes ☐ No ☐ Do not know

Type: \_\_\_\_\_

1.5. What is the age and type of roof?

Age: \_\_\_\_\_ ☒ Do not know

Type: Shingles ☐ Do not know

Are you aware of any repairs or upgrades made to the roof?

☒ Yes ☐ No ☐ Does not apply

If yes, provide details: Shingle replacements after hurricane on house roof; garage roof replaced and chimney removed in 2023 due to leak

If there is a woodstove/fireplace, is it WETT certified?

☐ Yes ☐ No ☐ Do not know

If yes, will documentation be provided to the Buyer? ☐ Yes ☐ No

2.4. If there is a chimney, are you aware of any problems or malfunctions with the chimney? ☐ Yes ☐ No ☐ Does not apply

If yes, provide details:

Is there a liner in the chimney? ☐ Yes ☐ No ☐ Do not know

If yes, what is the type of liner? \_\_\_\_\_

When was the chimney last cleaned? \_\_\_\_\_

2.5. Is there is a water heater on the property?

☐ Yes ☒ No

If yes, what is the age? \_\_\_\_\_ ☐ Do not know

If yes, what is the energy source? \_\_\_\_\_

2.6. Are you aware of any problems and/or malfunctions with the heating/cooling sources? ☒ Yes ☐ No If yes, provide details: \_\_\_\_\_

Leakage where pipe attaches to flue

2.7. Are you aware of any repairs or upgrades having been carried out to the heating/cooling sources? ☐ Yes ☐ No

If yes, provide details: All actuators replaced 2023, piping replaced 2022

## 2. Heating and Cooling Sources

2.1. What is the primary heat source and unit age, if known?

Source: Oil Age: 18 years ☐ Do not know

If applicable, what are the alternative heat source(s) and unit age(s), if known?

Source: \_\_\_\_\_ Age: \_\_\_\_\_ ☐ Do not know

Source: \_\_\_\_\_ Age: \_\_\_\_\_ ☐ Do not know

Source: \_\_\_\_\_ Age: \_\_\_\_\_ ☐ Do not know

2.2. If there is an oil tank, what date is stamped on the plate/sticker?

The \_\_\_\_\_ day of \_\_\_\_\_, 20 07

What is the type of oil tank? ☒ Steel ☐ Fiberglass

What is the tank size? 200 gallon

Where is the oil tank located? ☒ Indoor ☐ Outdoor

2.3. If there is a wood stove/fireplace, was the insert(s) properly installed by certified personnel? ☐ Yes ☐ No ☐ Do not know ☒ Does not apply

## 3. Mechanical

3.1. Are you aware of any problems or malfunctions with motors, pumps, purifiers, air exchangers, built-in appliances or other items not listed? ☐ Yes ☒ No

If yes, provide details: \_\_\_\_\_

## 4. Electrical System

4.1. Are you aware of any problems and/or malfunctions with the electrical system?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details: \_\_\_\_\_

4.2. Are you aware of any repairs or upgrades carried out to the electrical system?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details: \_\_\_\_\_

## 5. Plumbing System

5.1. Are you aware of any problems and/or malfunctions with the plumbing system?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details:

5.2. Are you aware of any repairs or upgrades to the plumbing system?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details:

## 6. Water Supply

6.1. What is the source of the water supply?

☒ Municipal ☐ Drilled Well ☐ Dug Well ☐ Shared ☐ None

☐ Other: \_\_\_\_\_

6.2. Are you aware of any problems with water quality, quantity, taste, odour, colour or water pressure? ☐ Yes ☒ No

If yes, provide details:

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

☐ Yes ☒ No ☐ Does not apply

If yes, provide details on what the system treats:

Does the treatment system treat all household water? ☐ Yes ☐ No

If no, which tap(s): \_\_\_\_\_

6.4. If there is a well:

a) Is a well certificate available? ☐ Yes ☐ No ☐ Do not know

If yes, will documentation be provided to the Buyer? ☐ Yes ☐ No

b) Where is the well physically located?

☐ On the property ☐ On another property (specify below)

☐ Do not know Provide details: \_\_\_\_\_

c) Is the well shared? ☐ Yes ☐ No ☐ Do not know

If shared, is there deeded access or a documented agreement related to the well? ☐ Yes ☐ No ☐ Do not know

If yes, provide details:

## 7. Sewage Disposal (Municipal and Septic)

7.1. What is the type of sewage disposal?

☒ Municipal ☐ Septic system ☐ Holding tank ☐ None

☐ Other: \_\_\_\_\_

7.2. What is the age of the sewage disposal selected in clause 7.1?

Age: \_\_\_\_\_ ☐ Do not know

7.3. Where is the sewage disposal and/or clean out located?

7.4. Are you aware of any problems and/or malfunctions with the sewage disposal?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details:

7.5. Are you aware of any repairs or upgrades to the sewage disposal?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details:

If yes, will supporting documentation of the repairs or upgrades be provided to the Buyer? ☐ Yes ☐ No If no, provide details: \_\_\_\_\_

7.6. If not municipal:

a) If applicable, what date was the system last pumped and by whom?

b) Is there septic disposal documentation available? ☐ Yes ☐ No

If yes, will a copy be provided to the Buyer? ☐ Yes ☐ No

## 8. Environmental and Land

8.1. Have you ever tested the Property for radon gas? ☐ Yes ☒ No

If yes, provide details:

8.2. Are you aware of any underground oil tanks on the Property? ☐ Yes ☒ No

If yes, provide details:

8.3. Are you aware of any environmental problems or soil contamination of any kind having occurred on the Property, such as toxic waste, gasoline, fuel tanks, fuel leaks, mould, asbestos, the existence of any mining operations, buried garbage/debris, decommissioned sewage disposal or abandoned wells? ☐ Yes ☒ No

If yes, provide details:

8.4. If the Property was contaminated, can you provide an Environmental Report and Certificate of Compliance to the Buyer? ☐ Yes ☐ No

8.5. Are you aware of any gas stations, refuse disposal sites, toxic substance storage sites, salvage yards or other pollutant source that abutted or was in close proximity to the Property? ☐ Yes ☒ No

If yes, provide details:

8.6. Are you aware of any damage or hazards due to wind, fire, water/flooding, erosion, sinkholes, natural disaster, wood rot, pests, rodents or insects?

☐ Yes ☒ No If yes, provide details:

8.7. Is the Property located on or near a floodplain or designated flood zone?

☐ Yes ☒ No ☐ Do not know

8.8. Has there been damage to the property due to coastal flooding or coastal erosion? ☐ Yes ☒ No ☐ Do not know

If yes, provide details:

8.9. Are you aware of any changes made to the property to help manage coastal flooding and/or coastal erosion? ☐ Yes ☐ No ☒ Does not apply

If yes, provide details:

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8.10. Are you aware of the property ever experiencing any other flooding, pooling, or having drainage issues? ☐ Yes ☒ No

If yes, provide details:

8.11. Is the Property located in a watershed district?

☒ Yes ☐ No ☐ Do not know

If yes, provide details:

Shubenacadie River watershed

8.12. Have you filed an insurance claim for property damage in the last five (5) years?

☐ Yes ☒ No If yes, provide details:

## 9. Use Restrictions, Zoning and Permits

9.1. Does the Property conform with municipal by-laws and regulations?

☒ Yes ☐ No ☐ Do not know

9.2. Does the Property conform with the existing zoning?

☒ Yes ☐ No ☐ Do not know

If no, provide details:

9.3. Have you, as the current owner, obtained the necessary permit(s) for improvements on the Property?

☐ Yes ☐ No ☐ Do not know ☒ Does not apply

If no, provide details:

9.4. Has the Property received heritage property designation?

☐ Yes ☒ No ☐ Do not know

If yes, will written supporting documentation be provided to the Buyer?

☐ Yes ☐ No

9.5. Are you aware of any limitations with the Property including, but not limited to: restrictive or protective covenants, easements, rights of ways, driveway

agreements, or encroachments on or by adjoining properties?

☐ Yes ☒ No

If yes, provide details:

If yes, will supporting documentation be provided to the Buyer? ☐ Yes ☐ No

9.6. Are you aware of any public projects or real estate developments planned in close proximity to the Property, such as road widening, new highways, or expropriations? ☐ Yes ☒ No

If yes, provide details:

## 10. Condominiums (if Applicable)

10.1. Are you aware of any repairs or potential repairs being investigated or carried out by the Condominium Corporation or on behalf of the Condominium Corporation in relation to the common elements or any unit in the Condominium Corporation? ☐ Yes ☐ No

If yes, provide details:

10.2. Are you aware of any special assessments being made, to be made, or being discussed by the Condominium Corporation? ☐ Yes ☐ No

If yes, provide details:

## 11. Warranties and Financial Obligations

11.1. Is there any ongoing financial obligations related to the Property that the buyer will be responsible for? ☐ Yes ☒ No

If yes, provide details:

11.2. Is there a new home warranty? ☐ Yes ☒ No

Expiry date: The \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

11.3. Are there any other warranties? ☐ Yes ☐ No

If yes, are the warranties transferable and will documentation be provided?

☐ Yes ☐ No

## 12. Seller's Signature

The information contained in this PDS has been provided to the best of the Seller's knowledge. The Seller confirms receipt of a true copy of the PDS and agrees that it may be given to prospective Buyers. The Seller further agrees to provide prospective Buyers with a further written disclosure of any changes in the condition of the Property that have occurred since the completion of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

Witness

*Janine Gallant*  
dotloop verified  
08/20/25 10:11 AM  
ADT  
C96V-IBXT-YABG-LANZ

Date

Witness

Seller

Date

## 13. Buyer's Signature

**NOTICE:** The information contained in this Property Disclosure Statement has been provided by the Seller of the Property and is believed to be accurate. The Buyer is urged to carefully examine the Property and have it inspected by an independent party or parties to verify the above information.

The Buyer acknowledges having read and received a copy of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

Witness

Buyer

Date

Witness

Buyer

Date