



# 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.

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: 66 McKay Lane Easter Passage NS B3G 1M9 PID(s)/ Serial #: 00372631

Seller: \_\_\_\_\_

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: \_\_\_\_\_

## 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 Installed drain

If yes, provide details: SUMP PUMP IN WINDOW WELL see Kyle's Basement receipt

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

Type: FIBERGLASS PINK

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

Type: FIBERGLASS PINK

1.5. What is the age and type of roof?

Age: 2 YEARS OLD  Do not know

Type: ASPHALT SHINGLE  Do not know

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

Yes  No  Does not apply

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

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? 2 YEARS  Do not know

If yes, what is the energy source? ELECTRIC

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

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: \_\_\_\_\_

## 2. Heating and Cooling Sources

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

Source: BASEBOARD Age: 2 YEAR  Do not know

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

Source: HEAT PUMP Age: 2 YEAR  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 N/A, 20\_\_\_\_\_.

What is the type of oil tank?  Steel  Fiberglass

What is the tank size? \_\_\_\_\_

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: \_\_\_\_\_

Trademarks are owned and controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®). Used under licence.

SELLER'S INITIALS: \_\_\_\_\_ / \_\_\_\_\_ BUYER'S INI

**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: 2 YEARS  Do not know

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

7.4. Are you aware of any problems and/or malfunctions with the sewage disposal?  
 Yes  No  Does not apply

**Easter Passage**

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: \_\_\_\_\_

- 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: \_\_\_\_\_
- 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 **(TP)**
- 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

**Easter Passage**

- 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 31 day of MARCH, 2033
- 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:

[Signature]  
Witness

[Signature: Timothy Peter]  
Seller **TP**  
Timothy Peter

MARCH 24, 2026  
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

Trademarks are owned and controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (CREA) / TRP (TRP)