



**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: \_\_\_\_\_

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? 2009 (as per S83839 May 10 2022)  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: \_\_\_\_\_
- 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? \_\_\_\_\_  don't know  
a) Is it or are they leased?  yes  no  
b) What is the leasing cost? \$ \_\_\_\_\_  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 \_\_\_\_\_)  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

**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? \_\_\_\_\_  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? \_\_\_\_\_

don't know

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

yes  no

If so, in what year was it installed? \_\_\_\_\_

don't know

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

yes  no

If so, in what year were they installed? \_\_\_\_\_

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? \_\_\_\_\_

don't know

e) How often is the device used? **Not used** \_\_\_\_\_

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)? \_\_\_\_\_

don't know

b) How often is the chimney swept? \_\_\_\_\_

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? wall mounted

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 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? \_\_\_\_\_

**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.

**D2.8 Mortgage with Royal Bank, Bell and Hydro servitude, servitude of view in favor of lot numbers 2459850, 2459853, 2459854**

**D6.1 Intervention taken Fall of 2022 to secure immovable against vermin. No evidence of mice since then.**

**D12.9 Original construction included fireplace and chimney. Never used. This sale is made without any legal warranty of quality from the seller as pertains to the fireplace and chimney.**

**The fireplace, combustion appliance(s), and chimney are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.**

**Previous owner's Seller's Declaration S83839 May 10 2022 details state:**

- backyard door 2018
- windows and doors 2018

**Roof due for recovering (last changed 2009 as per S83839 May 10 2022)**

**Steps of outdoor front entrance stairs require immediate maintenance**

**Basement fully roughed for a bathroom**

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.**