



GENERAL

Given the importance of the declarations that follow, the seller must provide the information to the best of his knowledge, adding details as needed.
THE SELLER PROVIDES all available documents pertaining to his declarations such as any documents related to work, warranties, invoices, receipts, plans, permits, letters, reports, notices, etc., and provides DETAILS regarding any positive answers under clause D15.

If this form is an annex to another document, please indicate number: BC - 30112 PP - Other: _____

D1 IDENTIFICATION OF IMMOVABLE

D1.1 The declarations herein pertain to the immovable located at 155 Wakefield Heights, (Lafayette)
ADDRESS OR CADASTRAL DESIGNATION IF A VACANT LOT

D2. GENERAL INFORMATION

D2.1 In what year did you acquire the immovable? 2001

D2.2 Do you occupy the immovable and, if so, since when? yes, since 2001 no

D2.3 Was the immovable ever leased? yes no
If so, leasing periods: _____

D2.4 What is the year of construction of the building? 2001 don't know

D2.5 Is the immovable covered by a new home warranty? yes no

Any major work or renovations made to the immovable other than those covered by a specific question in this form must be declared under clause D15 of this form.

D3. INFILTRATION

D3.1 To your knowledge, are there or have there ever been water infiltrations in the basement or elsewhere (e.g. roof, patio, balcony, greenhouse, skylight, door, window, chimney or other)? yes no

D4. LAND (SOIL)

To your knowledge, are there or have there ever been:

D4.1 problems concerning the soil such as sliding, subsidence, movement or instability affecting the immovable? yes no

D4.2 foundation stabilization work (e.g. piles, below-grade work, etc.)? yes no

D4.3 soil contamination (e.g.: fuel oil or oil spill or leak, lead, mercury, etc.)? yes no

D4.4 soil work (backfill, pool fill, retaining wall, etc.)? yes no

D4.5 periodical accumulation of water on the property? pond yes no

D4.6 yellowish or reddish water in the ditch? n/a yes no

D4.7 iron ochre in the soil? yes no

D5. BUILDING BASEMENT (INCLUDING CRAWL SPACE)

To your knowledge, are there or have there ever been:

D5.1 liquid spills in the basement (e.g. water, fuel oil, oil, mercury, etc.)? yes no

D5.2 foundation cracks, rot or other problem with the basement structure? yes no

D6. INTERIOR AIR QUALITY

To your knowledge, are there or have there ever been:

D6.1 major and regular condensation in winter, including on windows, greenhouse, patio door, walls, ceilings or other? yes no

D6.2 odours (e.g.: sewer, dampness, gas, fuel oil, etc.)? yes no

D6.3 evidence of mould or rot? yes no

D6.4 the presence of an insulation product that may contain asbestos (e.g.: vermiculite)? yes no

D7. ROOF

D7.1 In what year was the roof covering installed? 2001 don't know

D7.2 Do you have documents evidencing the replacement of the roof covering? yes no

D7.3 To your knowledge, is there or has there ever been ice accumulation or icicles hanging from the roof in winter? yes no

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D8. PLUMBING AND DRAINAGE

- D8.1** To your knowledge, are there or have there ever been plumbing-related problems such as marked variations in water pressure or flow when using fixtures, freezing pipes, water leaks, rusty water, odours, plumbing drainage or backup problems, abnormal noises or other? yes no
- D8.2** Does the immovable have a sump or drainage well with or without a pump? yes no
- a) How often does the pump operate? n/a _____ don't know
- b) Have you ever been aware of the presence of "rusty" water or yellowish or reddish deposits in the sump or drainage well? yes no
- D8.3** To your knowledge, have modifications been made to plumbing drains, including the foundation drain (tile drain or French drain)? yes no
- D8.4** In what year was the water heater installed? _____ 2001 don't know
- D8.5** Is there a water softener? yes no
- D8.6** Private water supply system (well) n/a
- a) What is the source of the water supply? artesian well surface well other: _____ don't know
- b) Does this source supply your drinking water? yes no
- c) To your knowledge, are there or have there ever been problems with the quality or quantity of water? yes no
- D8.7** Private sewage disposal system n/a
- a) What type of system does this immovable have? septic tank with weeping field other: eco-flo _____ don't know
- b) In what year was this system installed? _____ 2001 don't know
- c) Do you have documents indicating the features, compliance status and year of installation of the system? yes no
- d) When was the system last emptied (date)? _____ november 2009. don't know
- e) Do you have documents evidencing the frequency at which the system is emptied or maintained, including the last date the system was emptied? yes no
- f) To your knowledge, have there ever been problems with the system (e.g. odours, overflowing, etc.)? yes no

D9. ELECTRICITY

- D9.1** To your knowledge, are there or have there ever been electrical problems (e.g. lights blinking abnormally, fuses or circuit breakers that blow or trip repeatedly, defective outlets or switches, etc.)? yes no

D10. HEATING AND AIR CONDITIONING

D10.1 Main heating system

To your knowledge:

- a) Are there or have there ever been problems with the heating system? yes no
- b) Are certain rooms difficult to heat? yes no
- c) Is there foil heating in the ceiling (radiant heat)? yes no
- d) In what year was the furnace installed? n/a _____ 2001 don't know
- e) Do you have a maintenance contract for the heating system? n/a yes no
- f) In what year was the oil tank installed? n/a _____ 2001 don't know
- g) Is there or has there ever been an underground oil tank? yes no
- h) How often is the chimney swept? n/a _____ yearly. don't know
- i) When was the chimney last swept (date)? n/a _____ Fall 2008. don't know

D10.2 Heat pump (air conditioning and heating)

To your knowledge:

- a) Are there or have there ever been problems with the heat pump? yes no
- b) What is the year of installation of the heat pump? _____ N/A don't know
- c) Do you have a maintenance contract for the heat pump? yes no

D10.3 Permanent air conditioning system

To your knowledge:

- a) Are there or have there ever been problems with the air conditioning system? yes no

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- b) In what year was the air conditioning system installed? 2001 don't know
- c) Do you have a maintenance contract for the air conditioning system? yes no
- D10.4 Supplemental heat (stove, fireplace, chimney) n/a

To your knowledge:

- a) Are there or have there ever been problems with the supplemental heating device and its components? yes no
- b) What is the year of installation of your device? 2001 don't know
- c) Do you have documents evidencing the features and year of installation of your device? yes no
- d) How often is the device used? seasonally - 1 time / week
- e) Do you have documents evidencing the features and year of installation of the supplemental heat chimney? yes no
- f) How often is this chimney swept? yearly don't know
- g) When was the chimney last swept (date)? 2008 fall don't know

D11. INSECT AND PEST CONTROL

- D11.1 To your knowledge, are there or have there ever been insects or other pests? yes no
- D11.2 Have you ever used the services of a professional exterminator? yes no

D12. DEBTS RELATED TO EQUIPMENT AND FIXTURES

- D12.1 To your knowledge, are there fixtures and/or equipment attached to the immovable that are not completely paid for? yes no

D13. EXISTING INSPECTION OR OTHER EXPERT REPORTS

To your knowledge, are there or have there ever been:

- D13.1 one or more inspection reports written on the immovable? yes no
- D13.2 any other test or expert evaluation done on the immovable (ex.: pyrite, pyrotite, UFFI, asbestos, air quality, water quality and flow, foundation drain)? yes no
- D13.3 Are these inspection reports, tests or expert evaluations available? yes no

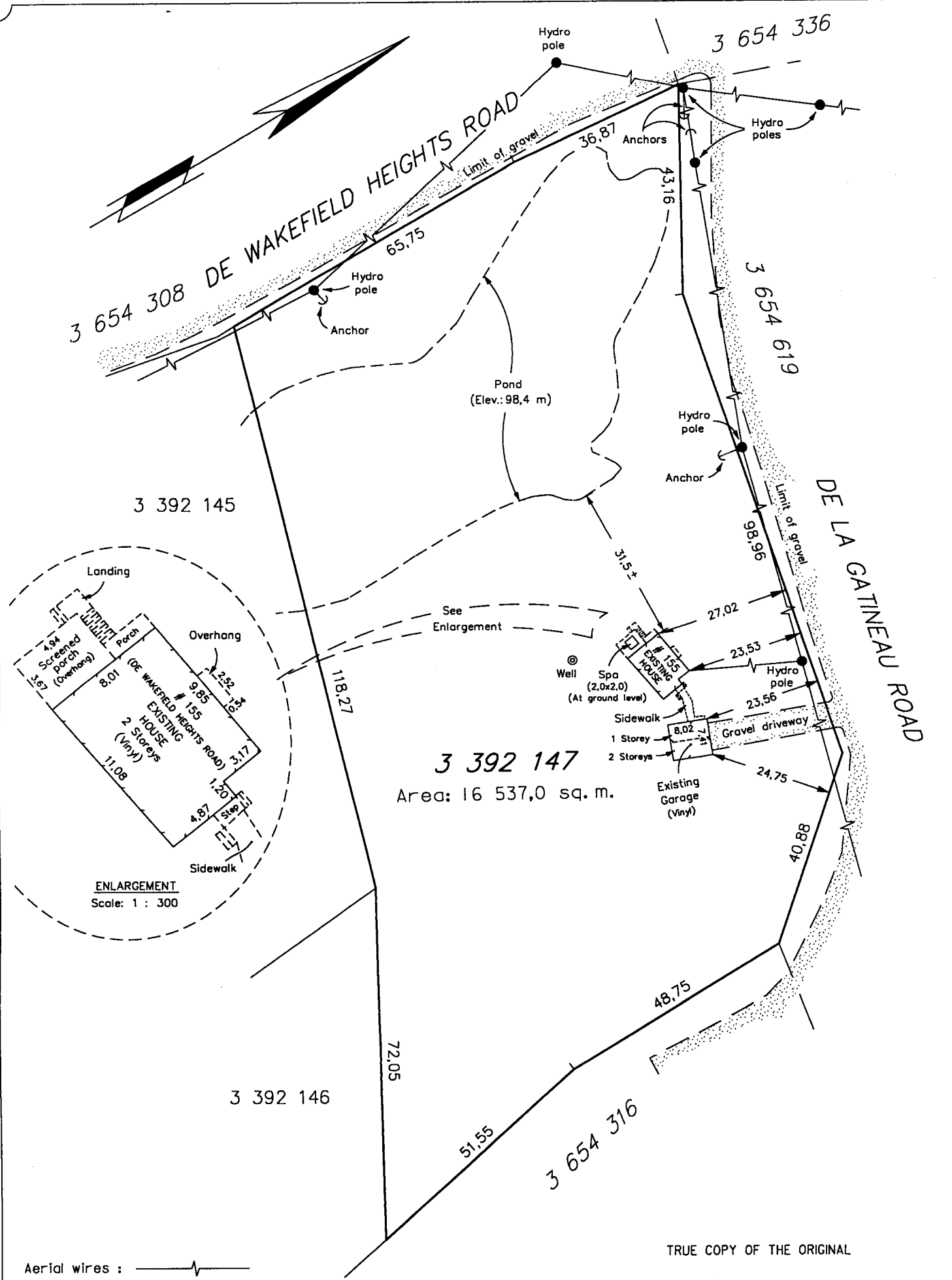
D14. OTHER INFORMATION

- D14.1 Apart from what has already been mentioned, to your knowledge has the immovable ever sustained damage due to one or more events such as ice storm, wind storm, flood, fire, or other? yes no
- D14.2 Have you done any major work or renovations to the immovable other than those already mentioned? yes no
- D14.3 Did you obtain the necessary permits to carry out such work? don't know yes no
- D14.4 Do you have drawings and specifications pertaining to this work? yes no
- D14.5 To your knowledge, has an insurance company ever refused to insure the immovable in whole or in part? yes no
- D14.6 To your knowledge, has an insurance company ever refused a claim for damages sustained by the immovable? yes no
- D14.7 To your knowledge, has cannabis ever been grown or any other drug, chemical or hazardous material ever been produced inside the immovable? yes no
- D14.8 To your knowledge, has there ever been a suicide or violent death in the immovable? yes no
- D14.9 To your knowledge, is there any other factor that you have not mentioned in these declarations (e.g.: development or construction project, environmental problems [radon, for example], abnormally high noise level, unpleasant odours, etc.)? yes no

D15. MAJOR IMPROVEMENTS TO THE IMMOVABLE AND DETAILS

Indicate the number of the clause to which the details apply:

- garage built ± 2006



Aerial wires :

TRUE COPY OF THE ORIGINAL

N.B. The measurements are taken on the exterior finish.
 Field work date : February 22nd, 2010.
 N.B. ALL DISTANCES ARE METRES (I.S.).

Hugues St-Pierre
 QUEBEC LAND SURVEYOR

PLAN ANNEXED TO THE CERTIFICATE OF LOCATION
 CADASTRE DU QUEBEC

LOT 3 392 147
 REGISTRATION DIVISION OF GATINEAU
 MUNICIPALITY OF LA PECHE

GATINEAU, MARCH 3rd, 2010

N.B. This plan and the accompanying report are an integral part of this certificate of location and shall not be used or invoked for any other purpose without the written authorization of the undersigned. This document was prepared for the purpose of a real estate transaction.

Prepared by : *Hugues St-Pierre*
 HUGUES ST-PIERRE
 QUEBEC LAND SURVEYOR

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SCALE : 1 : 1 000

CROSS-SECTION

FRONT

SECOND FLOOR PLAN

FIRST FLOOR PLAN

TRUSSES

RAFTERS

FLOOR JOISTS

BEAM

CONCRETE SLAB FLOOR

STAIR DOWN

MULTI-USE SPACE

STAIR UP

DOOR

DRAPY REQUIRED FOR FIRE SEPARATION

2-CAR GARAGE

POST

8' X 7' GARAGE DOORS

<p>Behm Design</p> <p>GARAGE & SHOP PLANS CATALOG</p>	WIDTH: 24'-0"	<p>PLAN No.</p> <p>624-1</p>
	DEPTH: 26'-0"	
	RIDGE HEIGHT: 21'-4"	
	FLOOR AREA: 624 SF	

This 2-car garage with upper studio/office was designed for practical usage and turn-of-the-century style. The structure is relatively simple and it creates versatile interior space, as well as a delightful building form.

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