



# PROPERTY CONDITION DISCLOSURE STATEMENT ACKNOWLEDGEMENT FORM - 201

Developed by your Saskatchewan REALTORS® Association

## INFORMATION ABOUT THE PROPERTY CONDITION DISCLOSURE STATEMENT

This information forms part of the Property Condition Disclosure Statement (PCDS)

SW 2-48-23-3 Eldon SK  
(Property Address or Legal Land Description)

**SELLERS INFORMATION: This section is intended to assist SELLERS in completing the PCDS and to understand the SELLER'S rights and obligations.**

SELLERS are encouraged to complete a PCDS, however, they may decline to complete the PCDS or may choose to answer only certain questions. Whether a SELLER completes the PCDS, or not, a SELLER is legally responsible to disclose known defects.

**SELLERS are responsible for their answers in the PCDS, therefore:**

- SELLERS should answer "Do Not Know" if they are unsure of the correct answer.
- SELLERS should not answer "Do Not Know" or "Does Not Apply" if they DO know the correct answer.
- SELLERS may include additional information in the spaces provided.
- SELLERS are not required to disclose PATENT DEFECTS. Patent defects are construction defects that are open and obvious, meaning that they should be reasonably discovered during a routine inspection. They can be seen with the naked eye.
- For a Seller's own protection, it is advisable to disclose all known defects, including information disclosed to them by previous owners.

**SELLERS must complete the PCDS themselves to avoid a misunderstanding.**

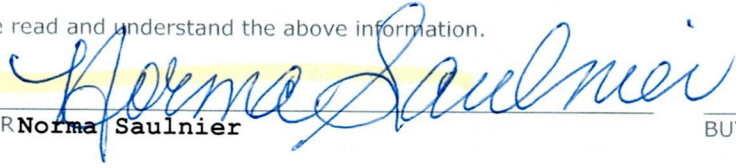
- REALTORS® may assist SELLERS by explaining the meaning of the questions, but REALTORS® will not provide or verify answers to the questions.

**BUYERS INFORMATION: BUYERS are strongly urged to use the PCDS as the starting point for their own inquiries.**

- SELLERS are only obligated to disclose defects they are aware of. There may be other defects the SELLER is not aware of.
- The SELLERS may have limited knowledge about the property.
- BUYERS are encouraged to seek professional guidance for areas of particular concern for them, as some SELLERS may simply not know the answers to some of the questions or may choose not to answer.
- In some cases, if a defect is found following possession, it may not be possible to make a claim against the SELLER as the SELLER may be difficult to locate, be insolvent or bankrupt, or the costs of legal action may be too high.

BUYERS are urged to carefully inspect the property and, it is recommended, they have the property inspected by a professional(s) of their choice at their expense. Following the inspection, independent contractors can examine the property to determine whether defects exist and the cost to repair.

I have read and understand the above information.

  
 SELLER Norma Saulnier

BUYER \_\_\_\_\_

SELLER \_\_\_\_\_

BUYER \_\_\_\_\_

**\*SELLERS OPTION TO DECLINE**

The SELLERS' BROKERAGE has explained the potential implications of not completing the Property Condition Disclosure Statement and by signing below, the SELLER has chosen to **DECLINE** completing the Property Condition Disclosure Statement form. The SELLER may, if they so choose, voluntarily explain their decision to decline in the box below.

SELLER \_\_\_\_\_ Date: MM/DD/YYYY

SELLER \_\_\_\_\_ Date: MM/DD/YYYY

**\*When Declined by the SELLER, only this page is required. There is no requirement to print or retain the following pages when declined.**



# PROPERTY CONDITION DISCLOSURE STATEMENT ACKNOWLEDGEMENT FORM - 201

Developed by your Saskatchewan REALTORS® Association

SELLER: Norma Saulnier

DATE OF DISCLOSURE: MM 06 DD 12 YYYY 2024

SELLER: \_\_\_\_\_

The following is a statement made by the SELLERS concerning the condition of the property located at:

SW 2-48-23-3

Eldon

SK

(Property Address or Legal Land Description)

THE SELLER HAS OWNED THE PROPERTY SINCE 2006 / Purchased 2009

THE SELLER  CURRENTLY LIVES  PREVIOUSLY LIVED  HAS NOT LIVED IN THE PROPERTY.

If the seller has not lived in the property, please answer below.

Estate  Investment property  Other \_\_\_\_\_

**SELLERS should read the information about this Property Condition Disclosure Statement on the first page of this form before answering the questions below. All sections should be read thoroughly as some questions may apply for all property types.**

1. GENERAL RESIDENTIAL PROPERTY INFORMATION		YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1.01</b> Are the dwelling(s)/improvements connected to a public (City/Municipal) <b>sewer</b> system? If no, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.02</b> Are the dwelling(s)/improvements connected to a public (City/Municipal) <b>water</b> system? If no, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.02(a) Is the water potable?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.03</b> To the best of your knowledge, are the following areas of the dwelling(s)/improvements insulated?					
1.03(a) Attic		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.03(b) Perimeter walls (above grade)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.03(c) Perimeter walls (below grade i.e., basement)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.04</b> Are you aware of or have you received any notice from any government authority (municipal or otherwise) concerning any non-compliance of your property with the requirements of any government authority? (e.g., not limited to: zoning, occupancy, health, environmental protection, fire or building permit bylaws) If yes, please explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.05</b> Are you aware of any outstanding special assessment levies or local improvement levies on the property, which are over and above your annual property taxes? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.06</b> Are you aware of any notice, claim or lien affecting the property from any person or public body? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.07</b> Are you aware of any encroachments or unregistered rights of way? (e.g., not limited to: shared drive, access road to adjoining property, shared well) If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1.08</b> Are you aware of any problems with any of the following systems or any equipment associated with such systems? If yes, explain below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(a) Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(b) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(c) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(d) Central air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.08(e) Ventilation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(f) Humidification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.08(g) Air Purification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.08(h) Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1.09</b> Are you aware of any problems with any built-in appliances or attached fixtures and associated equipment? (e.g., not limited to: garage door opener, central vac, dishwasher, water softener, underground sprinklers, swimming pool, sauna, hot tub, satellite dish) If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.10</b> Are you contractually committed to any rental agreements that would be assumed by the BUYERS after possession or closing date? (e.g., not limited to: rented water heater, furnace, water softener, alarm system) If yes, explain below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1.11</b> Are you aware of any past or present moisture or water damage in the dwelling(s)/improvements resulting from any of the following? If yes, explain below.				
1.11(a) Roof leaks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11(b) Plumbing leaks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11(c) Seepage/flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11(d) Sewer back up	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11(e) Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1.12</b> Are you aware of any past or present damage to the dwelling(s)/improvements resulting from any of the following? If yes, explain below.				
1.12(a) Wind	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12(b) Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12(c) Hail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12(d) Pests (e.g., not limited to: insects, rodents)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12(e) Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1.13</b> Are you aware of any structural defects in the dwelling(s)/improvements? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.14</b> Are you aware of any deficiency or defect in the fireplace(s)/woodstove(s) or the associated chimney(s)? If yes, explain below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1.15</b> Are you aware of any improvements, additions or alterations made without the required permits? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BACK UP VALVE

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<b>2. ENVIRONMENTAL PROPERTY INFORMATION (applicable for all property types)</b>		YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>2.01</b> Other than general household cleaning, have you taken any efforts to test, control or remediate mould, fungi, radon, or indoor air quality on the property? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.02</b> Are you aware of the presence of any of the following in the dwelling(s)/improvements? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(a) Asbestos or Vermiculite		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(b) Lead water pipes		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(c) Cardboard sewer lines		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(d) Live knob and tube		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(e) Aluminum wiring		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. CONDOMINIUM PROPERTY</b>		Section not Applicable			<input type="checkbox"/>
<b>3.01</b> Are you aware of any special assessments? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.02</b> Are you aware of any <b>proposed</b> amendments to the condominium bylaws or rules which may alter or restrict the permitted uses of the property? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. RURAL PROPERTY (Acreage, Lake Etc.)</b>		Section not Applicable			<input type="checkbox"/>
<b>4.01</b> Is there or has there previously been an income generating component to this property? (e.g., not limited to: tree farm, leased land, subdivided land, livestock/agricultural operations) If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>GRAZING Lease to Fall, 2024. Surface leases.</i>		YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>4.02</b> Well systems – To the best of your knowledge, are there any issues with the well system? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Submersible in drilled well to old house THEN FROM THERE TO NEW HOUSE</i>					
<b>4.03</b> Septic systems – To the best of your knowledge, are you aware of any issues with the septic and/or other related systems or equipment? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>PUMP + surface disposal</i>					
<b>4.04</b> Cistern - To the best of your knowledge, are there any issues with the Cistern? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4.05</b> Are there any known issues with internet availability or effectiveness? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4.06</b> Are you aware of any soil/slope instability on the property? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.07</b> To the best of your knowledge, is the property located within a flood zone?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.08</b> Are you aware of any past or present environmental testing or environmental reports on the property? If yes, explain below.		YES	NO	DO NOT KNOW	DOES NOT APPLY
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.09</b> If untested or unreported, are you aware of any past or present environmental or soil contamination of any kind having occurred on the property? (e.g., not limited to: toxic waste, leaking oil/gas tanks, abandoned wells, garbage/refuse pile, old tire pile) If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ADDITIONAL COMMENTS AND EXPLANATIONS** (attach Schedule "\_\_\_" if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SELLERS are not required to disclose defects which are obvious on a simple visual inspection of the property by a BUYER.**

The SELLERS state that the above information is true as of the above date and that **the SELLERS will disclose to any BUYER any changes to this information prior to the signing of any Contract of Purchase and Sale in which this PCDS is incorporated. Any important changes to this information made known to the SELLERS will be disclosed by the SELLERS to the BUYERS prior to closing.** The SELLERS acknowledge receipt of a copy of this PCDS and agree that a copy may be given to prospective BUYERS and made available to real estate salespeople and brokers.

By signing this PCDS, both the SELLERS and the BUYERS acknowledge that all information contained within comes from the SELLERS and that neither the SELLER'S BROKERAGE or BUYER'S BROKERAGE nor any of their representatives have verified the accuracy of any such information. Neither the SELLER'S BROKERAGE nor the BUYER'S BROKERAGE or any of their representatives warrant, guarantee, or represent the accuracy of the above information. By signing this Statement, the SELLERS and the BUYERS and their successors, assigns, and personal representatives hereby release each of the SELLER'S BROKERAGE, the BUYER'S BROKERAGE and their respective representatives and each of their successors, assigns and personal representatives of and from all responsibility and liability with respect to any loss or damage suffered or sustained by the SELLERS or the BUYERS or by any of their successors, assigns and personal representatives by reason of an inaccuracy in any of the information contained in this PCDS or by reason of any omission of any information from this PCDS.

**By initialing this box, the SELLER acknowledges they personally filled out the contents of this form. No other party checked the boxes contained within this document.**

SELLER *Norma Saulnier* SELLER \_\_\_\_\_  
Norma Saulnier

**BUYERS SHOULD READ THE INFORMATION ABOUT THIS PROPERTY CONDITION DISCLOSURE STATEMENT ON THE FIRST PAGE OF THIS FORM.**

The BUYERS acknowledge that they have received and read a signed copy of this PCDS on

mm \_\_\_\_\_ dd \_\_\_\_\_ yyyy \_\_\_\_\_.

BUYER \_\_\_\_\_ BUYER \_\_\_\_\_

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