

# Shoreline Purchaser Checklist

## Supplementary Questions for Residential Property Disclosure Statement

If you are considering the purchase of shoreline property, we recommend that you ask the seller the following questions in addition to those in the BC Real Estate Residential Property Disclosure Statement. You may wish to request the seller to sign this page, and refer to it in any offer of purchase you make. *Also see entry in Index under Purchasing Tips.*

**1A Are the premises connected to a public sanitary sewer system?** If NO:

Is a sewer system planned in the next three years?

**1D Is the property serviced by a private well?** See Chapter 6. If YES:

- Are there any water quality problems?
  - Do you have records of water quality tests?
  - Do you have the well records?
  - Is the well properly sealed?
  - Is there an adequate and reliable rate of flow?
  - Is there an underground storage cistern?
  - Is there a seasonal variation in water level?
  - Has the well ever run dry?
- If NO: Does the property obtain its water from a surface supply?
- If YES: Does it have a water licence?
- Is the licence fee paid up to date?

**1E Are you aware of any underground oil storage tank(s) on the property?**

If YES or NO:  
Are there any underground storage tanks for aviation fuel, gasoline or hazardous liquids on the property?

**1F Is the property serviced by a septic system/lagoon?** See Chapter 5. If YES:

- Is there a permit for the system?
- Is the septic field over 30 m (100 ft) from surface water or a well?
- Has the tank been pumped in the last 3 years?
- Is the tank of an adequate size for the dwelling(s)?
- Is there an effluent lift pump?
- Is there a second drain field, or space for it?
- Is it an "alternative" or "engineered" septic system?

**1H Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?** If YES or NO:

- Are there any conservation or restrictive covenants on the property?
- Are there any easements on the property?

Does access to the property require any unregistered means such as historic use, handshake agreement, unregistered easement, etc.?

Does anyone else have unregistered access across the property?

**plumbing**

Is the plumbing system built for year round use?

**erosion** See Chapter 8.

Are you aware of any shoreline erosion problems?

Are you aware of neighbours who have any erosion problems?

Are there erosion control structures on the property or nearby?

Are there any runoff control measures (culverts, waterbars) in place?

**docks and access**

Is there a dock? See Chapter 9. If YES:  
Are there any problems with it?

Is it pulled out seasonally?

Does the dock have a permit/lease/licence?

**water levels**

Is any of the property within the 200 year floodplain?

Is the basement, crawl space, or main floor at least 1.5 m (5 ft) above the floodplain?

Have you ever experienced flooding or flood damage?

Is the water body controlled by a dam?

**other**

Is the beach sand all natural?

Are there any special zoning regulations, setbacks, shoreline protection bylaws or environmental reserves?

Are there any adjoining road allowances for public water access, including any old shoreline road allowances?

Are there temperature inversions which bring smoky air down to ground level?

Are there occasional odours from nearby farming or industrial operations?

Is there a shellfish lease on the shoreline?

The seller states that the information provided is true, based on the seller's current actual knowledge as of this date. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing.

\_\_\_\_\_  
signature (seller) date

\_\_\_\_\_  
signature (buyer) date

yes  
no  
don't know  
not applicable