

Form 820

for use in the Province of Ontario

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GENERAL USE: This form gives a Realtor® a tool to discover details about a property under a variety of different topics.

The first part of the first topic involves general details about the property, including items about the occupancy, ownership, is it a condominium or association?

This summary of information is for a REALTOR® file only, to be used as a discovery of information tool. It is suggested Members review and use other Checklist Series Forms, for extended discovery of property and other relevant information.

PROPERTY:				
SALESPERSON/BROKER/BROKER OF RECORD:				
DATE:				
CLIENT/CUSTOMER/CONSUMER NAME:				
GENERAL: (Provide Applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
1. The has occupied from to owner/tenant Details				
2. Does any other party have an ownership or spousal interest in the property?				
3. Is the property a condominium or a freehold property that includes an interest in a common elements condominium, (POTL)? (If yes, Schedule 821 to be completed.)				
4. Does ownership of this property require membership in an Association and payment of Association fees? If yes, specify.....				

There are additional questions about rights of first refusal, encroachments, easements and whether there is a survey available.

5. Is the property subject to first right of refusal, option, lease, rental agreement or other listing?				
6. Are there any encroachments, registered easements, or rights-of-way?				
7. Is there a plan of survey? Date of survey.....				

Questions also include whether there are boundary disputes, non-compliance with zoning.

8. Are there any disputes concerning the boundaries of the property?				
9. Are you aware of any non-compliance with zoning regulations?				

Property questions address matters such as knowledge of any pending developments and public projects.

10. Are you aware of any pending developments, projects or rezoning applications in the neighbourhood?				
11. Are you aware of any public projects planned for the neighbourhood? eg: road widenings, new highways, expropriations etc.				

There are inquiries about whether there are restrictive covenants, drainage restrictions, local levies or unusual taxes and whether there has been a notice about a work order or deficiency notice affecting the property.

12. Are there any restrictive covenants that run with the land?				
13. Are there any drainage restrictions?				
14. Are there any local levies or unusual taxes being charged at the present time or contemplated? If so, at what cost? Expiry date.....				
15. Has any notice, claim work order or deficiency notice affecting the property been received from any person or any public body?				

The next set of questions address whether the property is connected to municipal water and sewer, are there Heritage restrictions?

GENERAL (CONT'D): (Provide Applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
16. a) Is the property connected to municipal water? (If not, Schedule 822 to be completed.)				
b) Is the property connected to municipal sewer? (If not, Schedule 822 to be completed.)				
17. Are there any current or pending Heritage restrictions for the property or the area?				

To discuss the possibility of liens on appliances and fixtures at the property there is a question. Further there is a question to determine if there are any defects with respect to the appliances or equipment included with the property.

18. Are there any conditional sales contracts, leases, rental agreements or service contracts? eg: furnace, alarm system, hot water tank, propane tank, etc. Specify..... Are they assignable or will they be discharged?.....				
19. Are there any defects in any appliances or equipment included with the property?				

An important question relates to the age of the building(s) and whether there are or have been any claims with Tarion. Further will a sale of the property be subject to Harmonized Sales Tax (HST)? For clarification and further details there is a place to add comments not covered by the pre-formatted questions.

20. What is the approximate age of the building(s)? Age..... Any additions: Age.....				
21. Are you aware of any past or pending claims under the Tarion Warranty Corporation (formerly ONHWP)? Tarion Warranty Corporation/ONHWP Registration No.....				
22. Will the sale of this property be subject to HST?				

ADDITIONAL COMMENTS:

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The next topic relates to environmental questions. The first part deals with questions about possible environmental problems, waste dumps or hydro generating projects.

ENVIRONMENTAL: (Provide Applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
1. Are you aware of possible environmental problems or soil contamination of any kind on the property or in the immediate area? eg: radon gas, toxic waste, underground gasoline or fuel tanks etc.				
2. Are there any existing or proposed waste dumps, disposal sites or land fills in the immediate area??				
3. Are there any hydro generating projects planned for the immediate area? eg: Wind Turbines				

This subject continues with questions about flooding, Conservation Authority, erosion.

4. Is the property subject to flooding?				
5. Is the property under the jurisdiction of any Conservation Authority or Commission?				
6. Are you aware of any excessive erosion, settling, slippage, sliding or other soil problems?				

Next are questions about decommissioned wells, septic systems, swimming pools. Further of interest are any issues with respect to fuel oil tanks and the growth and manufacture of illegal substances.

ENVIRONMENTAL (CONT'D): (Provide Applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
7. Does the property have any abandoned or de-commissioned <input type="checkbox"/> well <input type="checkbox"/> septic system <input type="checkbox"/> swimming pool <input type="checkbox"/> foundation <input type="checkbox"/> other, specify.....				
8. a) Is there a fuel oil tank on the property? If yes, complete the following: <input type="checkbox"/> Underground. Date for required upgrading or removal..... <input type="checkbox"/> Aboveground. Age of tank..... Date of last inspection.....				
b) Does the fuel oil tank comply with the Technical Standards and Safety Authority requirements and any other requirements for fuel to be delivered?				
9. Has the use of the property ever been for the growth or manufacture of illegal substances?				

Once again there is space to provide clarification and additional comments.

ADDITIONAL COMMENTS:

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The last topic on the form addresses improvements and structural matters. The first set of questions relate to any structural problems, renovations, additions or improvements.

IMPROVEMENTS AND STRUCTURAL: (Provide Applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
1. Are you aware of any structural problems?				
2. a) Have you made any renovations, additions or improvements to the property?				
b) Was a building permit obtained?				
c) Has the final building inspection been approved or has a final occupancy permit been obtained?				

There are questions involving UFFI & Vermiculite insulation.

3. To the best of your knowledge have the building(s) ever contained ureaformaldehyde insulation?				
4. Is there vermiculite insulation on the property? If yes, has it been tested for asbestos?.....				

Questions with respect to fire code, detectors, woodstoves follow.

5. a) Are you aware of any deficiencies or non-compliance with the Ontario Fire Code?				
b) Is the property equipped with operational smoke detectors?				
c) Is the property equipped with operational carbon monoxide detectors?				
6. a) Is the woodstove(s)/chimney(s)/fireplace(s)/insert(s) in good working order?				
b) Has the wood energy system been WETT inspected? (Wood Energy Technology Transfer)				

There are questions relating air conditioning, heating, moisture or water problems, roof leakage, damage created by a variety of different factors. Included are questions about any repairs that have been done to rectify problems.

IMPROVEMENTS AND STRUCTURAL (CONT'D): (Provide Applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
7. Are you aware of any problems with the central air conditioning system?				
8. Are you aware of any problems with the heating system?				
9. a) Are you aware of any moisture and/or water problems?				
b) Are you aware of any roof leakage or unrepaired damage? Age of roof covering				
c) Are you aware of any damage due to wind, fire, flood, insects, termites, rodents, pets or wood rot?				
d) Have any repairs been carried out to correct any past or present problems related to (a), (b) and/or (c)? If yes, explain in additional comments below..				

Finally there are questions about the electrical, plumbing, swimming pool, sauna, etc.

10. a) Are you aware of any problems with the electrical system? Size of service				
b) Type of wiring: <input type="checkbox"/> copper <input type="checkbox"/> aluminium <input type="checkbox"/> knob-and-tube <input type="checkbox"/> other				
11. Are you aware of any problems with the plumbing system?				
12. Is there any lead, galvanized metal, cast iron or Kitec plumbing on the property?				
13. Are you aware of any problems with the swimming pool, sauna, hot tub, jet bathtub or lawn sprinkler system?				

There is also place to add comments to clarify, detail or add comments to any of the answers given in this section. If there are going to be schedules to this document they would be referenced here.

ADDITIONAL COMMENTS:

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Schedule(s) attached hereto and forming part of this Checklist include: