Knoedler Team

UNDERSTANDING THE PROPERTY DISCLOSURE STATEMENT

A simple guide to help sellers complete the PDS accurately and confidently.

01 WHAT THE PDS IS

A written summary of what you know about the property. It helps buyers understand the home, but it does not replace their own inspections or due diligence.

02 ANSWER CAREFULLY

Use the answer that best reflects your actual knowledge. “Do Not Know” should be used honestly. “Does Not Apply” is for questions that are not relevant to the property.

03 IF THE ANSWER IS YES, EXPLAIN IT

If there was a leak, repair, permit issue, encroachment, unauthorized alteration, or other concern, add a short explanation of what happened and, if applicable, how it was addressed, in the final section for notes.

04 DISCLOSURE HELPS

Clear disclosure builds trust. Disclosing a past issue that was properly repaired is often better received than an issue that appears to have been hidden.

05 MATERIAL LATENT DEFECTS

This means a serious hidden problem that a buyer could not reasonably discover and that makes the home dangerous, unfit to live in, or significantly less valuable.

06 COMMON ITEMS TO THINK ABOUT

Examples include water entry, plumbing or electrical issues, unpermitted work, insurance claims, boundary concerns, strata issues, or known environmental concerns.

07 A NOTE ABOUT RADON

Radon is a naturally occurring gas. It is generally less common as a concern in the Lower Mainland, but if you know of a radon issue or prior testing, it should be disclosed.

BEFORE YOU RETURN THE PDS

- Answer based on what you actually know, not what you think a buyer wants to hear.
- Add a short note anywhere a simple yes or no does not tell the full story.
- If you are unsure how to answer something, ask us before submitting it.

This guide is for general information only. The PDS should be completed carefully and truthfully based on your knowledge of the property.