

Reading & Responding to Disclosure Statements

KNOW MORE. DECIDE SMARTER.



In every real estate transaction, transparency is key. Disclosure documents, including the Property Disclosure Statement (PDS), help you understand the condition of a home before making a commitment. Sellers are required to share known issues and relevant history that could affect the property's value, safety, or use.

Our goal is to help you interpret every detail clearly and confidently. Whether buying a detached home or a strata unit, we ensure that nothing is missed and every question is answered. With the right guidance, disclosures become an essential tool - not a barrier.

What You'll Learn From Disclosures

- Identify structural or system issues like water damage, electrical updates, or roof repairs.
- Spot indicators of past insurance claims or flood/fire history.
- Understand which appliances, fixtures, or additions are permitted or grandfathered.
- Learn about shared property access, easements, or bylaw concerns.
- Assess renovations or upgrades - whether they were done with proper permits.
- Discover potential risks like oil tanks, asbestos, or buried services.
- Review occupancy limits or zoning disclosures for suites and rentals.

Disclosures aren't just about what's written - they're about what's revealed. With our support, you'll be prepared to move forward confidently, knowing the full story behind the property.

Navigating Strata Disclosures

- Review depreciation reports for upcoming building expenses.
- Examine strata bylaws, meeting minutes, and financials.
- Identify red flags like special assessments or legal disputes.
- Understand insurance coverage, deductible risks, and claim history.
- Clarify pet, rental, and short-term stay restrictions.

How We Guide You

- Flag issues that warrant deeper inspection or follow-up.
- Connect you with building inspectors or legal experts as needed.
- Help draft addendums or questions to sellers for clarification.
- Ensure your subject clauses align with disclosure findings.
- Protect your purchase decision with a clear, informed perspective.