



# INFORMATION PACKAGE



---

The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification



## COVID SHOWING PROTOCOLS

HELLO! Thank you for showing our listing. Following are the showing protocols for viewing The Agency's occupied listings. These are for the safety of our clients, tenants, you and your client's, as well as the agents and clients that may follow you to view the property.

**PLEASE TAKE THEM SERIOUSLY, WE DO!**

**If you are not well, have been out of the country in the past 3 weeks, have been in the company of anyone returning from high risk locations or diagnosed with Covid 19 in the past 3 weeks, we would ask that you NOT enter/show this home for the safety of all concerned.**

We are all professionals and as such we are confident that you will have initiated your own methods. What follows is what we have told our clients will happen when their house is shown, so we are all relying on you to stick to the plan. You should have your own sanitizing wipes, new unused disposable one-time use surgical gloves (do NOT use reusable gloves like garden gloves etc.). Gloves should be put on immediately prior to entering the home, do not put them on then go and touch your car etc. as it will defeat the purpose of having new gloves on.

### Arrival & Viewing

- There will be no feature sheets in the house, please download the electronic version for your clients.
- You and your clients are not to touch ANYTHING in the house. This includes leaning against walls etc. It is straight up, hands in pockets for the clients.
- If anything needs to be opened or touched, it should only be the agent touching it, if you do touch something or your client inadvertently touches anything, ensure it is wiped down with sanitizing wipes.
- Our clients will have sanitized/cleaned the doorknobs and handles for the main entry door, railings and access doors to outside. It is preferred (if possible) if you view the outside by going back out the main entry door and walking around the property as opposed to opening other doors to go outside. Our goal is to have the least amount of contact touch points in the house as possible to reduce risk.
- All of all the necessary doors, cupboards, closets will be open so there will be easy access to view inside. Not all of the kitchen cupboards will be open, but there will be a sufficient number for you to get the idea of what is there.
- The lights will be on, please leave them on to avoid touching the switches.
- Agents and client must stay together at all times.
- Please DO NOT bring any children to the showing. We would prefer that not more than two adults attend the showing.

The Agency

Cowichan Office: +1 (250) 710 8779 Email: [brian.danyliw@TheAgencyRE.com](mailto:brian.danyliw@TheAgencyRE.com) Web: [TheAgencyRE.com/bc](http://TheAgencyRE.com/bc)



- Please do not try to operate ANY mechanical devices including fireplaces, garage remotes, climate controls, ceiling fans or anything else. The operational condition will be verified during a building inspection if you make an offer on the property.
- Please do not use the bathrooms. If it is unavoidable, please let us know after the showing so we can advise our clients and they can take the necessary steps they feel are in order.

#### Departure

- When you have finished viewing the home please do not linger inside for discussions.
- Please use sanitizing wipes on the inside and outside of the doorknob and wipe down the lock box.
- Please take any gloves or sanitizing wipes you have used with you when you leave and dispose of them in a safe manner. Do not leave them in the home.

Thank you for viewing the property and helping us keep our clients, you and your clients safe, and those who follow you safe!

The Agency

Cowichan Office: +1 (250) 710 8779 Email: [brian.danyliw@TheAgencyRE.com](mailto:brian.danyliw@TheAgencyRE.com) Web: [TheAgencyRE.com/bc](https://TheAgencyRE.com/bc)



## Special Features – 1805 Braeburn Place

### Location/Property

---

- Minutes away from trails for hiking and biking
- Minutes away from shopping, restaurants, and medical buildings
- Located in Maple Bay
- Minutes to Maple Bay beach and marinas

### Main Floor

---

- 1522 sq. ft. finished.
- Gas fireplace to keep you cozy
- Living room for entertaining
- 2-piece bathroom
- Laundry room
- Large dining room, great for entertaining of friends and family
- Large deck with hot tub a place to relax
- Large family room with gas fireplace

### Kitchen

---

- Custom kitchen
- Large deep sink
- Huge island
- Brand new stainless steel appliances
- Breakfast nook



## Special Features – 1805 Braeburn Place

### Upper Floor

---

- 1557 sq. ft
- 5 additional bedrooms
- Large primary bedroom with large walk in closet
- Ensuite
- 3- piece bathroom

### Lower Floor

---

- 1452 sq. ft
- Bedroom
- 3- piece bathroom
- Family room with wood stove
- Flex room
- Storage room
- Den/Gym

### Others

---

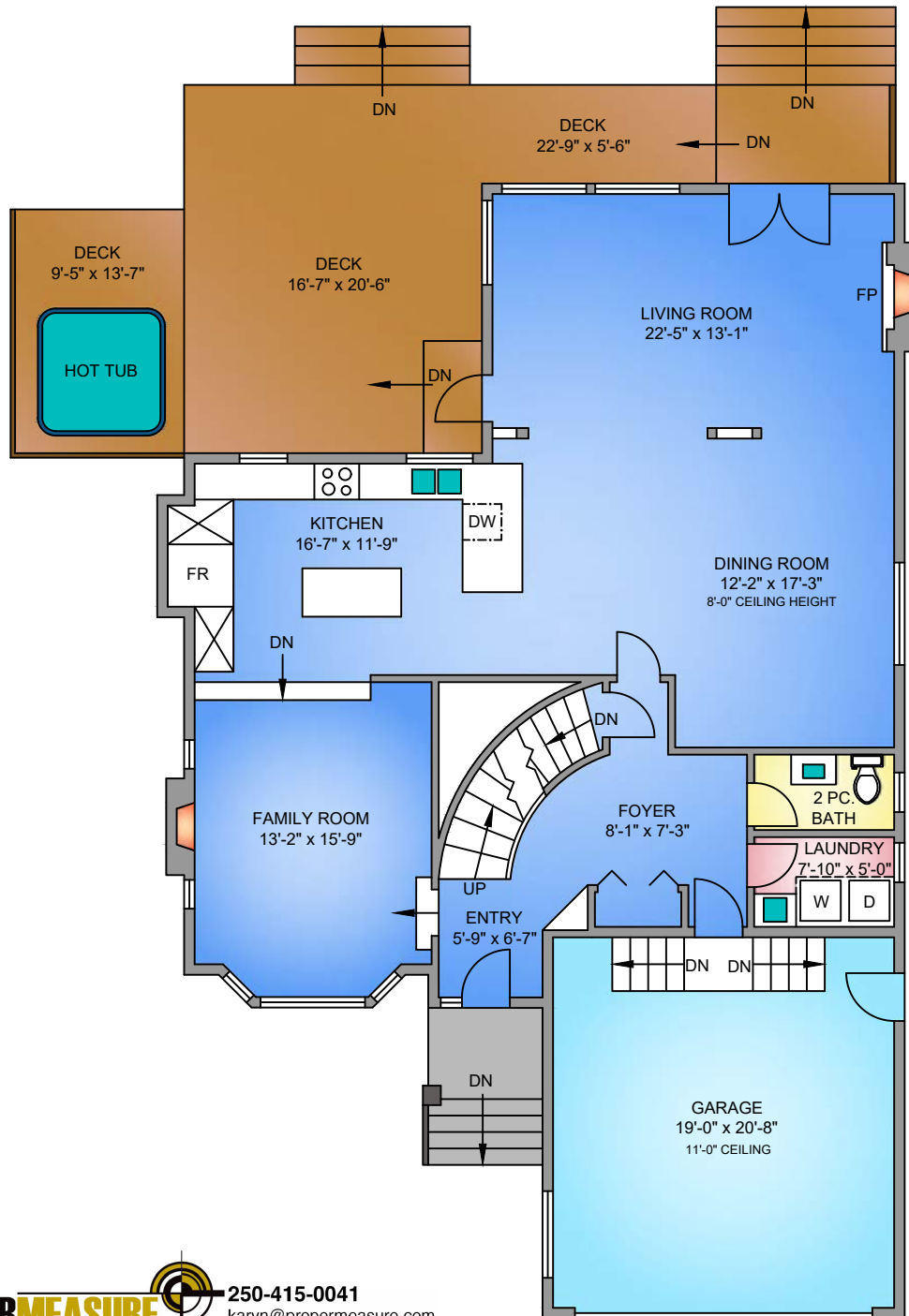
- Hot tub
- 2 car garage
- Zoning for secondary suite
- Huge deck
- Private backyard
- In ground sprinkler
- RV Parking



## 1805 Braeburn Place, Duncan B.C

Legal:	Lot 10, Plan VIP48932, Section 19, Range 1, Cowichan Land District		
PID:	014-575-442		
Price:	\$1,199,000	Listing No.:	L21-24
Taxes (Year):	\$5308 (2020)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	R-2	Zoning Type:	Residential
Lot Size:	0.28 Acres	Year Built:	1989
Total Area:	4531 sq.ft.	Finished Area:	4531 sq.ft.
Style:	Craftsman	No. of Floors:	3
Bedrooms:	7	Bathrooms:	4
Construction:	Wood Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Wood Siding
Water:	Municipal	Sewer:	Connected
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Heat Pump	Fuel:	Electric/Gas
No. of Fireplaces:	3	Fireplace Fuel Type:	Gas/ Wood
Roofing Material:	Membrane	Roof Age:	2011
Garage:	Yes	Additional Parking:	Yes
Windows:	Thermo	In Ground Sprinkler:	Yes
RV Parking:	Yes	Outbuildings:	N/A
Pool:	N/A	Hot Tub:	Yes
Built In Vacuum:	N/A	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes!
Home Warranty:	N/A	Views:	N/A

The above information is from sources deemed reliable, but it should not be relied upon without independent verification.



**MAIN FLOOR**  
**1522 SQ. FT.**  
 8'-0" CEILING HEIGHT

NORTH

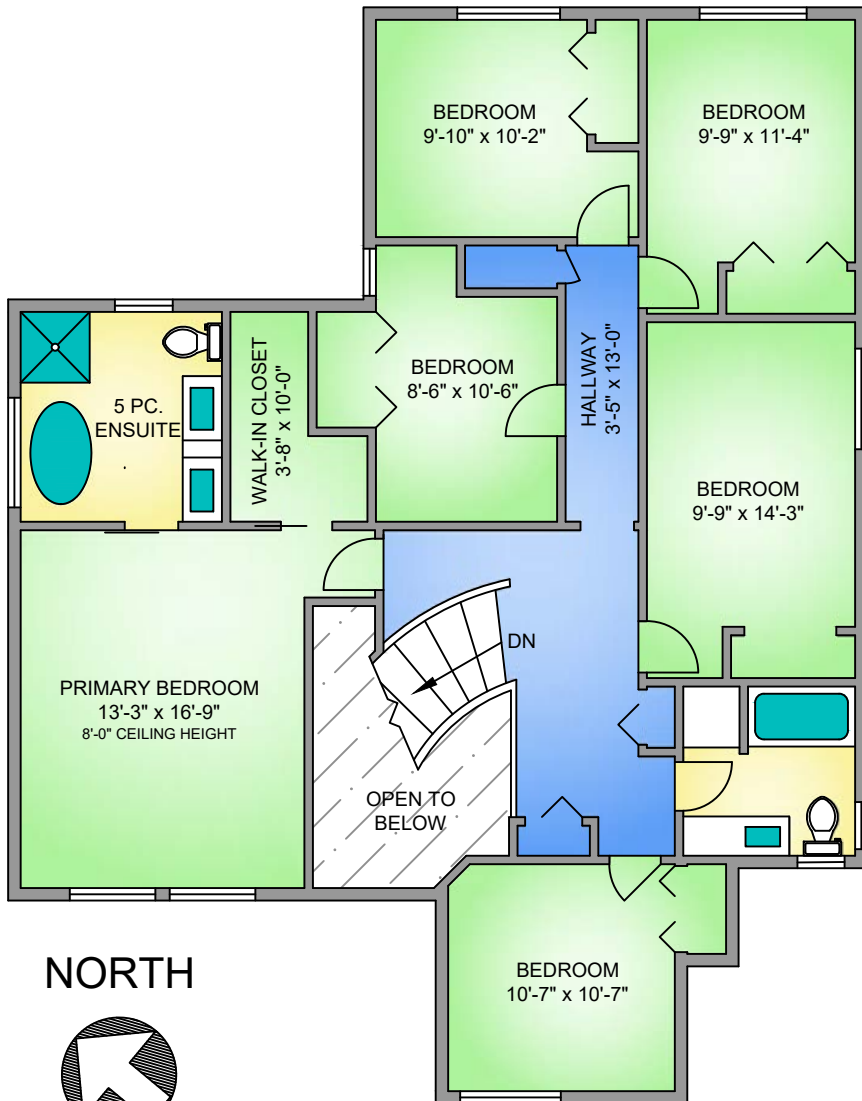


1805 BRAEBURN PLACE			
AUGUST 24, 2021			
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.			
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1522	433	593
UPPER	1557	-	-
LOWER	1452	-	-
TOTAL	4531	433	593

## UPPER FLOOR

1557 SQ. FT.

8'-0" CEILING HEIGHT



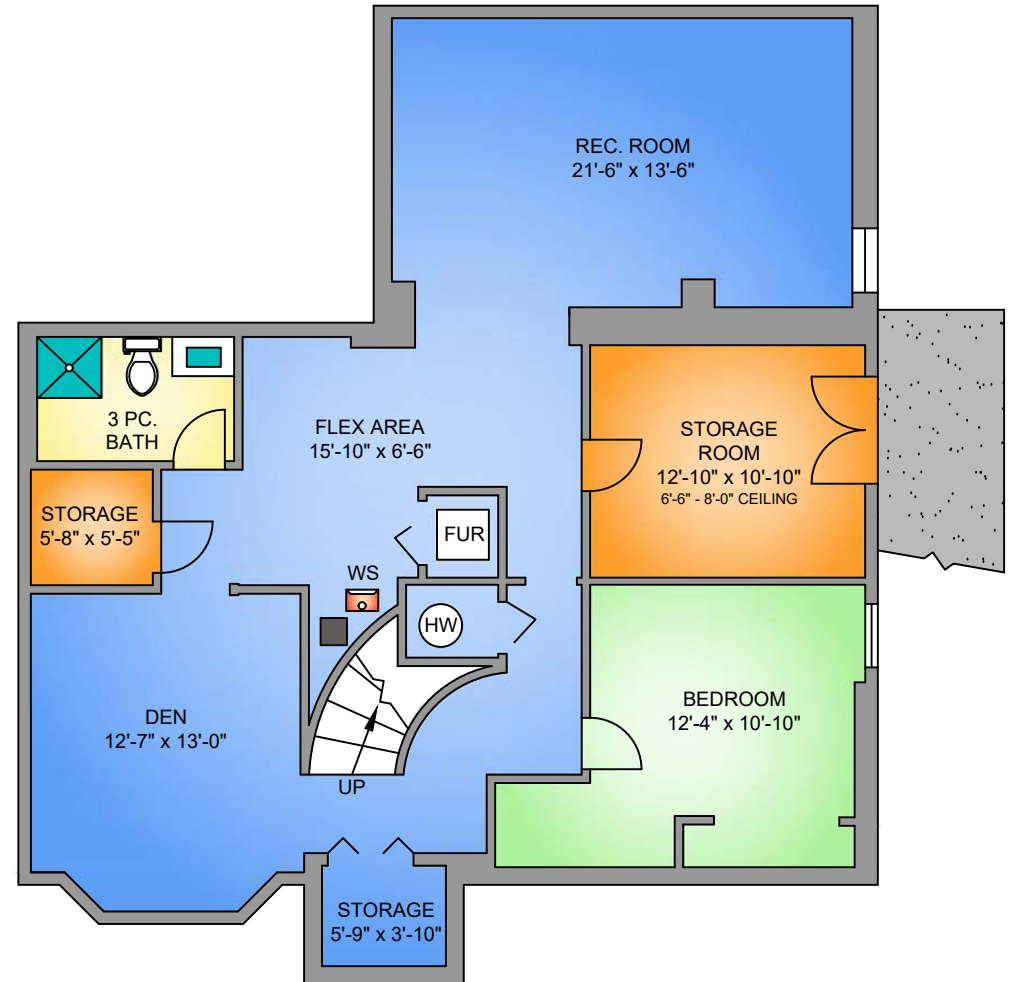
NORTH



## LOWER FLOOR

1452 SQ. FT.

8'-0" CEILING HEIGHT

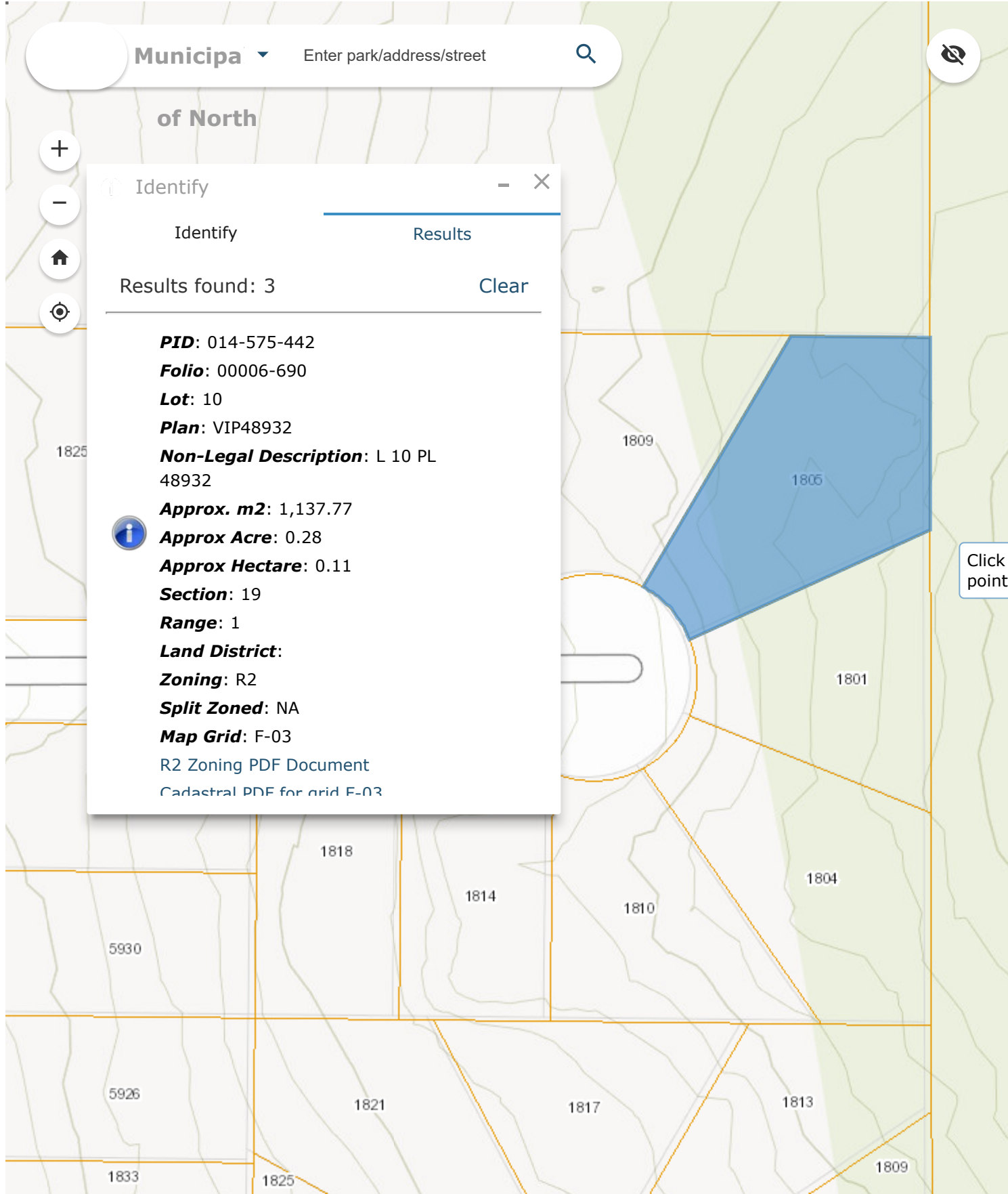


250-415-0041

karyn@propermeasure.com  
www.propermeasure.com

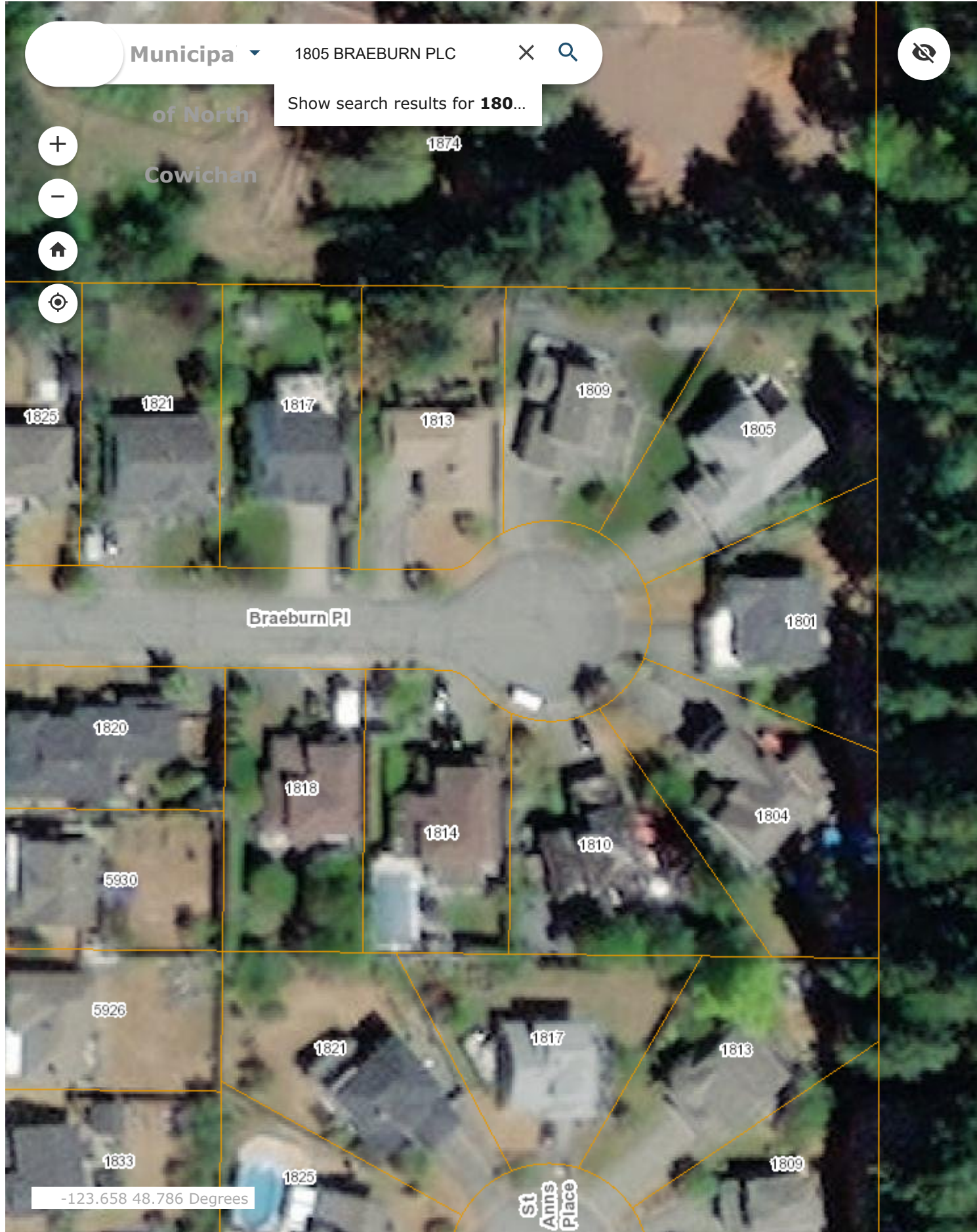
1805 BRAEBURN PLACE			
AUGUST 24, 2021			
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.			
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1522	433	593
UPPER	1557	-	-
LOWER	1452	-	-
TOTAL	4531	433	593





-123.658 48.786 Degrees

20m



## Residential Restricted Zone (R2)

### Permitted Uses

- 57 (1) The permitted uses for the R2 zone are as follows:
- Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Secondary Suite
  - Single-Family Dwelling
  - Supportive Housing [BL3302, BL3323, BL3674]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R2 zone is 890 m<sup>2</sup> (9,580 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the R2 zone is 21.0 m (68.90').

### Density

- (4) The maximum permitted density for the R2 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) The maximum permitted floor space ratio for the R2 zone is 0.5:1. [BL3383]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R2 zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R2 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

### Maximum Building Height

- (7) The maximum permitted building heights for the R2 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### Conditions of Use

- (8) The conditions of use for the R2 zone are as follows:
- (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
  - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
  - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.

- (d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
  - (i) the number of residents does not exceed three, and
  - (ii) the use is within a single-family dwelling unit only. [BL3302]
- (e) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
- (f) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]



## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

### EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

#### EXAMPLE ONLY:

"The attached Property Disclosure Statement dated  
\_\_\_\_\_ yr. \_\_\_\_\_ is incorporated into  
and forms part of this contract."

### ANSWERS MUST BE COMPLETE AND ACCURATE:

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer "do not know" or "does not apply" if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

### BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

### FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.





# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: August 24 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 1805 BRAEBURN PLACE DUNCAN BC V9L5M5 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY	
<b>1. LAND</b>					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		GP			
B. Are you aware of any existing tenancies, written or oral?		GP			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		GP			
D. Is there a survey certificate available?					
E. Are you aware of any current or pending local improvement levies/charges?		GP			
F. Have you received any other notice or claim affecting the Premises from any person or public body?		GP			
<b>2. SERVICES</b>					
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>	GP				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				GP	
(i) Did use of the well or water system commence on or before February 29, 2016?				GP	
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				GP	
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the Water Sustainability Act (British Columbia)?				GP	
D. Are you aware of any problems with the water system?		GP			
E. Are records available regarding the quantity of the water available?			GP		
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	GP				
G. Are you aware of any problems with the sanitary sewer system?		GP			
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		GP			
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				GP	
<b>3. BUILDING</b>					
A. To the best of your knowledge, are the exterior walls insulated?	GP				
B. To the best of your knowledge, is the ceiling insulated?	GP				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?	GP	GP			



DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

1805 BRAEBURN PLACE

DUNCAN

BC V9L5M5



3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?	EF			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>	EF			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		EF		
G. Are you aware of any structural problems with any of the buildings?		EF		
H. Are you aware of any additions or alterations made in the last sixty days?		EF		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		EF		
J. Are you aware of any problems with the heating and/or central air conditioning system?		EF		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		EF		
L. Are you aware of any damage due to wind, fire or water?		EF		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		EF		
N. Are you aware of any problems with the electrical or gas system?		EF		
O. Are you aware of any problems with the plumbing system?		EF		
P. Are you aware of any problems with the swimming pool and/or hot tub?		EF		EF
Q. Do the Premises contain unauthorized accommodation?		EF		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		EF		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		EF		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	EF			
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____			EF	
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)			EF	
W. Is there a radon mitigation system on the Premises?			EF	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				EF
4. GENERAL				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		EF		

August 24 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 1805 BRAEBURN PLACE DUNCAN BC V9L5M5

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?				

ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

  
 SELLER(S) GENEVIEVE AMANDA PRICE

  
 SELLER(S) STEPHEN JAMES GLAVINE

The buyer acknowledges that the buyer has received, read and understood a signed copy of this Property Disclosure Statement from the seller or the seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr. \_\_\_\_\_.

The prudent buyer will use this Property Disclosure Statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises Inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1003 REV. SEPT 2020

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2020, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

CREA WEBForms® 





## Local & Regional Authorities

---

**Cowichan Valley Regional District**  
175 Ingram St. Duncan, BC V9L 1N8  
Phone 250-746-2500  
Hours Monday – Friday 8:30 am - 4:30 pm  
CVRD Development Services  
Email: [ds@cvrd.bc.ca](mailto:ds@cvrd.bc.ca)  
Phone: 250.746.2620  
Toll Free: 800.665.3955  
Fax: 250.746.2621

---

**Municipality of North Cowichan**  
7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4  
Phone: (250) 746-3100  
Fax: (250) 746-3133  
Email: [feedback@northcowichan.bc.ca](mailto:feedback@northcowichan.bc.ca)  
MNC Planning Dept. (250) 746-3105

---

**City Of Duncan**  
200 Craig Street  
Phone: 250.746.6126  
Fax: 250.746.6129  
E-mail: [duncan@duncan.ca](mailto:duncan@duncan.ca)

---

**Town of Ladysmith**  
410 Esplanade, Ladysmith BC V9G 1A2  
Phone: 250-245-6400  
Fax: 250-245-6411  
Email: [info@ladysmith.ca](mailto:info@ladysmith.ca)

---

**Town of Lake Cowichan**  
39 South Shore Rd. Box 860, Lake Cowichan BC V0R 2G0  
Phone: 250-749-6681  
Fax: 250-749-3900

---

**District of Ucluelet**  
200 Main Street, Ucluelet, BC V0R 3A0  
Phone: 250-726-7744  
Fax: 250-726-7335  
Email: [info@ucuelet.ca](mailto:info@ucuelet.ca)

---

**City of Nanaimo**  
455 Wallace Street, Nanaimo, BC V9R 5J6  
Hours Monday – Friday 8:30 am - 4:30 pm  
Phone: (250) 754-4251

---

**Regional District of Nanaimo**  
6300 Hammond Bay Rd. Nanaimo V9T6N2  
Hours Monday – Friday 8:30 am - 4:30 pm  
Phone: (250) 390-4111

---

**City of Parksville**  
100 Jensen Avenue East, Parksville, BC V9P 2H3  
Hours Monday – Friday 8:0 am - 4:00 pm  
Phone: 250 248-6144  
Fax: 250 248-6650

---

**City of Campbell River**  
301 St. Ann's Rd., Campbell River BC, V9W 4C7  
Hours Monday – Friday 8:30 am - 4:30 pm  
Phone: (250) 286-5700  
Fax: (250) 286-5760

---

**Town of Qualicum Beach**  
#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7  
Hours Monday – Friday 8:0 am - 4:00 pm  
Phone: 250.752.6921  
Fax: 250.752.1243  
Email: [qbtown@qualicumbeach.com](mailto:qbtown@qualicumbeach.com)

---

**Vancouver Island Health Authority**  
1952 Bay Street, Victoria, BC V8R 1J8  
Phone: 250.370.8699  
Toll-free: 1-877-370-8699  
Fax: 250.370.8750  
Email: [info@viha.ca](mailto:info@viha.ca)



## **Appraisers & Home Inspectors**

### **Property Appraisers**

**Cunningham Rivard Appraisers**  
Nanaimo Office  
Phone: 250.753.3428  
70 Prideaux Street,  
Nanaimo, BC V9R 2M5  
Duncan Office  
Phone: 250.737.1777  
300 - 394 Duncan Street,  
Duncan, BC V9L 3W4

**Benson Appraisals**  
Jim Saunders, BA, CRA  
Phone: 250.753.9995  
Toll Free: 1.866.753.9995  
Ladysmith: 250.245.7502  
Email: [info@bensonappraisals.ca](mailto:info@bensonappraisals.ca)  
Address: #107-30 Cavan Street Nanaimo, BC, V9R 6K3

### **Home Inspectors**

**Falcon Home Inspections**  
Pierce Bowie  
Phone: 778.708.5085  
Address: 6348 Herons Pl Duncan, BC,  
Canada V9L 6Z3 Email:  
[info@falconhomeinspections.ca](mailto:info@falconhomeinspections.ca)  
Web: <http://www.falconhomeinspections.ca>

**Canadian Residential Inspection**  
Neil Pickard  
Phone: 1.800.550.1533  
Email: [contact@canadianresidential.com](mailto:contact@canadianresidential.com)  
Web: [www.canadianresidential.com/inspector/Neil\\_Pickard/](http://www.canadianresidential.com/inspector/Neil_Pickard/)

### **Demolition & Hazmat**

**Rockridge Inc. Demolition**  
Andrew Hall  
Cell: 250.883.2436  
Office: 250.658.1001  
[marooned@island.net](mailto:marooned@island.net)  
[www.rockridgeinc.com](http://www.rockridgeinc.com)

**Lewkowich Engineering - Hazmat Testing**  
Suite A-2569 Kenworth Road  
Nanaimo, BC V9T 3M4  
Tel: 250.756.0355  
Fax: 250.756.3831

### **Demxx - Demolition**

1688 Alberni Hwy.  
P.O. Box 764 Coombs, B.C. V0R  
1M0 Phone - 250.954.0296  
[alan@demxx.com](mailto:alan@demxx.com)

### **Septic Inspectors & Septic Pumping**

**Ace Bobcat Septic Inspections**  
6149 Scott Road, Duncan BC  
250.709.9643

**Save-On Septic – Inspections & Pumping**  
Phone: 250.748.5676

**Cowichan Septic – Pumping Only**  
Dale - Phone: 250.246.7519

### **Water Testing**

**BC Aquifer**  
Phone : 250.748.4041  
Fax: 250.748.5775  
Address: 5295 Trans Canada Hwy Duncan, BC,  
V9L5J2

**Caledonian Water Company**  
Ed Henderson  
Phone: 250.746.3975  
Address: 1061 Canada Ave, Duncan BC, V9L 1V2