



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 Web: 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!

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AN INDEPENDENTLY OWNED AND OPERATED LICENSEE OF UMBRO REALTY CORP.

1281 KINGSVIEW ROAD

MAPLE BAY

5 BEDS | 4 BATHS | 3,744 SQ. FT. | 0 SQFT LOT

Custom built 3069 sq. ft. home has open concept design, natural gas fireplace, vaulted ceilings & lots of natural light. Floor to ceiling kitchen cabinetry & large centre island. Main floor primary bedroom has 9' ceilings, walk in closet, ensuite & French door to outer deck. Top floor has 1 bedroom w/ 3-piece ensuite. Downstairs has 3 more bedrooms, 4-piece bath, family room & tons of storage. Double French doors lead to the lower patio & hot tub. A gravel path leads down to the firepit area.

OFFERED AT \$1,249,000

BRIAN DANYLIW

Brian.Danyliw@TheAgencyRE.com

250.710.8779



THEAGENCYRE.COM



1281 Kingsview Rd, Maple Bay

Legal:	LOT 1 SECTION 2 RANGE 4 COMIAKEN DISTRICT PLAN VIP84388	Listing No.:	L21-19
PID:	027-370-216	Title:	Freehold
Price:	\$1,249,000	Zoning Type:	Residential
Taxes (Year):	\$5813 (2020)	Year Built:	2015
Zoning:	CD-1	Finished Area:	3069 sq.ft.
Lot Size:	0.18 Acres	No. of Floors:	3
Total Area:	3744 sq.ft.	Bathrooms:	4
Style:	Craftsman	Foundation:	Yes
Bedrooms:	5	Exterior:	Cement Fibre Board
Construction:	Wood Frame	Sewer:	Municipal
Flooring:	Mixed	Ceiling Insulation:	Yes
Water:	Municipal	Fuel:	Electric
Wall Insulation:	Yes	Fireplace Fuel Type:	Gas/Electric
Heating:	Heat Pump	Roof Age:	2015
No. of Fireplaces:	2	Additional Parking:	Yes - Driveway
Roofing Material:	Fiberglass Shingle	In Ground Sprinkler:	N/A
Garage:	Yes	Outbuildings:	N/A
Windows:	Thermo	Hot Tub:	Yes
RV Parking:	No	Additional Interior Storage:	Yes
Pool:	N/A	Middle School:	SD79
Built In Vacuum:	Yes	Recreation Nearby:	Yes!
Elementary School:	SD79	Views:	Mountain
Secondary School:	SD79		
Home Warranty:	Owner/Builder		



Special Features – 1281 Kingsview Rd

Location/Property

- Minutes away from trails for hiking and biking on Mt. Tzouhalem
- Minutes away from downtown
- Mountain Views
- Located in The Properties in Maple Bay
- Minutes to Maple Bay beach and marinas

Main Floor

- 1454 sq. ft. finished.
- Gas fireplace to keep you cozy
- Living room with beautiful mountain view
- Vaulted ceiling
- 2-piece bathroom
- Large dining room, great for entertaining
- Large deck with mountain views
- Primary bedroom with fireplace, deck access
- Elegant ensuite with tub and tiled walk in shower & double sinks
- Large walk in closet
- Laundry

Kitchen

- Custom kitchen
- Granite counters with double sink
- Huge island
- Beautiful views
- Pantry
- Wine Fridge
- Pot Filler



Special Features – 1281 Kingsview Rd

Upper Floor

- 372 sq. ft
- Large bedroom
- 3- piece bathroom
- Extra Storage

Lower Floor

- 1243 sq. ft
- 3 additional bedrooms
- 4- piece bathroom
- Large storage room
- Family room
- Covered patio with hot tub

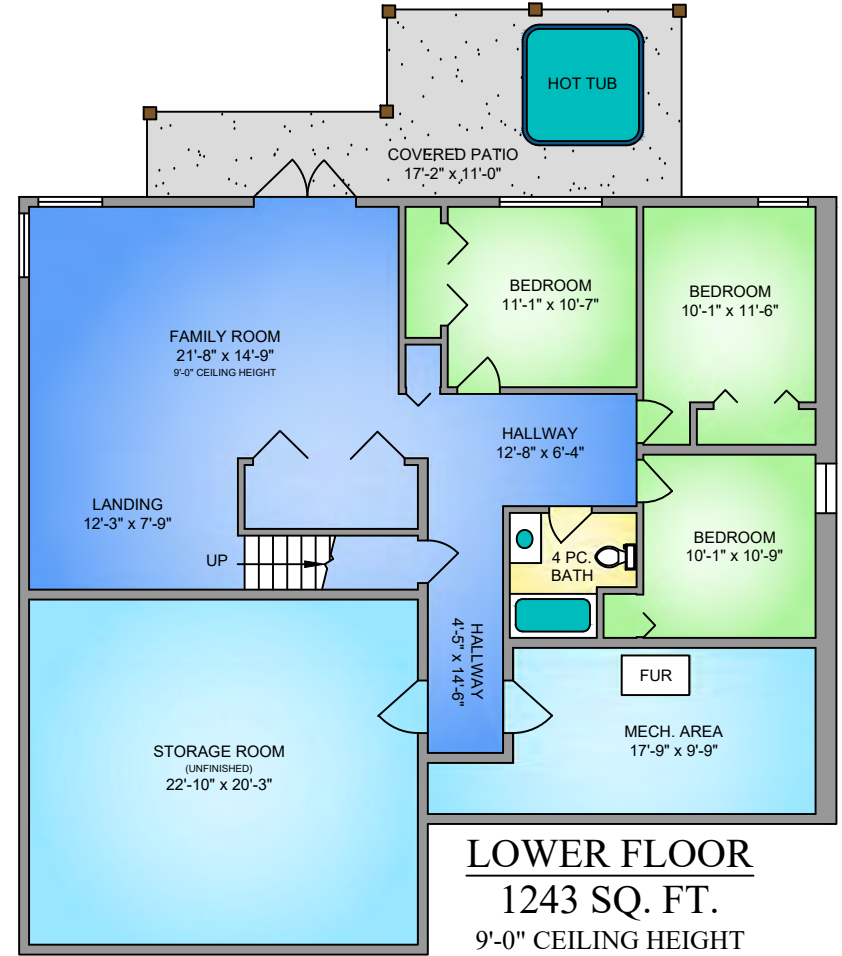
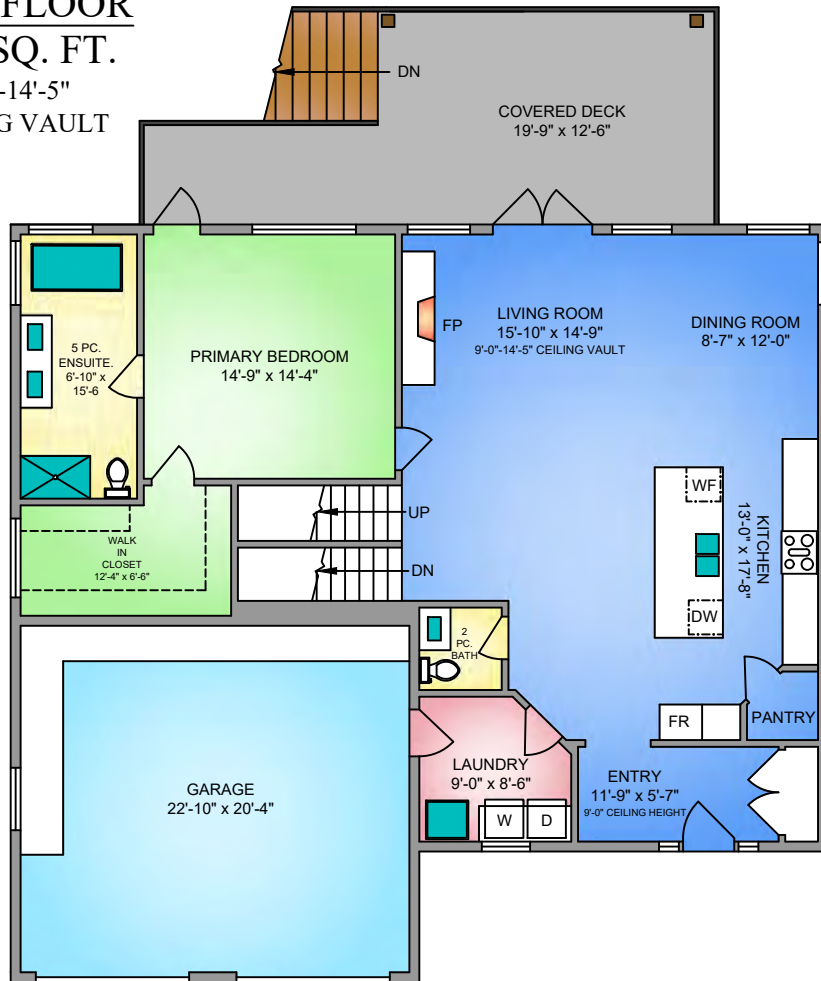
Others

- Hot tub with mountain views
- Fire pit for entertainment
- Heat pump
- 2 car garage

MAIN FLOOR

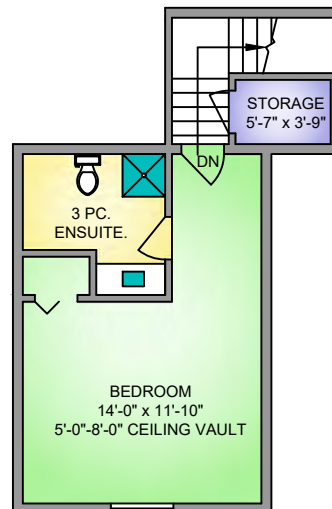
1454 SQ. FT.

9'-0"-14'-5"
CEILING VAULT

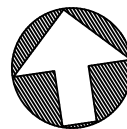


LOWER FLOOR
1243 SQ. FT.
9'-0" CEILING HEIGHT

UPPER FLOOR
372 SQ. FT.
8'-0" VAULTED CEILING



NORTH



250-415-0041
karyn@propermeasure.com
www.propermeasure.com

1281 KINGSVIEW ROAD
AUGUST 17, 2021

PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1454	1454	-	493	333
UPPER	372	372	-	-	-
LOWER	1918	1243	675	-	270
TOTAL	3744	3069	675	493	603

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 11 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 #: 1281 Kingsview Duncan BC V9L 0B3 (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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY	
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>AW</i> <i>BW</i>			
B. Are you aware of any existing tenancies, written or oral?		<i>BW</i>			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>BW</i>			
D. Is there a survey certificate available?			<i>BW</i>		
E. Are you aware of any current or pending local improvement levies/charges?		<i>BW</i>			
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>BW</i>			
2. SERVICES					
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>					
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):					
(i) Did use of the well or water system commence on or before February 29, 2016?					
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?					
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 <i>Water Sustainability Act (British Columbia)</i> ?					
D. Are you aware of any problems with the water system?					
E. Are records available regarding the quantity of the water available?					
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 _____					
G. Are you aware of any problems with the sanitary sewer system?					
H. Are there any current service contracts: (i.e., septic removal or maintenance)?					
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?					
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?		<i>BW</i>			
B. To the best of your knowledge, is the ceiling insulated?		<i>BW</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			<i>BW</i>		

INITIALS *AW* *BW*

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

1281 Kingsview

Duncan

BC V9L 0B3

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?	<input checked="" type="checkbox"/>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input checked="" type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>	<input checked="" type="checkbox"/>			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="checkbox"/>		
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>		
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>6</u> years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="checkbox"/>		
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		<input checked="" type="checkbox"/>		
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.	<input checked="" type="checkbox"/>			
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/>		
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? _____		<input checked="" type="checkbox"/>		
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)		<input checked="" type="checkbox"/>		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/>		
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?		<input checked="" type="checkbox"/>		

INITIALS BW

DATE OF DISCLOSURE

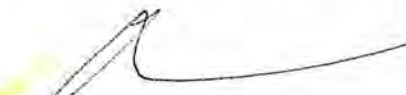
ADDRESS/STRATA UNIT #: 1281 Kingsview Duncan BC V9L 0B3

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>		BW BW		
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?		BW BW		

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) Brady Webb


SELLER(S) Brandi Webb

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.

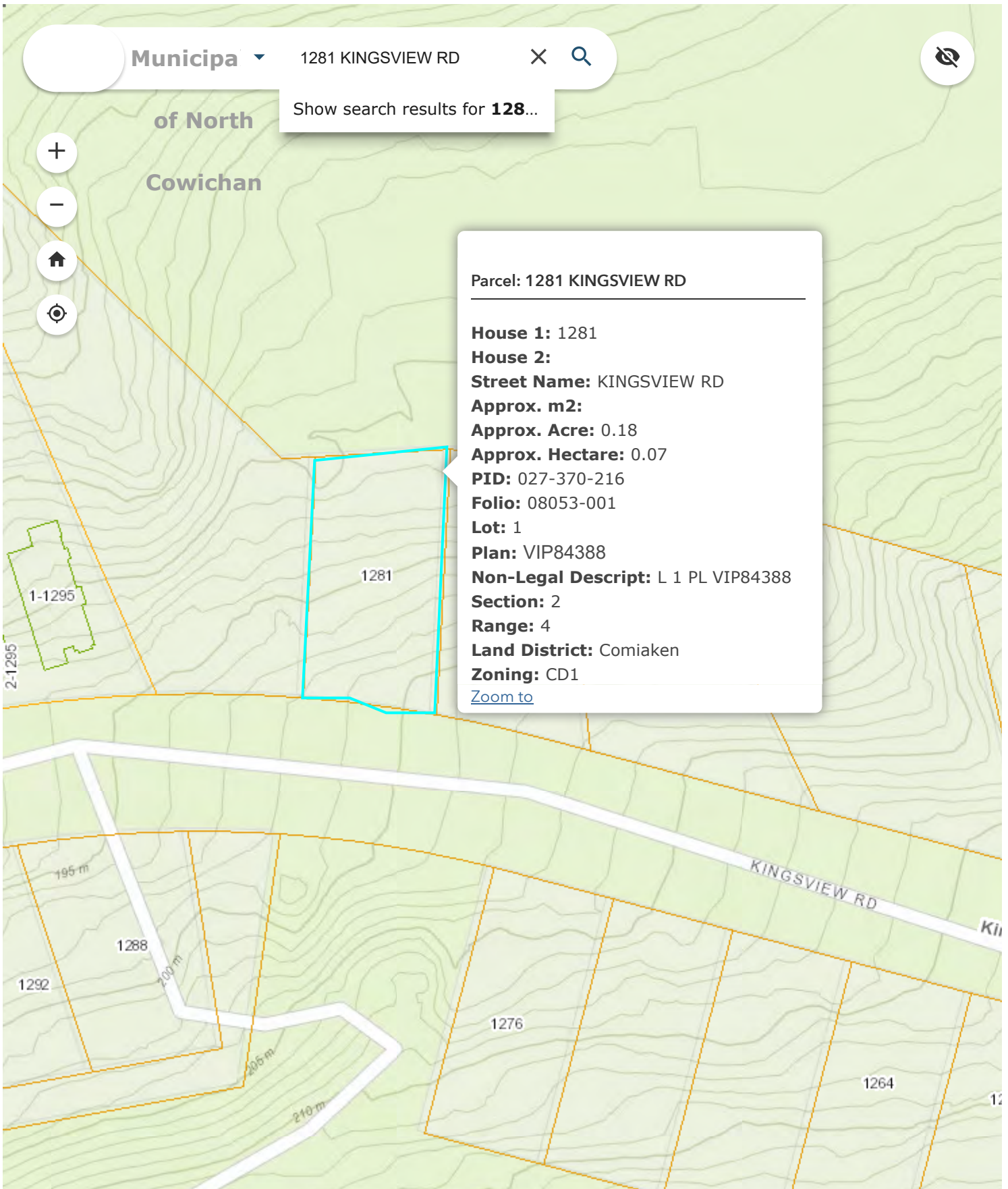
*PREC represents Personal Real Estate Corporation

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-123.626 48.798 Degrees

20m



Municipa

1281 KINGSVIEW RD



of North
Cowichan

Show search results for 128...



Parcel: 1281 KINGSVIEW RD

House 1: 1281
House 2:
Street Name: KINGSVIEW RD
Approx. m2:
Approx. Acre: 0.18
Approx. Hectare: 0.07
PID: 027-370-216
Folio: 08053-001
Lot: 1
Plan: VIP84388
Non-Legal Descript: L 1 PL VIP84388
Section: 2
Range: 4
Land District: Comiaken
Zoning: CD1

[Zoom to](#)

1-1295
2-1295

1281

KINGSVIEW RD

Ki

195 m

1288

200 m

1292

205 m

210 m

1276

1264

12

-123.626 48.798 Degrees



The Cliffs Comprehensive Development Zone (CD1) [BL3242; BL3630]

Permitted Uses

- 80.1** (1) The permitted uses for Areas 1 to 3 of the CD1 zone, as shown on Schedule "D-1", attached to and forming part of this bylaw, are as follows:
- (a) in Area 1
 - (i) single-family dwelling,
 - (ii) secondary suite, and
 - (ii) home-based business;
 - (b) in Area 2
 - (i) single-family dwelling,
 - (ii) home-based business (in single-family dwelling only),
 - (iii) townhouse, and
 - (iv) limited home-based business;
 - (c) in Area 3, trails and open space. [BL3674]

Regulatory Conditions

- (2) The regulatory conditions in the following table apply to the CD1 zone:

Item	Column 1 Description	Column 2 Single Family Dwelling	Column 3 Townhouse
1	Minimum lot area	600 m ²	1100 m ²
2	Minimum frontage	18 m	30 m
3	Density	0.5 Floor Space Ratio	1 dwelling unit per 300 m ² of gross lot area
4	Maximum lot coverage	30 %	35 %
5	Minimum setbacks (m)		
	(a) Principal building		
	Front yard	5.0	6.0
	Side yard	2.0	3.0
	Side yard flanking street	3.0	n/a
	Rear yard	7.5	8.0
	(b) Accessory building		
	Front yard	5.0	6.0
	Side yard	1.0	1.0
	Rear yard	1.5	1.5
	(c) Vehicle entrance from road	5.8	5.8
	(d) All structures from A4 zoned	10	10
6	Maximum building height (m)		
	(a) Principal building	9.0	12.0
	(b) Accessory building	5.0	5.0
7	Maximum habitable floors	n/a	3
8	Separation between buildings on the same lot		
	(a) Between walls with windows	n/a	6.0
	(b) Between walls without windows	n/a	4.0

Landscape Open Space

- (3) In townhouse uses,
 - (a) 30% of the lot area must be provided and maintained as landscaped open space, and
 - (b) 15% of required landscaped open space must be designated and designed as outdoor recreation area.

- (4) Parking areas for townhouse uses must be screened from all adjacent uses and streets by a landscaped screen not less than 1.5 m (4.92') wide.

- (5) A landscaped area not less than 1.5 m (4.92') wide must be constructed along the entire length of a lot line that abuts a residential use.

Conditions of Use

- (6) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
- (7) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.

General

- (8) In the event of conflict between the provisions of Part 1 to 5 of this Bylaw and the provisions of this zone, the provisions of the CD1 zone prevail.



Owner Builder Disclosure Notice

Purpose: As required by section 21(2)(a) of the Homeowner Protection Act (the "Act"), the purpose of this Disclosure Notice is for the owner builder and subsequent owners to disclose to any and all potential owners of the new home (the "home") described herein, during the 10-year purchase period, that the home was built under an Owner Builder Authorization issued by the BC Housing to the individual described herein as the owner builder.

OWNER BUILDER INFORMATION

Name (last,first): Reilly, Brandi

Owner Builder Authorization No.: 91547

PROPERTY INFORMATION

Civic Address: 1281 Kingsview Road

City/Town: Duncan

Province: British Columbia

Postal Code: V9L 0B3

PID: 027-370-216

Legal Description: LOT 1 SEC 2 RGE 4 COMIAKEN DISTRICT PLAN VIP84388

CONSTRUCTION INFORMATION

Building Permit: BP7008

Building Permit Issue Date: 2015/Mar/30

First Occupancy Date: 2015/Nov/18

Owner Builder Authorization Date: 2015/Mar/30

MATERIAL FACTS

The home was built under an Owner Builder Authorization. The home was not built under the licence of a Licenced Residential Builder.

The home is not covered by a policy of home warranty insurance. Statutory protection, as per section 23 of the Act, is available to a purchaser of the home.

DEFINITIONS

"owner builder": means an individual with a valid Owner Builder Authorization issued under section 20 of the Homeowner Protection Act

"purchase period": means a) the period during which home warranty insurance for a new home is in effect; or b) if home warranty insurance has not been obtained, the period during which home warranty insurance would have been in effect had it been obtained.

"first occupancy date": means the date an occupancy permit with respect to the new home was first issued, or if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.



Owner Builder Disclosure Notice

SUBTRADES - the following list of tradespersons who contributed to the building of the home was supplied by the owner builder

Cladding: Validus, Daryl Poets, (250) 714-7321

Doors: Siegg Lumber, Ben Thornber, (250) 748-1032

Electrical: GZ Power, Gino Zavarelli, (250) 710-4241

Engineering: Kenyon Wllson, Allan Cox, (250) 746-4745

Excavation: Whitaker Construction, Gary Whitaker, (250) 246-7409

Flooring: Valley Floors, Chad Gurski, (250) 883-5546

Foundation: Whitaker Construction, Gary Whitaker, (250) 246-7409

Framing: Whitaker Concstruction, Gary Whitaker, (250) 246-7409

Heating/AC: Pacific Plumbing & Heating, Kevin Wright, (250) 746-5259

House Design: Vision Design , John Veuger, (250) 748-6770

Insulation: Rocky City Insulation, Rock City Insulation, (250) 729-5901

Interior Wall Finish: Gordon and Gordon Interiors, Chad Gurski, (250) 746-5259

Plumbing: Steve Hutchison Plumbing, Steve Hutchison, (250) 715-6534

Roofing: Rick Day Roofing, Rick Day, (250) 748-9768

Sewer/Septic: Whitaker Construction , Gary Whitaker, (250) 246-7409

Soil remediation: Whitaker Concstruction, Gary Whitaker, (250) 246-7409

Windows/Doors: Thermoproof Windows, Cam Drew, (778) 423-0166

Owner Builder Disclosure Notice

STATUTORY PROTECTION

- (1) A residential builder or an owner builder and a vendor of a new home are both deemed to have agreed with the owner of the new home, to the extent of labour, materials and design supplied, used or arranged by the residential builder, owner builder or vendor, that the new home, except to the extent prescribed by regulation,
 - (a) is free from defects in materials and labour and will remain so for a period of at least 2 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied,
 - (b) is free from defects in the building envelope, including defects resulting in water penetration, and will remain so for a period of at least 5 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied, and
 - (c) is free from structural defects, and will remain so for a period of at least 10 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.
- (2) Any term of an agreement that purports to waive, exclude, limit or qualify the protection under subsection (1) is of no effect.
- (3) The protection under subsection (1) is for the benefit of whoever is the owner of the new home from time to time until the end of the period within which an action may be brought under subsection (5), and that owner is deemed
 - (a) to have given good consideration for the benefit of the protection, and
 - (b) to be the only person entitled to recover damages for a breach of the protection.
- (4) Despite subsection (3), if the ownership of the new home changes during the course of an action for breach of the protection under subsection (1), the new owner is entitled to be substituted as plaintiff and to enforce all rights that the former owner could have enforced.
- (5) An action in respect of the protection under subsection (1) must be commenced within 10 years after the date of first occupancy of the new home or, in respect of common property, common facilities and other assets of a strata corporation, the date the strata plan is deposited in a land title office in accordance with the Strata Property Act.
- (6) Nothing in this section
 - (a) excludes, qualifies or limits any other term, express or implied,
 - (b) relieves any person of liability to which they would otherwise be subject, or
 - (c) subjects a municipality, regional district or treaty first nation to any greater liability than if this section were not in force.
- (7) This section does not apply to a new home covered by home warranty insurance.

Please Note: The BC Housing strongly encourages individuals who are in receipt of this Disclosure Notice to consult legal counsel in an effort to fully understand the level of protection afforded by the Statutory Protection outlined above. This Statutory Protection is not backed by a home warranty insurance company. An individual who wishes to seek recourse through the Statutory Protection must contact the original owner builder directly or do so through the civil legal process. For information regarding resolving construction disputes please visit the BC Housing website.



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
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
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

Town of Ladysmith

410 Esplanade, Ladysmith BC V9G 1A2
Phone: 250-245-6400
Fax: 250-245-6411
Email: 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

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

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



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: 245-7502
Email: info@bensonappraisals.ca
Address: #107-30 Cavan Street Nanaimo, BC, V9R 6K3

Home Inspectors

Amerispec of Duncan
David Firth
Phone: (250) 748-4500
Toll Free: 1 800 717 3771
Address: Box 874 Duncan, BC, Canada V9L 3Y2
Email: david.firth@amerispec.ca
Web: <http://www.AmeriSpec.ca/duncan>

Canadian Residential Inspection
Neil Pickard
Phone: 1-800-550-1533
Email: contact@canadianresidential.com
Web: www.canadianresidential.com/inspector/Neil_Pickard/

Demolition & Hazmat

Rockridge Inc. Demolition
Andrew Hall
Cell: (250) 883-2436
Office: (250) 658-1001
marooned@island.net
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

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