

Welcome!



The Home Book



Sutton Group – West Coast Realty

MIKE EDDY

250-701-1215

www.MikeEddyForYou.com





**7238 Indian Rd
Du Lake Cowichan ~ V0R 2G0**

Interior Details

Layout: Main Level Entry with Lower/Upper Level
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,269
Bth 4Pce: 1 **Unfin SqFt:** 1077
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 7' 11" / Partial, Partially Finished, Walk-Out Access, With Window
Ens 4+Pce: 0 **FP Feat:** Recreation Room, Wood Stove
App Incl: Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer
Intr Ftrs: Ceiling Fan(s), Dining Room, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Laundry	Lower	10'0"x13'11"
Rec Room	Lower	14'3"x23'10"
Bathroom	Main	4-Piece
Bedroom - Primary	Main	11'0"x14'4"
Dining Room	Main	14'4"x14'8"
Eating Nook	Main	5'8"x14'3"
Kitchen	Main	11'10"x14'3"
Living Room	Main	14'3"x19'5"
Walk-in Closet	Main	5'5"x9'8"
Bedroom	Second	7'2"x12'4"
Bedroom	Second	12'4"x13'3"
Family Room	Second	14'11"x15'2"
Patio (Unfin)	Lower	9'7"x36'6"
Deck (Unfin)	Main	8'1"x38'0"

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	551	1,140	578	0	0
Beds	0	1	2	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS®: 1039349 **List Price:** \$1,295,000
Status: Active **Orig Price:** \$1,350,000
Sub Type: SF Det **Sold Price:**
DOM: 101 **Pend Date:**
Taxes: \$2,872 **Strata Fee:**
2026 Asmt: \$606,000 **Title:** Freehold

Remarks

Set on a peaceful, park-like 2.8-acre property in beautiful Lake Cowichan, this exceptional package features a near-new quality-built 3-bedroom home, a dream shop, massive RV carport, detached garage/storage & extensive covered storage for vehicles, equipment & toys. All buildings are less than 9 years old & feature durable metal roofing. The home offers an open design with wood floors, a bright kitchen with island & marble countertop, dining area & living room with soaring 17'6" vaulted ceilings. The primary bedroom is on the main level, along with a beautiful covered concrete deck designed for year-round enjoyment. Upstairs are two additional bedrooms & a family room, while the lower level includes a rec room with wood stove, 3-piece bath/laundry, nearly 1,000 sq. ft. of storage & covered patio. The impressive 38'9" x 46'7" (interior) shop features 12'8" ceilings, 12' doors, a 2-piece bath & plywood sheathing. Great opportunity & just minutes from amenities, the lake & recreation!

Building Information

Built (est): 2020 **Lgl NC Use:**
Oth Equ: Electric Garage Door Opener
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls
Ext Feat: Balcony/Deck, Balcony/Patio, Fencing: Partial

Frnt Faces: E

Bldg Style:

Bldg Warr:

EnerGuide Rtg/Dt:

Cool: Air Conditioning

Heat: Electric, Forced Air, Heat Pump

Roof: Metal

Fndn: Poured Concrete

Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Carport Triple, Detached, Garage Quad+, Open, RV Access/
Water: Well: Drilled **Waste:** Septic System
Lot Feat: Acreage, Easy Access, Family-Oriented Neighbourhood, Marina Nearby, Quiet Area, Recreation Nearby, Rural Setting, Sloping, Ir
Complex: **Prk Tota** 12
SqFt Balc: **StrLots/Cplx** **Prk Cm Prp:** **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:** **BBQs Alld?:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**



Property Notes for 7238 Indian Road, Lake Cowichan

Available and please email any offers to mikeeddy@live.ca

Included items: Fridge, stove, washer, dryer, dishwasher, window coverings.

Excluded items:

Preferred closing date: negotiable

Building file: It is an owner-built home, and the Owner Builder Disclosure Notice is in the package. Occupancy was granted in March 2025. Contents of the building file are available.

Septic File: The file from Island Health is in the package. It showed as an expired permit, however the CVRD and homeowner had the Letter of Certification dated December 18, 2018 and it has now been provided to Island Health as well. The tanks are under the small deck on the south side of the shop, and the field is below the bottom lean-to on the east side of the shop.

Well: The well is located behind the RV storage shelter in the southwest corner. All information is in the package, and it was drilled in July of 2018 and the well log showed 0.5 gpm at 362 feet at time of drilling. The well has quite a bit of storage itself, but there is a cistern in the shop and rather than a pressure tank, there is a pump that ensures constant water pressure. There is no water treatment at all and the water tastes great.

The following is being provided as a courtesy only and should not be relied upon without independent verification:

- You will notice that all the buildings are very well built. As an example, in the storage room in the house you can see the floor joists are on 12" centers rather than 16". All of them have metal roofs and are designed to last for many years. There is so much covered parking/storage that it could be rented or used for a variety of things.
- The living area has a vaulted ceiling reaching 17'6" and there are plenty of lights on the main level.
- There is lots of covered deck space to enjoy your surroundings in all weather.
- The sellers initially built the big shop and lived in it while building the home. The shop is also plumbed/wired for a kitchen and had a full bathroom but those were decommissioned once the house was completed. It has a 200 amp panel, 12' doors and is built with plywood sheathing inside and out. It also has good door openers rather than typical ones. The wood stove is not certified. The man door on the west side (DO NOT OPEN) was installed
-

because the seller had a large boat he stored under the lean-to and that allowed him to step directly into the boat rather than climb a ladder.

- Power from the shop goes to the house and the electrical panel (and generator panel) along with the hot water tank are in the large storage area downstairs in the southeast corner.
- The WETT certified wood stove in the basement essentially heats the entire house if desired, but there is a heat pump (cooling as well) and an electric furnace.
- The wood/storage shed is also wired
- There is power for a hot tub on the southwest side of the lower patio.
- The upstairs bedrooms are drywalled, but not taped or mudded and there are no closets. There is also some untaped, un-mudded drywall and a few finishing details required in the lower level. The sellers will not be completing any of this work.
- The forested area is ideal for kids to play, explore or ride quads or dirt bikes. You will see how the seller has created a few little trails for this.
- There is a 30' buffer between this property and the property on the west side. The property on the south side is the Town of Lake Cowichan's water reservoir so it's very quiet there. The property on the west side is a rock quarry, but it turns out the rock is very soft and is unable to be compacted without breaking down, so the quarry is very seldom active and doesn't bother the owners.

Measurements and room sizes done by third party, Go4 Virtual, buyers to verify if important.



Main Floor

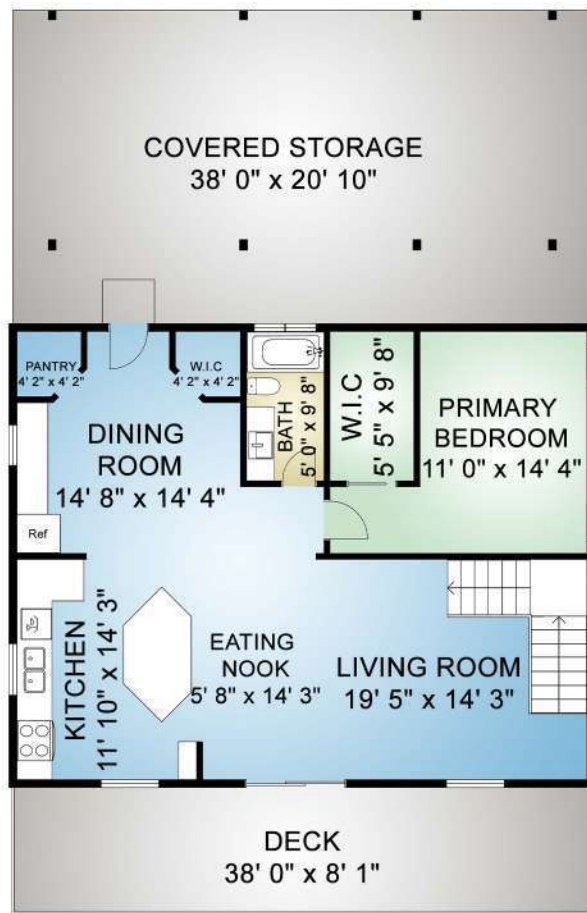
Finished = 1140
(Ceiling Height
8' 11" to 17' 6")

Deck = 304

Covered Storage = 756

Total = 2200

All measurements are approximate and
should be verified by the Buyer if important



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

7238 Indian Road

Total Finished Area : 1140 Sq Ft



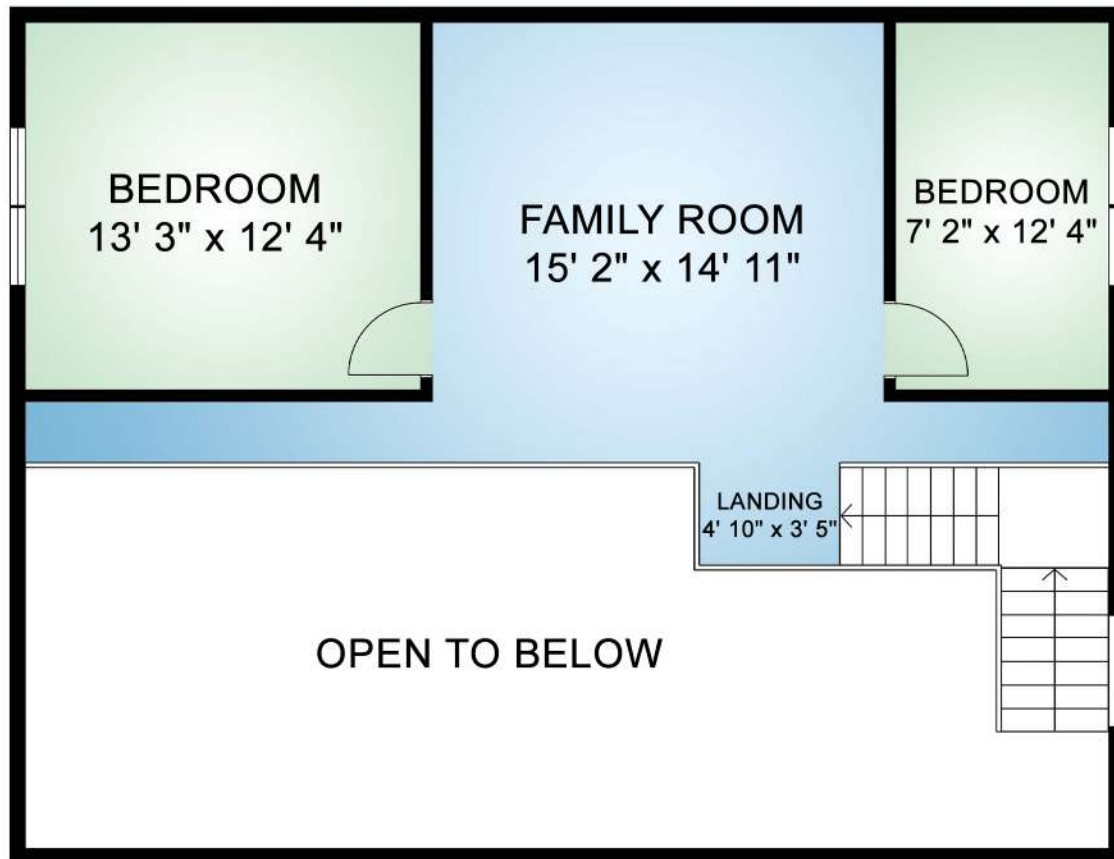


Upper Floor

Finished = 578
(Ceiling Height
3' 11" to 7' 11")

Total = 578

All measurements are approximate and
should be verified by the Buyer if important



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

7238 Indian Road

Total Finished Area : 578 Sq Ft





Lower Floor

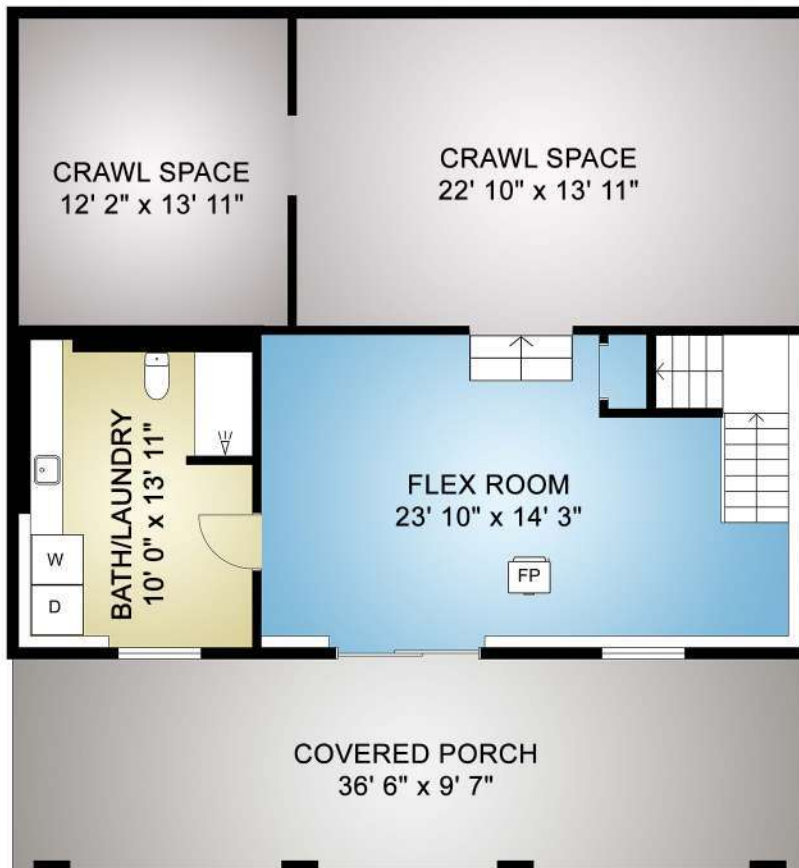
Finished = 551

Crawl Space = 1077
(Ceiling Height
6' 9" to 7' 11")

Covered Porch = 340

Total = 1968

All measurements are approximate and
should be verified by the Buyer if important



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

7238 Indian Road

Total Finished Area : 551 Sq Ft





Garage

Garage = 1800
(Ceiling Height 12' 8")

Bath = 45
Storage = 53
Carport = 1494
Covered Patio = 152

Shed

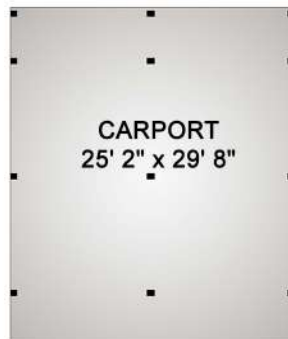
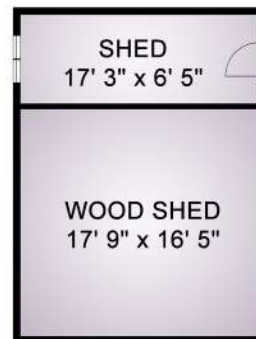
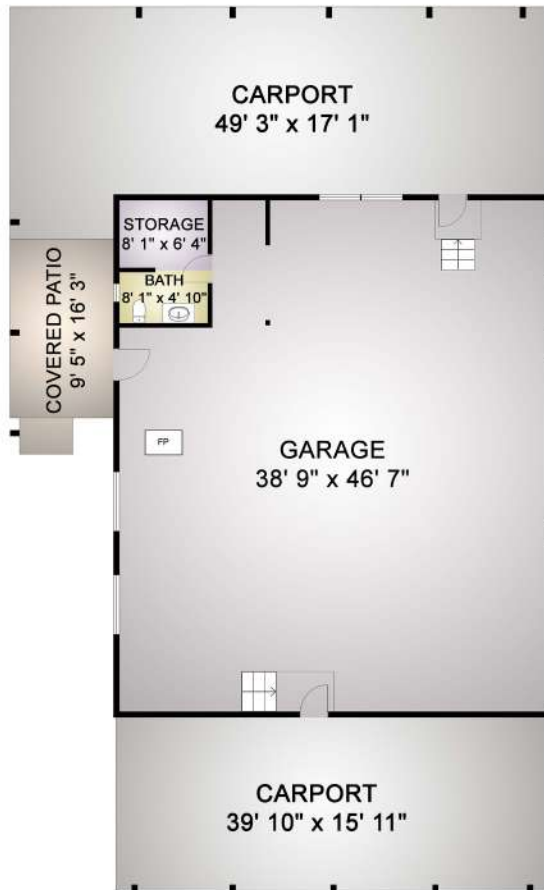
Shed = 135
Wood Shed = 290

Carport

Carport = 749

Total = 4718

All measurements are approximate and should be verified by the Buyer if important



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

7238 Indian Road

Total Finished Area : 000 Sq Ft



TITLE SEARCH PRINT

File Reference:

Declared Value \$152500

2026-05-29, 17:06:54

Requestor: Mike Eddy

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

CA5904473

CA4419236

Application Received

2017-03-31

Application Entered

2017-04-12

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

NEIL THOMAS MERRICK, RETIRED
KAREN ELIZABETH MERRICK, RETIRED
1021 CATHERINE STREET
VICTORIA, BC
V9A 3V5
AS JOINT TENANTS

**Taxation Authority**

Nanaimo/Cowichan Assessment Area

Description of Land

Parcel Identifier:

006-915-019

Legal Description:

LOT 8 BLOCK 13 SECTION 5 RENFREW DISTRICT (SITUATE IN COWICHAN LAKE
DISTRICT) PLAN 1750

Legal Notations

NONE

Charges, Liens and Interests

Nature:

UNDERSURFACE RIGHTS

Registration Number:

M76302

Registration Date and Time:

1983-08-03 08:00

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF CANADA

Remarks:

INTER ALIA

SECTION 172(3)

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA6083801

Registration Date and Time:

2017-06-21 16:21

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

TITLE SEARCH PRINT

File Reference:

Declared Value \$152500

2026-05-29, 17:06:54

Requestor: Mike Eddy

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

STATUTORY RIGHT OF WAY

CA6083802

2017-06-21 16:21

TELUS COMMUNICATIONS INC.

INCORPORATION NO. BC1101218

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



PARCEL IDENTIFIER (PID): 006-915-019

SHORT LEGAL DESCRIPTION:S/1750///13//8

MARG:*

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

LOT 8 BLOCK 13 SECTION 5 RENFREW DISTRICT (SITUATE IN COWICHAN LAKE
DISTRICT) PLAN 1750

MISCELLANEOUS NOTES:

2649 PP

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP1750

POSTING PLAN VIP2649PP

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

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:

“The attached Property Disclosure Statement dated (date)
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 certain 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. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their 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 or other professional 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 an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in 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 in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their 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 their 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

PAGE 1 of 5 PAGES



Date of disclosure: May 30 2026

The following is a statement made by the Seller concerning the Premises located at:

ADDRESS: 7238 Indian Road Lake Cowichan BC V0R 2G0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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

1. LAND

A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?		<i>[initials]</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>[initials]</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>[initials]</i>		
D. Is there a survey certificate available?	<i>[initials]</i>			
E. Are you aware of any current or pending local improvement levies / charges?		<i>[initials]</i>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>[initials]</i>		

2. SERVICES

A. Please indicate the water system(s) the Premises uses: ☐ A water provider supplies my water (e.g., local government or private utility). ☒ I have a private groundwater system (e.g., a well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Not connected. Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?		<i>[initials]</i>		
(ii) Have you applied for a water licence and are awaiting a response?		<i>[initials]</i>		
C. Are you aware of any problems with the water system?		<i>[initials]</i>		

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BUYER'S INITIALS

<i>[initials]</i>	<i>[initials]</i>
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SELLER'S INITIALS

BC1002 REV. JUL 2025

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DATE OF DISCLOSURE

ADDRESS: 7238 Indian Road

Lake Cowichan

BC V0R 2G0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?		~~KN~~		
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?	~~KN~~			
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		~~KN~~		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		~~KN~~		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		~~KN~~		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	~~KN~~			
B. To the best of your knowledge, is the ceiling insulated?	~~KN~~			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		~~KN~~		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?	~~KN~~			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☒ by a WETT-certified inspector?	~~KN~~			
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		~~KN~~		
G. Are you aware of any structural problems with any of the buildings?		~~KN~~		
H. Are you aware of any additions or alterations made in the last 60 days?		~~KN~~		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?	~~KN~~			
J. Are you aware of any problems with the heating and / or central air conditioning system?		~~KN~~		

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BUYER'S INITIALS

~~KN~~	~~med~~
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7238 Indian Road

Lake Cowichan

BC V0R2G0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		☒		
L. Are you aware of any damage due to wind, fire or water?		☒		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>5</u> years)		☒		
N. Are you aware of any problems with the electrical or gas system?		☒		
O. Are you aware of any problems with the plumbing system?		☒		
P. Are you aware of any problems with the swimming pool and / or hot tub?				☒
Q. Do the Premises contain unauthorized accommodation?		☒		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		☒		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)	☒			
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		☒		
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? _____ (DD/MM/YYYY)		☒		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ (date of test (DD/MM/YYYY))		☒		
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?		☒		

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?		☒		
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BUYER'S INITIALS

	
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SELLER'S INITIALS

BC1002 REV. JUL 2025

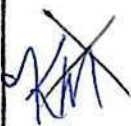
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DATE OF DISCLOSURE

ADDRESS: 7238 Indian Road Lake Cowichan

BC V0R 2G0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to 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:</i> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.				
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

5. 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. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

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BUYER'S INITIALS

		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7238 Indian Road

Lake Cowichan

BC V0R 2G0

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) NEIL THOMAS MERRICK

SELLER(S) KAREN ELIZABETH MERRICK

SELLER(S)

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

3 i RV Carport, Wood Storage Shed,
2 lean-tos on shop, detached
carport on house all built with
no permits.

*PREC represents Personal Real Estate Corporation

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REALTORS® DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 7238 Indian Road Lake Cowichan BC V0R 2G0 (the "Property")

DESIGNATED AGENT(S): Mike Eddy

NAME OF BROKERAGE: Sutton Group - West Coast Realty, Duncan

DATE OF DISCLOSURE: June 02 2026

Section 59(2) of the Real Estate Services Rules (the "Rules") requires that a licensee who is providing trading services to a client who is disposing of real estate must disclose to all other parties to the trade promptly, but in any case before an agreement for the acquisition or disposition of the real estate is entered into, any Material Latent Defect in the real estate that is known to the licensee, unless the other parties have already received written disclosure of such Material Latent Defect from such client.

Section 59(3) of the Rules requires that if a client instructs a licensee to withhold disclosure required by section 59(2) of the Rules, the licensee must refuse to provide further trading services to or on behalf of that client in respect of the trade in real estate.

For the purpose of the Rules and this Form, a "Material Latent Defect" is defined as:

a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) *a defect that renders the real estate:*

(i) *dangerous or potentially dangerous to the occupants,*

(ii) *unfit for habitation, or*

(iii) *unfit for the purpose for which a party is acquiring it, if*

(A) *the party has made this purpose known to the licensee, or*

(B) *the licensee has otherwise become aware of this purpose;*

(b) *a defect that would involve great expense to remedy;*

(c) *a circumstance that affects the real estate in respect of which a local government or other local authority has given a notice to the client or the licensee, indicating that the circumstance must or should be remedied;*

(d) *a lack of appropriate municipal building and other permits respecting the real estate.*

As of the date hereof, the Designated Agent(s) know of the following Material Latent Defect(s) in respect of the Property:

RV CARPORT, WOOD STORAGE SHED, 2 LEAN-TO'S ON BIG SHOP
AND DETACHED CARPORT BESIDE THE HOUSE WERE ALL BUILT
WITHOUT PERMITS.

USE ADDITIONAL PAGE(S) IF NECESSARY.


REALTOR'S SIGNATURE

MIKE EDDY
REALTOR'S NAME (PRINT)

BC 2080 JUL 2025

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REALTORS® DISCLOSURE OF MATERIAL LATENT DEFECTS

Seller Acknowledgement and Authorization:

The Seller acknowledges that they have disclosed to their REALTOR®, or their REALTOR® has identified, the Material Latent Defect(s) described in this Form. The Seller understands that, pursuant to the Rules, a licensee providing trading services to a seller must promptly disclose to all other parties to the trade - before an agreement for the acquisition or disposition is entered into - any Material Latent Defect known to the licensee, unless the other parties have already received written disclosure of the defect from the Seller. By signing below, the Seller authorizes their REALTOR® to disclose the information contained in this Form to prospective buyers and / or their representatives, as required under Section 59(2) of the Rules and, to the extent applicable, for the purpose of satisfying the Seller's legal disclosure obligations. Unless agreed to between the Seller and the Buyer or as otherwise required by law, the Seller does not commit to making any disclosure regarding the Property to the Buyer.

The Seller has been advised that the Designated Agent's obligations under the Rules to disclose Material Latent Defects set out above may differ from the Seller's disclosure obligations. If the Seller is unsure of their disclosure obligations, prior to signing this Form, they should speak with their Designated Agent or obtain independent legal advice.

 SEAL SELLER'S SIGNATURE NEIL THOMAS MERRICK SELLER'S NAME (PRINT)	 SEAL SELLER'S SIGNATURE KAREN ELIZABETH MERRICK SELLER'S NAME (PRINT)	 SEAL SELLER'S SIGNATURE SELLER'S NAME (PRINT)
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THE UNDERSIGNED ACKNOWLEDGES THAT THEY HAVE RECEIVED THE DISCLOSURE SET OUT IN THIS FORM FOR THE PURPOSES SET OUT ABOVE.

 SEAL BUYER'S SIGNATURE BUYER'S NAME (PRINT)	 SEAL BUYER'S SIGNATURE BUYER'S NAME (PRINT)	 SEAL BUYER'S SIGNATURE BUYER'S NAME (PRINT)
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*PREC represents Personal Real Estate Corporation

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BC 2080 JUL 2025

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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 BC Housing to the individual described herein as the owner builder.

OWNER BUILDER INFORMATION

Name (last,first): Merrick, Neil

Owner Builder Authorization No.: 101469

PROPERTY INFORMATION

Civic Address: 7238 Indian Road

City/Town: Lake Cowichan

Province: British Columbia

Postal Code: V0R 2G0

PID: 006-915-019

Legal Description: LOT 8 BLOCK 13 SECTION 5 RENFREW DISTRICT (SITUATE IN COWICHAN LAKE DISTRICT) PLAN 1750

CONSTRUCTION INFORMATION

Building Permit: 20-I-198

Building Permit Issue Date: 2020/Jul/29

First Occupancy Date: 2025/Mar/07

Owner Builder Authorization Date: 2020/May/05

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.

Other: none.

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

House Design: Thurber Home Plans, 2507104063, t.built@shaw.ca

Engineering: Owner Builder

Soil remediation: Owner Builder

Excavation: Owner Builder

Foundation: Owner Builder

Sewer/Septic: Sean's Septic systems Ltd., Sean , 250-715-8250

Framing: Owner Builder

Cladding: Owner Builder

Roofing: Owner Builder

Windows/Doors: Owner Builder

Electrical: Brownsey Electric, Rod Lowe, 250-701-3776, admin@brownseyelectric.ca

Plumbing: OJ Plumbing Services , Orest Smycniuk, 250-745-3744, orest-kim@shaw.ca

Insulation: Thermocore Insulation, 250-709-1361, tamara@thermocoreinsulation.ca

Interior Wall Finish: Faron Harvey Drywall, Faron Harvey, 250-751-4533

Flooring: Owner Builder

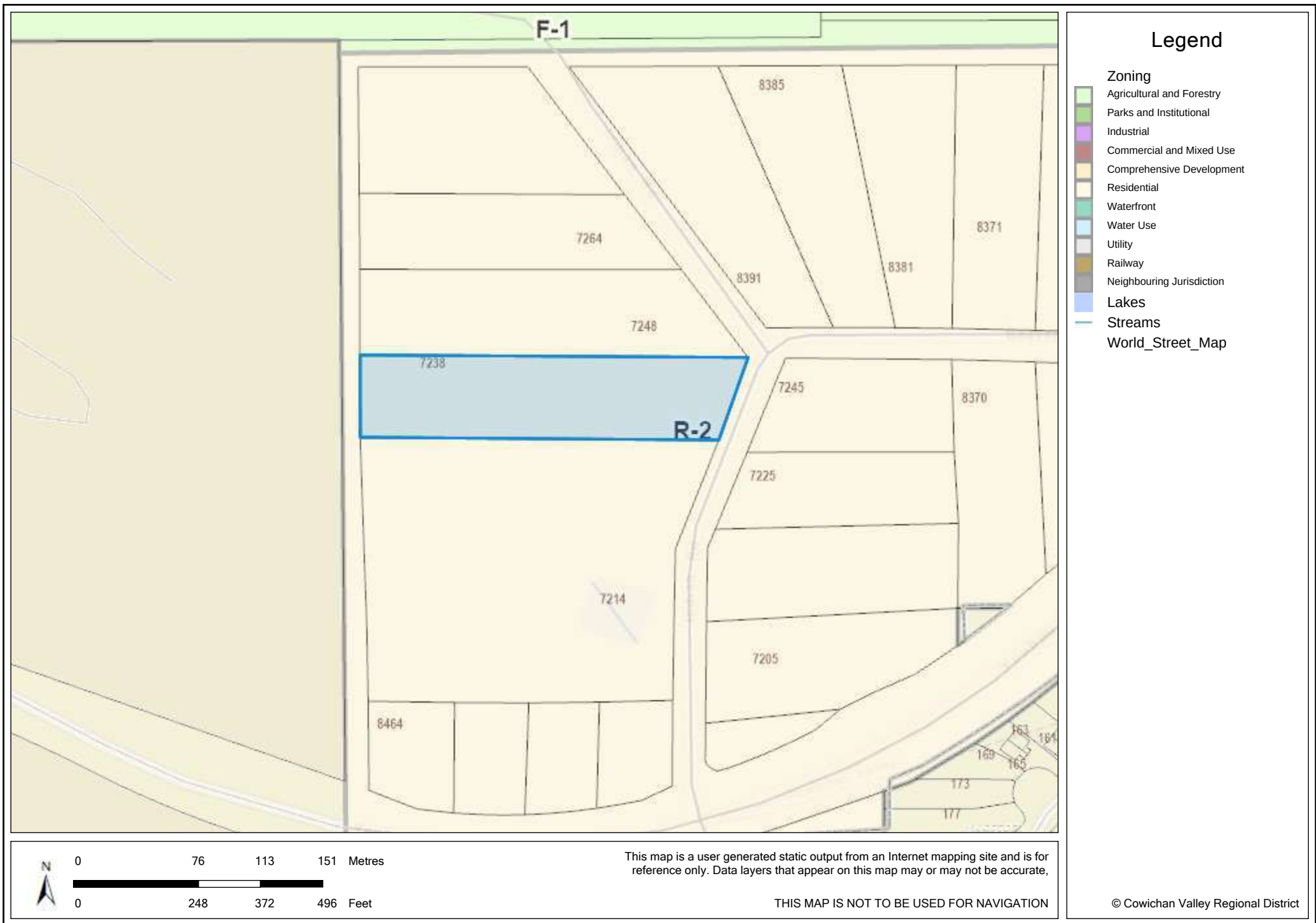
Heating/AC: Dominion Sheet Metal Inc., Lonny Ferguson , 250-710-0400

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: 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.



5.12 R-2 SUBURBAN RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-2 Zone:

- b. Agriculture, excluding intensive agriculture;
- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home occupation;
- f. Detached suite unit or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-2 Zone is:

- a. 0.4 hectares if connected to a community water system;
- b. 2 hectares if not connected to a community water system.

3. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-2; or one single detached dwelling plus one detached suite if the parcel of land upon which they would be located is 0.4 ha or greater in area.

4. Setbacks

The following minimum setbacks apply in the R-2 Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures)	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. Height

In the R-2 Zone, the height of all principal buildings and structures must not exceed 10 metres, and the height of all accessory buildings must not exceed 6 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2 Zone must not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2 Zone must be provided in accordance with Section 3.13 of this Bylaw.

No. 1750.

Deposited this 28th day of May 1913

By *Arthur George Norton*

Sub. Fee:

Vol. 5 Folio 326. No. 6250.

RIVERSIDE PARK SUBDIVISION

Amendment
as shown hereon
under Section 134.3
Land Title Act
Re: Lots 5 & 6
Block 13
Now Lot A
See ET132.250

Arthur George Norton
Deputy Registrar

Sec. 6.

AMENDMENTS

as shown hereon under

Plans Cancellation Act

Re: Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 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1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 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SITE PLAN OF LOT 8, BLOCK 13, SECTION 5, RENFREW DISTRICT (SITUATE IN COWICHAN LAKE DISTRICT), PLAN 1750.

PID 006-915-019



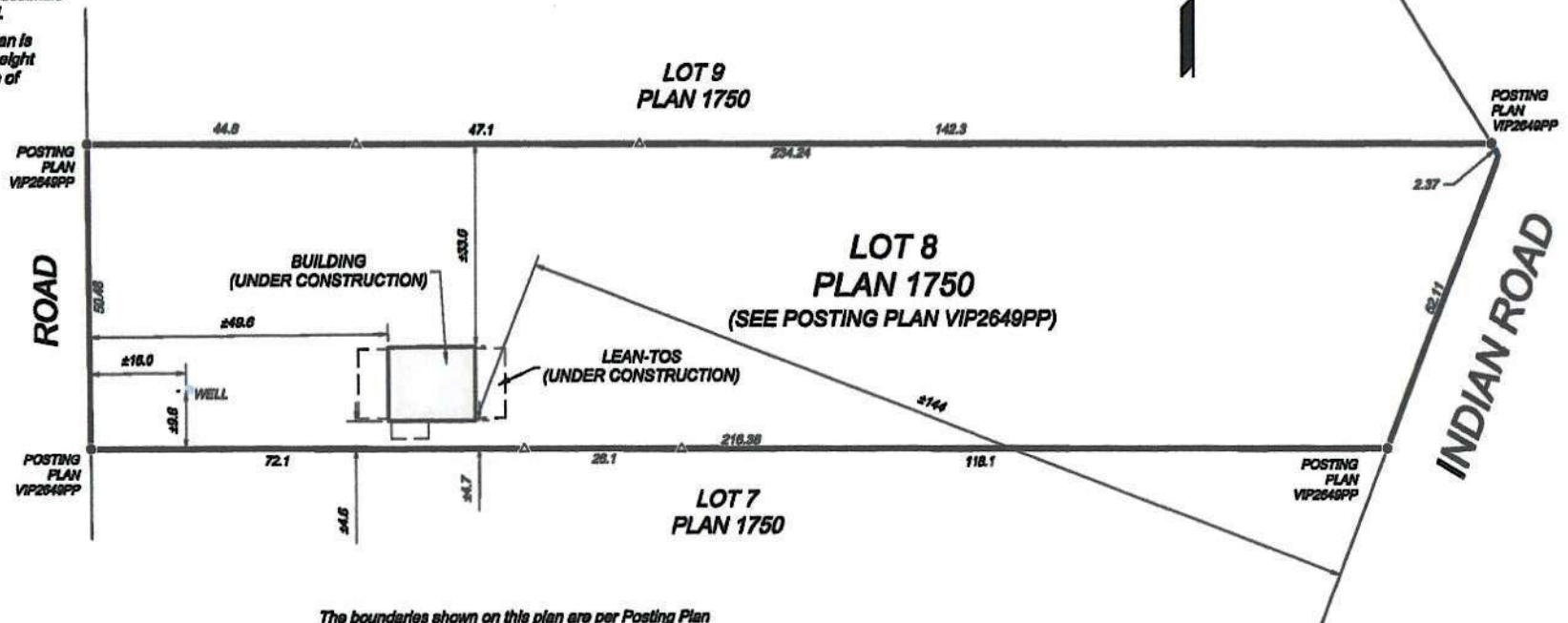
All distances are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 432mm in width by 279mm in height (B-size) when plotted at a scale of 1:750.

Parcel dimensions shown hereon are derived from Plan VIP2649PP.

This plan was prepared for building inspection purposes and is for the exclusive use of Neil and Karen Merrick.

Setbacks are to the exterior faces of the building and are derived from field survey completed on June 19, 2019.



©Polaris Land Surveying Inc. 2019. Polaris accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.



Mailing & delivery address:
PO Box 21005
Duncan, BC V9L 0C2

Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
info@pls.ca
www.pls.ca

The boundaries shown on this plan are per Posting Plan VIP2649PP which differ significantly in comparison to Subdivision Plan VIP1750. The location of the boundaries of Indian Road and this parcel are subject to interpretation and a full legal survey. This document shows the relative location of the surveyed structures and features with respect to the lines as re-surveyed under Plan VIP2649PP. This document shall not be used to define property lines or property corners.

The following non-financial charges are shown on the current Certificate of Title and may affect the property.

M76302 - Undersurface Rights
CA6083801 - Statutory Right of Way
CA6083802 - Statutory Right of Way

LEGEND

- denotes Standard Iron Post found
- △ denotes stake placed

Civic Address: 7236 Indian Road, Lake Cowichan, BC
Current Zoning: R-2

Date: July 18, 2019
File: 1636-Merrick-001
Drawing: 1636-MS-SITE
Layout: B-Landscape

FILE COPY



BUILDING PERMIT

REGISTERED PROPERTY OWNER(S):

REGISTERED PROPERTY OWNER(S):

AUTHORIZED AGENT/CONTRACTOR:

BUILDING PERMIT NO:

Same

20-I-198

1. This Building Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically supplemented by this permit.
2. This Building Permit applies to and only to those lands within the Regional District described below:

Address: 7238 Indian Road

PID: 006-915-019

3. Authorization is hereby given for: Renewal of permit

Building Classification: SFD

Type of Permit: New

Square Footage: na

4. The permit is subject to the following conditions:

Permit renewal.
As per original permit.

5. This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of this permit. All work shall conform to the current edition of the B.C. Building Code and the approved drawings or attachments issued with this building permit including the construction, alteration, or repair of a building or structure. No deviation from the approved drawings, including the site plan, shall be made without written approval from the Building Official.

This permit has been issued by the Building Inspection Division of the Land Use Services Department in accordance with CVRD Bylaw No. 4433 - Building Regulation Bylaw, 2023. No occupancy certificate or final approval shall be issued until all items of this Building Permit have been complied with to the satisfaction of the Building Inspection Division.

Gord Shewchuk

Digitally signed by Gord Shewchuk
Date: 2025.02.19 08:31:09 -08'00'

Date Issued: February 19, 2025

Signature of Building Official

Building	Fee	Engineering	Fee	Reviewed By
Value of Improvement	-	Water Administrative Charge	-	Building Official: Gord S.
Building Permit	100	Water Capacity Charge	-	Engineering: -
Plumbing Permit	-	Service Area	-	Planning: Chloe
Building Services	-	Sewer Administrative Charge	-	This Building Permit is issued subject to the requirements found in the following DP/DVP.
Land Titles	-	Sewer Capacity Charge	-	
Sec. 743 of LGA	-	Service Area	-	
Subtotal	100	Subtotal	-	Receipt Number
Total Fees	\$ 100			205480

Owner's Acknowledgment of Responsibility and Undertakings

The undersigned hereby acknowledges that:

- Neither the issuance of a permit under the Building Regulation Bylaw No. 4433, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by or on behalf of the regional district, shall constitute a representation or warranty that the BC Building Code or the Building Regulation Bylaw have been complied with or the building or structure meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the building code, the Building Regulation Bylaw or other applicable enactments respecting safety or any standard of construction.
- The owner (and where the owner is acting through a representative, the representative) has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the BC Building Code, the Building Regulation Bylaw, and or other applicable enactments respecting safety.
- The Regional District will rely solely on field reviews undertaken by the registered professionals and the letters of assurance submitted pursuant to section 743 of the Local Government Act as assurance that the construction substantially conforms to the design and that the construction substantially complies with the BC Building Code, the Building Regulation Bylaw, and other applicable enactments respecting safety in circumstances where letters of assurance have been required in accordance with the Building Regulation Bylaw, BC Building Code or BC Professional Governance Act.
- I understand that I should seek independent legal advice in respect of the responsibilities I am assuming upon the granting of a permit by the Regional District and in respect of the execution of this acknowledgment.

I certify that I am the owner, or the owner's authorized agent/representative.

Signature of Owner or Authorized Agent	Issuance Date
	FE13 20/21

Notice of Collection of Personal Information: The personal information on this form is collected under the authority of Section 26(C) of the Freedom of Information and Protection of Privacy Act (FIPPA), Local Government Act and CVRD bylaws and will be used solely for the administration, enforcement and processing of this application. All documentation, drawings, plans and information submitted in support of this application can be made available for public inspection pursuant to FIPPA. For questions about the collection of personal information, please contact the Deputy Corporate Officer at 250.746.2517 or see our Website for more details.

Things to be Aware of Moving Forward:

- 24 hours notice is required for all inspections.
- The approved 'Site Copy' of the plans must be on site for inspection.
- Contact Building Inspections at 250-746-2610 or inspections@cverd.bc.ca
- When booking an inspection by telephone or email, please provide staff with the permit number and/or address of construction, type of inspection requested and the date requested for the inspection.
- Please consult with your Building Official to determine what additional documents may be required at the time of occupancy and final inspection.

OCCUPANCY CERTIFICATE

Pursuant to the Cowichan Valley Regional District Building Bylaw No. 4433, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

Address: 7238 Indian Road

PID: 006-915-019 Building Permit #: 20-I-198

Conditions:

SFD

IMPORTANT NOTICE

Pursuant to the Cowichan Valley Regional District regulations currently in effect, this permit confirms that the Regional District has reviewed the plans and application form with respect to the subject building. This permit is not a warranty that the subject building will comply with all Regional and Provincial regulations governing building construction, nor that it is without defect.

Signature: Gord Shewchuk Digitally signed by Gord Shewchuk
Date: 2025.03.07 15:35:58
-08'00' Date: Mar 7, 2025

Building Official: Gord Shewchuk

Cowichan Valley Regional District Bylaw No. 4433 requires that address numbers be posted on the building or property in a clear and visible manner by the building owner or occupier.



COWICHAN VALLEY REGIONAL DISTRICT
PLANNING & DEVELOPMENT DEPARTMENT
175 Ingram Street, Duncan, BC V9L 1N8
Tel: 746-2620; Fax: 746-2621

FILE COPY

BUILDING Permit Application

Project Info

Address 7234 INDIAN RD					Zoning R-2
Lot 8	District UK-COW	Plan 1750	Elec. Area I	PID 006-915-019	
Description of Work: SHOP / SUITE CONSTRUCTION					

Building Classification

☒ SFD ☐ Residential ☐ Institutional ☐ Commercial ☐ Industrial ☐ _____

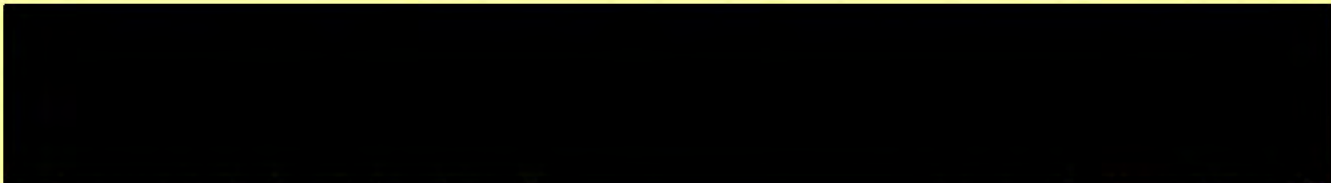
Construction

☒ New ☐ Addition ☐ Renovation ☐ Demolition ☐ Replacement ☐ _____

Owner



Applicant or Contractor
(circle one)



I, the owner of the above property, hereby authorize and appoint _____ as my agent for this application.

The undersigned owner/authorized agent of the owner makes application for the permit specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Owner's Signature	Date JULY 24 2017	Authorized Agent Signature	Date
-------------------	--------------------------	----------------------------	------

Personal information Declaration: This information is collected for the administrative and/or operational functions of the CVRD as authorized by the 'Local Government Act' and CVRD Building Bylaw No. 3422. This information has been collected, and may be used, and/or listed in a Building Permit Listing, or forwarded to authorized agencies in accordance with the 'Freedom of Information and Protection of Privacy Act'.

Office Use

Building	Fee	Engineering	Fee	Value of Improvement (including labour)
Building Permit	1280	Water Connection		\$ 128000
Plumbing Permit	90	(Service Area)		Building Inspector: IM
Building Services	90	Sewer Connection		Engineering Department: RL
Land Titles	-	(Service Area)		Planning: ✓
Other	-	Other		Date Issued: SEPT 11/
Subtotal	\$ 1460	Subtotal	\$ -	Total Permit Fee: \$ 1460 -

Building Permit Issuance

Permission is hereby granted to: CONSTRUCT NEW SFD		DP ☐ or DVP ☐ # _____
Complying with all CVRD Bylaws, BC Building Code and Approved Plans marked 'Site Copy'		This Building Permit is issued subject to conditions of the above DP or DVP.
Conditions AS PER APPROVED PLANS.		PERMIT # 17-I-347
Owner/Agent Signature	Receipt No.: 210598	Date Sept 12/17



island health

7238 Indian
EXPIRED

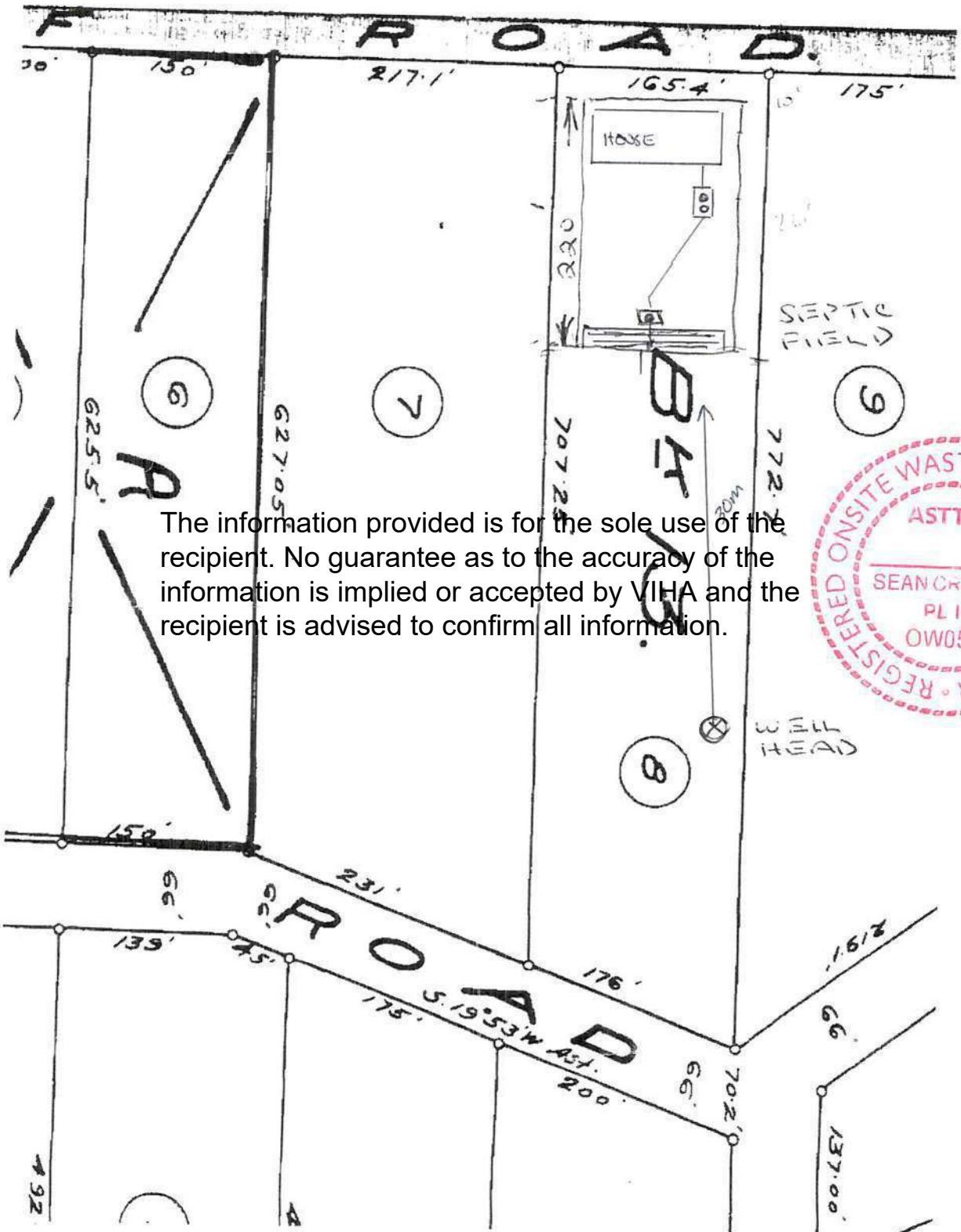
RECORD OF SEWERAGE SYSTEM

Filing # (OFFICE USE ONLY) DC17/180

1. Property Information	☒ New Construction		☐ Alteration		☐ Repair		☐ Amendment – Original Filing #	
	Tax Assessment Roll #						PID # 006-915-019	
	Legal Description (Plan, Lot, District Lot, Block Numbers) LOT 8, BLK 13, SEC 5, RENFREW DIST, PLAN 1750 SITUATE IN COWICHAN, BC DIST							
	Street (Civic) Address or General Location LOT 8 INDIAN RD						City LK. COWICHAN	
2. Owner Information	Name of Legal Owner [REDACTED]				Mailing Address [REDACTED]			
	Phone [REDACTED]		City [REDACTED]		Prov BC		Postal Code [REDACTED]	
3. Authorized Person Information	Name of Authorized Person SEAN CREALLY				Mailing Address 3472 JERNER AVE			
	Phone 250 715-8250		City COBBLE HILL		Prov BC		Postal Code V0R-1LZ	
	Registration # [REDACTED]				Email [REDACTED]			
	The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.							
4. Structure Information	Sewerage System Will Serve: ☒ Single Family Dwelling ☐ Other Structure (specify) ☐ Other Dwelling (specify)							
	The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one) ☒ Less than or equal to 9,100 litres ☐ More than 9,100 litres but less than 22,700 litres							
5. Site Information	Depth of native soil to seasonal high water table or restrictive layer (cm) 140cm				Information respecting the type, depth and porosity of the soil is attached ☒ Yes ☐ No			
	GPS Location of System (decimal degrees) Latitude 48.785442 Longitude -123.671385							
	Horizontal Accuracy (m)				☐ Recreational GPS ☐ Differential GPS			
6. Drinking Water Protection	Will the sewerage system be located less than 30 m from a well? ☐ Yes ☒ No							
	If yes, attach a professional's report and specify the intended distance _____ (m)							
	Distance of proposed sewerage system to the closest body of surface water 30m (m)							
7. System Information	Sewerage treatment method ☒ Type 1 ☐ Type 2 ☐ Type 3							
8. Legal or Regulatory Considerations	☒ Construction of the proposed sewerage system will not conflict with legal instruments registered on the property.				Is this filing submitted as the result of an order from the Health Authority? ☐ Yes (attach a copy of the order) ☒ No			
9. Plot Plan and Specifications	Plot Plan (to scale) and specifications are attached ☒ Yes ☐ No							
	☒ The plans and specifications are consistent with Standard Practice Source of Standard Practice: ☒ Ministry of Health Standard Practice Manual ☐ Other							
10. Authorized Person's Signature	Signature [Signature]				OFFICE USE ONLY			
	Date MAY, 5, 2017				Filing Accepted Date Sept 7/17			
					Receipt Number 223678			



134.3
0



The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.

General Summary of the Sewage System

Filing #: _____ Date: MAY, 6, 2017
Civic Address: LOT 8 INDIAN RD UK COWICHAN
Legal Description: LOT 8, BLK 13, SEC 5, RENFREW DIST, PLAN 1750
Property Size: 1.13 HA Total Flow Rate: 1000 L.P.D. # of Bedrooms: 2
Total Floor Area max: 150 m² sq m System Type: 1

Soil Evaluation Results

Slope of Site (at Dispersal Area): 2 % Restrictive Layer Depth: 140 cm

Restrictive Layer: LOW PERMEABLE SOIL
(SEASONAL, HIGH WATER TABLE, LOW PERMEABILITY SOIL, HARDPAN, OR BEDROCK)

Perk Rate Average: 1.50 min/inch

Type of Soil: COARSE GRAVELLY SAND

GRAVITY FLOW



Completed Design Components

The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.

D.D.F.: 1000 L.P.D. / 1000 L.P.D. = Total Length: _____
Trench Width: _____
AIS = Flow rate: 1000 L.P.D. / 1000 L.P.D. = Total Length: _____
Septic tank to be: 3000 Litres, Manufacturer: _____

Type: CONCRETE

Pump Chamber to be: _____ Litres, Manufacturer: _____

Type: _____

Pump Manufacturer: _____ Size: _____ Voltage: _____

Installed: _____ Pump Line: _____ Reg Float: _____

High Water Alarm Float: _____ High Water Alarm: _____

Electrical Panel: _____

Lateral: 7.6cm PVC Hole Size: FACTORY mm

Hole Spacing: FACTORY cm Trench Size: _____ m Trench Type: _____

Trench Spacing: _____ m

Bed Size L: 15m W: 2.44 Depth: 25cm m Material: 20mm ROCK

Treatment Plant to be (name): _____

Treatment Capacity: _____ L.D.P. Type: _____

Percolation Tests

Civic Address: LOT 8 INDIAN RD Date: MAY 5, 2017

Legal Address: LOT 8, BLK 13, SEC 5, RENVREJ DIST.

Holes pre-soaked for _____ hrs.

Perc. hole #
Location:
1:40 min. / inch
1:45 min. / inch
1:55 min. / inch
min. / inch
Depth: <u>18</u> inches, ____ cm

Perc. hole #
Location:
1:50 min. / inch
1:50 min. / inch
1:45 min. / inch
min. / inch
Depth: <u>22</u> inches, ____ cm

Perc. hole #
Location:
min. / inch
min. / inch
min. / inch
min. / inch
Depth: ____ inches, ____ cm

Perc. hole #
Location:
min. / inch
min. / inch
min. / inch
min. / inch
Depth: ____ inches, ____ cm

The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.

Average Perc. Rate: 1:50 min/inch or 2.5 cm



Observed Soil Conditions

Test Pit Logs

[illegible]

Based on USDA *Field Book for Describing and Sampling Soils* (2002).

* Date water table measured



PROPERTY OWNER'S DECLARATION

PROPERTY INFORMATION

Legal Description LT 8 BLK 13 SECS (SITUATE IN COWICHAN LK DISTRICT) RENFREW DISTRICT
Common Address HOT 8 INDIAN RD. PLAN 1750.
STREET NUMBER/STREET

LAKE COWICHAN
CITY/PROVINCE/POSTAL CODE

Lot Size: 2.8 hectares/acres

Property Tax Information:

P.I.D.# 006915019 Folio# _____

OWNER INFORMATION

Legal Owner's Name: _____

Owner's Mailing Address: _____
The information of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.

Owner's Telephone: _____ Fax: _____

Residence: _____ Fax: _____

Cell: _____

BUILDING INFORMATION

Type of Facility (check one): _____ Residence ☒ Other (describe) _____

Size of Building	Residence	Living Area
	FEET ²	M ²
Basement		
Main Floor		
2 nd Floor		
3 rd Floor		
Total area		

Other Facility	(Total Area)
FEET ²	M ²

of bedrooms 2



PLANNED USES

1. If the basement is unfinished, what is its intended use? _____
2. Does the basement have plumbing or electrical provisions to add a separate living suite? Yes _____ No _____
3. Do you plan on having a Bed and Breakfast or suite? Yes _____ No _____
If yes, please provide details: _____
4. Do you plan on having an in-sink garbage disposal unit? _____

OTHER INFORMATION

- Do or will you have a well? Yes _____ No _____
- If No, source of domestic drinking water is _____
- If Yes, what is its location: _____
- Location of neighboring wells: _____
- Are there any covenants or easements on property? Yes _____ No _____

ITEMS TO BE PROVIDED BY THE OWNER

The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.

- The following items are to be provided by the Owner prior to the start of a site assessment and the Owner agrees herein to supply them at their expense.
1. Plans and specification of building, site access and landscaping plans.
 2. Plot plan or lot survey.
 3. Signed engagement contract to authorize planner to begin work (sample provided).
 4. Land Title's Search results.
 5. Reference plans and terms of any covenants or easements.
 6. Location of all existing services



DECLARATION STATEMENT

I/We, the undersigned declare that I/we are legal owners of the above-described property and the information given above is true and accurate for the purpose of planning, designing, constructing, and maintaining a Sewerage System for said property, and that any changes, alterations, or amendment to this above information will be provided to the "authorized person," as defined in the BC Health Act, Sewerage System Regulation 324/2004, in writing immediately prior to any installation of a sewerage system.

Signature of Owner(s)

Date of Declaration: APRIL 20- 17

Print Name

Signature

Print Name

Signature

The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.



SEWERAGE SYSTEM LETTER OF CERTIFICATION

FINAL

Filing#: DC 17/180 Folio or PID#: 006-915-019 Date: DEC 10 2018
Civic Address: 7238 INDIAN RD
Legal Description: LOT 8, BLK 13, SEZ 5, RENFREW DIST, PLAN 1750, SITUATE IN COW LACE DIST

The construction of the proposed sewerage system on the above property was completed on: DEC 2 2018

This system was installed:

- ☐ By or under the supervision* of a professional
☒ By a Registered Onsite Wastewater Practitioner Installer
☐ By the property Owner under the supervision* of

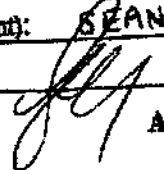
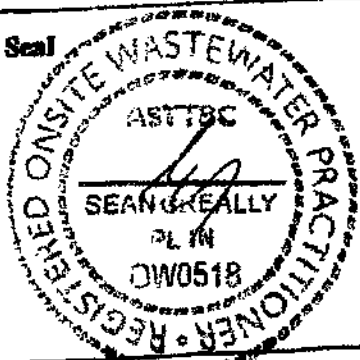
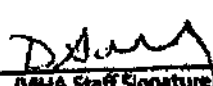
Name: _____ Registration #: _____
Name: SEAN CREALLY Registration #: 0W0518
Name: _____ Registration #: _____

I am an "Authorized Person" as defined in the Sewerage System Regulation "BC Reg. 326/2004." The signature and seal of the undersigned on this document certifies that:

- The Owner has been provided with:
 - A copy of the sewerage system plans and specifications as filed with the Health Authority;
 - A maintenance plan for the sewerage system that is consistent with standard practice;
 - A copy of this Letter of Certification as filed with the Health Authority;
- The sewerage system has been constructed in accordance with standard practice as indicated in the Sewerage System Filing Form filed on (date) SEPT 7, 2017;
- The sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
- The estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters;
- If operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

* Where the authorized person is a professional, "supervision" means conducting field reviews of the construction of the above system that the professional in his or her professional discretion considers necessary to ascertain whether the construction substantially complies with the plans and specifications filed with the Health Authority.

Appended to this document is a plan of the sewerage system as it was built and a copy of the maintenance plan.

Name (please print): <u>SEAN CREALLY</u>		Health Authority Use Only	
Signature: 			
Authorized Person's Seal 		Vancouver Island Health Authority Environmental Health - Duncan DATE RECEIVED <u>DEC 13 2018</u> Received By:  (VHA Staff Signature)	

General Summary of the Sewage System

Filing #: DE 17 / 180 Date: DEC 10, 2018
 Civic Address: LOT 8 INDIAN RD LK COWICHAN
 Legal Description: LOT 8, BLK 13, S.E.S., REVERSED DIST, PLAN 1750
 Property Size: 1.13 ha Total Flow Rate: 1000 L.P.D. # of Bedrooms: 2
 Total Floor Area max: 150 m² sq m System Type: 1

Soil Evaluation Results

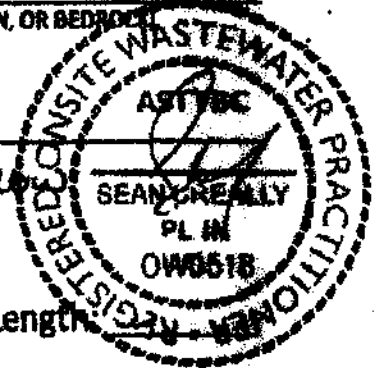
Slope of Site (at Dispersal Area): 2 % Restrictive Layer Depth: 140 cm

Restrictive Layer: LOW PERMEABLE SOIL
(SEASONAL, HIGH WATER TABLE, LOW PERMEABILITY SOIL, HARDPAN, OR BEDROCK)

Perk Rate Average: 1.50 min/inch

Type of Soil: COARSE GRAVELLY SAND

GRAVITY FLOW



Completed Design Components

DDF: 1000 / HLR: 40 / Trench Width: ✓ = Total Length

AIS = Flow rate: 1000 LPD / HLR: 40 = sq m: 25 m²

Septic tank to be: 5005 Litres, Manufacturer: DANS

Type: CONCRETE

Pump Chamber to be: ✓ Litres, Manufacturer: ✓

Type: ✓

Pump Manufacturer: ✓ Size: ✓ Voltage: ✓

Installed: ✓ Pump Line: ✓ Reg Float: ✓

High Water Alarm Float: ✓ High Water Alarm: ✓

Electrical Panel: ✓

Lateral: 7.6 cm PVC Hole Size: FACTORY mm

Hole Spacing: FACTORY cm Trench Size: ✓ m Trench Type: ✓

Trench Spacing: ✓ m

Bed Size L: 15 m W: 2.4 m Depth: 25 cm m Material: 20 mm ROCK

Treatment Plant to be (name): ✓

Treatment Capacity: ✓ L.D.P. Type: ✓

ORIGINAL

Sewerage System Operation and Maintenance Plan

Part 1: Operation Plan for Owners and Operators

Introduction

Civic Address: 7238 INDIAN RD

Legal Description: LOT 8, BLK 13, SEC 5, REVERGE DIST, PLAN 1750

System completed on (date): DEC 2 2018

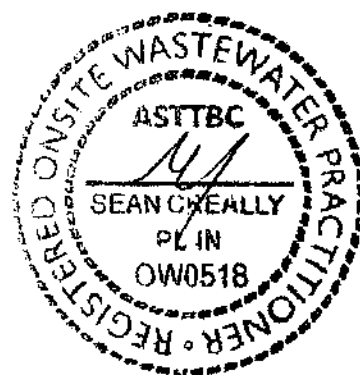
Onsite wastewater systems require proper operation and maintenance to ensure adequate performance, service life expectancy, and protection of public health and the environment. Pursuant to section 10 of the *BC Sewerage Regulation 326/2004* the owner/user of an onsite wastewater system must ensure it is operated and maintained in accordance with the operation/maintenance plan provided by the designer/planner. In addition, the owner/user is required to keep records of the system inspections and maintenance performed on the system.

The operations and maintenance plan: system inspection and maintenance schedule, contact lists, and system dos and don'ts.

IMPORTANT: This system has been designed to service a residence as listed on the general specifications of sewerage system. Therefore, addition of a bedroom or any additional square footage added to house, a suite or use as a bed and breakfast will require alterations to the onsite wastewater system that must be designed by an Authorized Person and filed with the Health Authority.

System Operation

Under the laws of BC, the sewage system that has been installed on the above listed property must be maintained by a Registered Maintenance Provider in accordance with the specifications outlined in this Operations and Maintenance Plan.



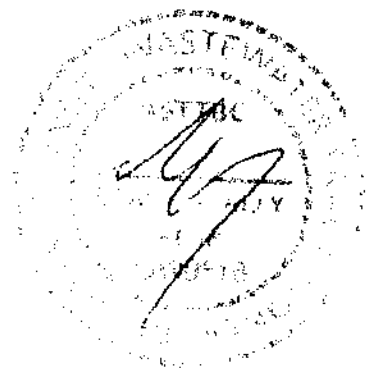
34L

Cautions and Warnings

- Garbage disposal unit is NOT to be used with septic systems. A garborator will overload the septic tank, degrade wastewater treatment and decrease drain field life.
- No water softeners, floor drains, roof drains or perimeter drains to drain into wastewater system.
- Irrigation over mound or drain field should be closely monitored. Excessive irrigation infiltrates into and hydraulically overloads system. Hydraulic overload will cause failure in system.
- Structures, roads, paths, parking, swimming pools, and any impervious materials are prohibited from being placed on drain fields. Any of these will cause failure of system.
- Gases within septic tank and pump chamber can be explosive and/or cause asphyxiation. DO NOT enter tank risers or tanks at any time. Lids are to be secured at all times.

Dos and Don'ts for Successful Operation

- DO NOT introduce or put any non-biodegradable substances into the system such as:
 - Chemicals, including paint (do not wash paint brushes inside house)
 - Solvents, antifreeze, gas, herbicides, pesticides
 - Coffee grounds
 - Cigarette butts
 - Disposable diapers
 - Feminine hygiene products
 - Condoms
 - Paper towel, facial tissue, sanitary wipes
 - Cat litter
 - Hair



- Handwritten:* 10/10/10
- DO NOT discharge from water treatment devices including water softeners into system.
 - DO NOT use powdered laundry detergent or dish washer soap, liquid soap is acceptable.
 - DO NOT flush anything (e.g., Condoms, Q-tips) into system that does not pass through the human body with the only exception being toilet paper.
 - DO NOT introduce excessive amounts of fats, oils or grease into system.
 - DO NOT drive on disposal system, piping, distribution box or tanks at any time.
 - MINIMIZE the use of bleach and cleaning solvents.
 - DO NOT use commercial septic tank additives: they are unnecessary, expensive and can impair system performance.
 - DO NOT stress system with multiple laundry loads on one day — spread laundry throughout the week.
 - DO practice water conservation and ensure that fixtures do not leak.
 - DO check toilets for leaks annually by placing dye in tank (food coloring) and leaving it for several hours. The dye should not appear in the toilet bowl.
 - DO have a maintenance provider in place to maintain and monitor system.
 - DO keep maintenance/ service records at all times. These records are to stay with system (and passed to new owners if property changes ownership).

Please note that a full updated list of registered Maintenance Providers can be obtained from your local Health Authority.





SEWERAGE SYSTEM LETTER OF CERTIFICATION

FINAL

Filing#: DC 17/180 Folio or PID#: 006-915-019 Date: DEC 10 2018

Civic Address: 7238 INDIAN RD

Legal Description: LOT 8, BLK 13, SECS, AENFREW DIST, PLAN 1750, SITUATE IN COW LACE DIST

The construction of the proposed sewerage system on the above property was completed on: DEC 2 2018

This system was installed:

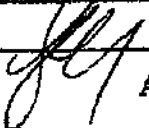
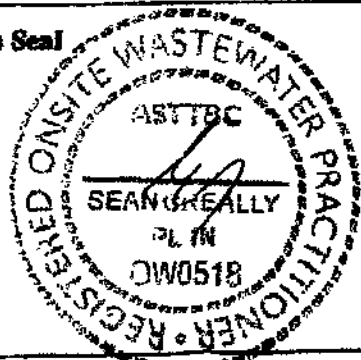
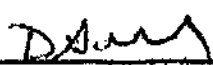
- ☐ By or under the supervision* of a professional Name: _____ Registration #: _____
- ☒ By a Registered Onsite Wastewater Practitioner Installer Name: SEAN CREALLY Registration #: OW0518
- ☐ By the property Owner under the supervision* of Name: _____ Registration #: _____

I am an "Authorized Person" as defined in the Sewerage System Regulation "BC Reg. 326/2004." The signature and seal of the undersigned on this document certifies that:

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 - A copy of the sewerage system plans and specifications as filed with the Health Authority;
 - A maintenance plan for the sewerage system that is consistent with standard practice;
 - A copy of this Letter of Certification as filed with the Health Authority;
- The sewerage system has been constructed in accordance with standard practice as indicated in the Sewerage System Filing Form filed on (date) SEPT 7, 2017;
- The sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
- The estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters;
- If operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

* Where the authorized person is a professional, "supervisor" means conducting field reviews of the construction of the above system that the professional in his or her professional discretion considers necessary to ascertain whether the construction substantially complies with the plans and specifications filed with the Health Authority.

Appended to this document is a plan of the sewerage system as it was built and a copy of the maintenance plan.

Name (please print): <u>SEAN CREALLY</u>	Health Authority Use Only
Signature: 	
Authorized Person's Seal 	Vancouver Island Health Authority Environmental Health - Duncan DATE RECEIVED <u>DEC 13 2018</u> Received By:  (VHA Staff Signature)



Well Summary

Well Tag Number: 113307
Well Status: New
Observation Well Number:
Well Identification Plate Number: 52472
Well Class: Water Supply
Observation Well Status:
Owner Name: NEIL MERRICK
Well Subclass: Not Applicable
Environmental Monitoring System (EMS) ID:
Intended Water Use: Private Domestic
Aquifer Number:
Alternative specs submitted: No
Artesian Condition: No
Technical Report: N/A
Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed
Licence Number:

Location Information

Street Address: INDIAN ROAD
Town/City: LAKE COWICHAN

Legal Description:

Lot	8
Plan	1750
District Lot	
Block	
Section	5
Township	
Range	
Land District	47
Property Identification Description (PID)	006915019

Description of Well Location: NOTHING ENTERED



MapBox | Government of British Columbia, DataBC, GeoBC

Geographic Coordinates - North American Datum of 1983 (NAD 83)
Latitude: 48.83
Longitude: -124.06916
UTM Easting: 421534
UTM Northing: 5409109
Zone: 10
Coordinate Acquisition Code: (10 m accuracy) Handheld GPS with accuracy of +/- 10 metres

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	2017-07-14	2017-07-18	Drillwell Enterprises	July 24th 2017 at 6:43 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
2017-07-14	2017-07-18				

Well Completion Data

Total Depth Drilled: 362 ft bgl
Estimated Well Yield: 0.5 USgpm
Static Water Level (BTOC): 19.3 feet btoc
Finished Well Depth: 362 ft bgl
Well Cap: WELDED LID
Artesian Flow:
Final Casing Stick Up: 30 inches
Well Disinfected Status: Disinfected
Artesian Pressure (head):
Depth to Bedrock: 11 feet bgl
Drilling Method: Dual Rotary
Artesian Pressure (PSI):
Ground elevation:
Method of determining elevation: Unknown
Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	11				brown	Dense		
11	108				green	Hard	AT 80'	0.25
108	362				green	Very Hard	AT 220'; SOFT ZONES AT 114-117', 124-181', 233-236'.	0.5

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
0	11	Steel Removed		10		Not Installed
0	19		Steel	6	0.219	Not Installed
11	19		Open hole	10		Not Installed

Surface Seal and Backfill Details

Surface Seal Material: Bentonite clay
Backfill Material Above Surface Seal:
Surface Seal Installation Method: Poured
Backfill Depth:
Surface Seal Thickness: 2 inches
Surface Seal Depth: 19 feet

Liner Details

Liner Material:
Liner Diameter:
Liner Thickness:
Liner from:
Liner to:
Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method:
Type:
Material:
Opening:
Bottom:
Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by: Air lifting
Development Total Duration:

Well Yield

Estimation Method: Air Lifting
Estimation Rate: 0.5 USgpm
Estimation Duration: 0.5 hours
Static Water Level Before Test:
Drawdown:
Hydrofracturing Performed: No
Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:
Method of Decommission:
Sealant Material:
Backfill Material:
Decommission Details:

Pumping Test Information and Aquifer Parameters

Start Date	Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m ² /day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

No comments submitted

Documents

Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
-------------	---------------	----------------	-----------------	-------------------

Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.

Drillwell Enterprises Ltd.4994 Polkey Rd.
Duncan, BC V9L 6W3**INVOICE**Invoice No.: **13648**
Date: 07/19/2017
Page: 1

Sold to:

Merrick, Neil


Job/PO #:

Construction of a 6" domestic water well
Indian Road, Cowichan Lake
PID: 006-915-019
Well ID Plate #52472
Completed 2017/07/18

GST# 101489631RT0001

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
MOB	lump sum	1	Mobilize and de-mobilize	G	200.00	200.00
SS6	each	1	Surface seal	G	600.00	600.00
DC6	feet	19	Drill and case 6" diameter	G	43.00	817.00
ROC6	feet	343	Drill 6" open hole in rock	G	23.00	7,889.00
Subtotal:						9,506.00
G - GST 5.00%						475.30
GST						
PAID. JULY 20/2017						
CHEQUE #258						
Thank you for your prompt payment! If you have any questions please contact us.						
Terms: Net 30. Due 08/18/2017.						
Total Amount						9,981.30



Inspection Details

ASSESS: EL: Final Inspection

INSPECTION STATUS	Passed
INSPECTION NUMBER	ELIN-3424111-2023
INSPECTION TYPE	ASSESS: EL: Final

Dates

INSPECTION DATE	04/05/2023
REQUESTED DATE	04/04/2023
COMPLETED DATE	04/05/2023

Additional Information

NOTES/WORK
DESCRIPTION FOR THIS
INSPECTION REQUEST

Work is complete.

Non Compliances Corrected

DATE NON-
COMPLIANCES
CORRECTED

Inspection Checklist list



There are no checklist items for this inspection.

Non-Compliances



There are no non-compliances for this inspection.

Attachments



 Declaration of EL
Inspection Request_4-4-
2023_11-07-39.pdf
Uploaded on 04/04/2023

Permit Details

Permit Status

Closed

Site Address

7234 Indian Road Lake Cowichan BC

Job Name

PO Number

Permit Type

EL - Installation

Work Class

Contractor Residential Single Family Dwelling

Permit Number

EL-1214680-2021

Expiry Date

10/02/2023

**COWICHAN VALLEY REGIONAL DISTRICT
BUILDING INSPECTION DIVISION
PLUMBING INSPECTION AUTHORIZATION FORM**

NAME OF CERTIFIED PLUMBER Orest Smycniuk (O.J. Plumbing Services)	Merrick Neil	
MAILING ADDRESS 10558 Lupine Lane Youbou, B.C. V0R 3E0	Lot #8 Indian Road	
T.Q. NUMBER IP: K-16-10438	Lake Cowichan	
PHONE 745-3744		BUILDING PERMIT NUMBER

This will confirm I have completed the plumbing installation at the above-described premises and declare :

1. That I am registered as a plumber with Cowichan Valley Regional District (or a photo-copy of my British Columbia Tradesman's Qualification Certificate is attached).
2. That I have installed the plumbing and conducted all the required tests in accordance with the current B.C. Plumbing Code of which I possess a copy.
3. That I have reviewed and followed the building plans accompanying the building permit Described herein.

I further declare the following plumbing is complete and ready for inspection:

- | | |
|--|--|
| ☐ Plumbing Underslab | ☒ Plumbing Rough-In |
| ☐ Plumbing Connection | ☐ Sanitary Sewer Connection |
| ☐ Storm Drain Connection | ☐ Rain Water Leader Collection System |
| ☐ Sprinkler System-Fire Suppression | ☐ Sprinkler System-Irrigation System |

Signature: O Smycniuk Date: Aug 11 2021

Registered Owner/Occupier Declaration

This will confirm that I am the registered owner and intend to occupy the premises described hereon and have installed my own plumbing in accordance with the requirements of the B.C. Plumbing Code as confirmed by the attached isometric sketch of the D.W.V. System. I further declare the plumbing is complete, ready for inspection as indicated above and that I have conducted the necessary water tests on all piping.

Name: (Print) _____

Signature: _____ Date: _____

Ready for inspection.

1 Ventilation Checklist 1—Forced Air Systems

SENTENCE 9.32.3.4(6)

Use this Checklist where forced air heating system ducts intake and distribute ventilation air.

Civic Address	<u>7234 Indiana Rd</u>		Permit No.	
Climate Zone:	<u>4</u>	Number of Bedrooms	<u>1</u> (A)	A bedroom is a room with an openable window (minimum dimensions apply), a closet and a closing interior door.
Total Floor area of conditioned space	<u>2616</u> ft ² (B)			
Total Interior Volume of Dwelling	<u>22503</u> ft ³			Total volume includes all heated interior spaces
.5 ACH (air changes/hr) = Volume x 0.5 ÷ 60 =	<u>188</u> cfm (C)			Exhaust appliances exceeding .5 ACH may require make-up air.

1. Principal Ventilation System Exhaust Fan Minimum Air-flow Rate

Use the bedroom count from Box (A) and Total square footage from Box (B) above and Table 9.32.3.5. to determine

Minimum Required Principal Exhaust System Capacity

45 cfm (D)

2. Principal System Fan Choice

a) Exhaust Fan continuous running Make Panasonic Model Whisper Sone Rating 1.0Location: Main floor - Bath Capacity at 0.2 ESP 100 cfm (E) Must be ≥ than Box (D)

If CEV, capacity @0.4ESP

3. Fan Duct Size and Equivalent Length

Use actual fan cfm in Box(E) above and Table 9.32.3.8 (3) [See note at bottom of page for larger fan duct sizing].

a) Length of duct 5 ft + Exterior hood 30ft + number of 90° elbows 0 X 10 ft = 35 Equivalent LengthMaximum Equivalent Length allowed in Table 9.32.3.8(3) = 98b) Fan Duct size: 5 inches Ø Duct type: ☒ Rigid ☐ Flex

4. Required Kitchen and Bathroom Exhaust Fans: Re-list below if Principal Exhaust Fan meets all or part of Kitchen/Bathroom spot Exhaust requirements.

ROOM	REQUIRED EXHAUST RATE Table 9.32.3.6	EXHAUST EQUIPMENT						
		Spot Exhaust Kitchen & Bath WALL/CEILING FANS						Ex.Fan/CEV
		Fan Make & Model	CFM @ 0.2 ESP Manf. Rated	*Duct Sizing per Table 9.32.3.8.(3)		Max. Equiv. Length per table	Installed Equiv. Length	Principal System CFM
				rigid	flex			
K. + Bath	100	Brown S.S.	175	6		79	47'	
Basement Washroom	50	Panasonic Whisper - 100	100	5		98	63'	

* For fan capacities exceeding 175cfm in Table 9.32.3.8(3), follow manufacturer's installation instructions or use good engineering practice to size duct.

See Ventilation Guidelines Appendix page 16-A

TOTAL (must = Box E)

Checklist 1, pg 1 of 2

5. Fresh Air must be ducted from outside to Return Air of furnace for distribution.

- a) Duct length from this connection to furnace cabinet must be 15 ft maximum and 10 ft minimum unless a flow control device is used. Duct length confirmed at 12 feet.
- b) Duct Size for Fresh Air intake to RA:
4" Ø minimum for Rigid Duct. Must be insulated & vapour barriered for full length. ____ confirmed.
5" Ø minimum for insulated, vapour barriered Flex Duct ☒ confirmed.

6. Forced Air Furnace system ducted to supply air to every bedroom and any level without a bedroom ☒ confirmed.

7. If Heated Crawlspace present, state method of ventilating Incorporated with Forced Air system - 9/1 - R/A

MAKE-UP AIR Requirements

1. NAFFVA (Naturally Aspirated Fuel Fired Vented Appliance) or radon present in dwelling unit? Sentence 9.32.4.1

☒ Yes, Proceed to Step 2

☐ No, Omit Steps 2 & 3

2. Exhaust Appliance present which exceeds Box C 0.5 ACH:

☐ Yes, Proceed to Step 3

☐ Yes, Commit to

☒ No such appliance. Omit Step 3

Depressurization Test (See CAUTION, TECA Vent Manual pg 24)

3. Use Active Make-up Air for Exhaust Appliance.

Make-up Air Fan required:

Exhaust Appliance Actual Installed Cfm _____

Fan Make _____ Model _____

Make-up Air Fan Cfm _____

Duct diameter _____ inches

Fan Location _____ Fan ducted to _____

a) Active Make-up Air delivered to an Unoccupied Area first (not directly to room containing the appliance).

i) Tempering Required per 9.32.4.1.(4)(a):

Show calculation & describe how make-up air will be tempered to at least 34°F (1°C) before entering unoccupied area.

ii) Transfer Grill Required: Size 1 sq in of gross area per 2 cfm:

Transfer grill size _____ sq. in.

Location _____

iii) Additional Tempering Required per 9.32.4.1.(4)(b) before transfer to occupied area: Show calculation and describe how make-up air will be further tempered to at least 54°F (12°C).

OR b) Active Make-up Air delivered to an Occupied Area: Tempering Required. Show calculation and describe how make-up air will be tempered to at least 54°F (12°C).

Installer Certification:

I hereby certify that the design and installation of the ventilation system complies with the 2012 B.C. Building Code, 2014 Section 9.32 Amendment.

Date 05-10-2022

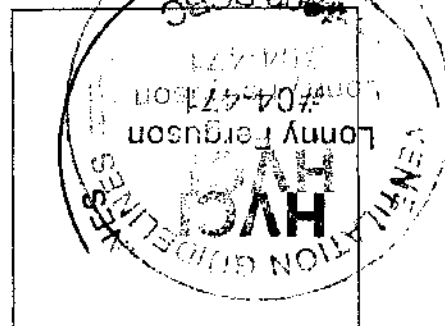
2014 TECA Ventilation Certification Stamp

Print Name Lonny Ferguson

Signature [Signature]

Company Dominion sheet metal inc

Phone 250-710-0400



Checklist 1, page 2 of 2



Black Jack

Sweeps & Services

Tel: (250) 748-4011 Fax: (250) 748-4011

Email: blackjacksweeps@hotmail.com

Website: www.blackjacksweeps.ca

SOLID FUEL INSPECTION FORM

WETT CERTIFICATION #4451

NAME: <u>MURPHY</u>		DATE: <u>JAN 24/25</u>
ADDRESS: <u>1238 INDIAN RD VOR 260</u>		
OWNER: <u>LARRY LOWIEHAN B.C.</u>	PHONE: _____	CELL: _____

LOCATION OF UNIT WITHIN DWELLING: <u>BASMENT</u>		APPLIANCE TYPE: <u>WOODSTOVE - SPACE HEATER</u>	
ROOM: <u>HARBOR CANT</u>	Model: <u>200</u>	Serial #: <u>UNKNOWN</u>	Age: <u>2</u>
Installed: ☒ YES ☐ NO	☐ CSA ☒ ULC	☐ WARNOCK HERSEY	☐ OTHER

HEATING UNIT				Manufacturer Approved Clearances (See Label on Appliance)		ALL MEASUREMENTS ARE IN INCHES	
Front	Back	Corner	Main duct: Measured from front of top flue				
<u>30</u>	<u>18</u>	<u>N/A</u>	<u>N/A</u>				
Hearth Front	Hearth Side	Hearth Rear	<u>8</u>				
<u>18</u>	<u>8</u>	<u>8</u>	<u>N/A</u>				
Actual Top	Back	Corner	Main duct: Measured from front of top flue				
<u>48+</u>	<u>12</u>	<u>N/A</u>	<u>N/A</u>				
Hearth Front	Hearth Side	Hearth Rear	Do All Measurements Comply? ☒ YES ☐ NO				
<u>48</u>	<u>48</u>	<u>12</u>	☒ YES ☐ NO				
FUEL	☒ Wood Only		Number of cords burned per year: <u>0-1</u>		☐ Wood and Oil		
How often is unit used? <u>1-2</u> days per week		Is the unit primary source of heat? ☐ YES ☒ NO		Primary source: <u>ELECTRIC</u>			

CHIMNEY				Note: Building Code Requires a Stainless Steel Liner for Masonry Fireplace Inserts			
☐ masonry	Clay lined ☐ YES ☐ NO	Stainless Liner ☐ YES ☐ NO	☒ Factory Built Class A	Manufacturer: <u>SELKIRK</u>			
☐ Factory Built GFI Device	☐ CSA	☒ ULC	☐ WARNOCK HERSEY	Chimney is installed: ☐ Inside Building ☒ Outside Building			
How often is chimney cleaned? <u>twice yearly</u> By <u>Homeowner</u>				Date of last cleaning: <u>MAY 2024</u>			

STOVEPIPE		☒ Single Wall Stovepipe ☐ Double Wall Stove Pipe		Manufacturer: <u>NONE</u>	Does Stove Pipe Pass Through a Combustible Wall? ☐ YES ☒ NO	Length of Stove Pipe: <u>64</u>
Distance to wall: <u>20.5</u>	Construction of Wall: <u>DRYWALL - WOOD</u>	Distance to Ceiling: <u>12</u>	Construction of Ceiling: <u>DRYWALL WOOD</u>			

INSTALLATION		Was the appliance installed by a heating contractor? ☐ Unknown ☒ NO ☐ YES Name of Firm: _____	
Was the chimney installed by a heating or masonry contractor? ☐ Unknown ☒ NO ☐ YES Name of Firm: _____			
Does the stovepipe pass through a concealed space? ☐ N/A ☒ NO ☐ YES Explain: _____			
Is protective shielding used around heating unit? ☐ NO ☒ YES Material, clearances etc. <u>SHEET METAL PER WALL AND CEILING 66% REDUCTION</u>			
Does the unit share a chimney flue with any other appliance? ☒ NO ☐ YES Explain details: _____			
Does other appliance vent above or below the unit? ☐ Above ☐ Below			
Has the installation, including chimney been inspected and approved by a fire department or building code inspector? ☒ NO ☐ YES Name of Inspector: _____			
Smoke detector on the same floor as unit? ☒ YES ☐ NO		Carbon Monoxide detector in the building? ☒ YES ☐ NO	
Fire extinguisher in the area of the unit? ☒ YES ☐ NO		TYPE: <u>ABC</u>	
Where are ashes kept? <u>METAL BUCKET</u>		How are ashes disposed of? <u>GARDEN COMPOST</u>	

Special Notes:
<u>SYSTEM PASSES INSPECTION</u>
<u>[Signature]</u>