

10-525 JIM CRAM DR

Ladysmith, BC

The information contained has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any and all information of special interest should be verified and obtained through independent verification.



AB ADAM BALL
REAL ESTATE PROFESSIONAL



Cell: 250.732.1863
Office: 250.748.7200
Email: adam@adamballrealty.ca

www.adamballrealty.ca

472 Trans-Canada Hwy, Duncan, BC V9L 3R6





Floor Space: 1,232 sq ft

Bedrooms: 2

Bathrooms: 1

MLS# 1003032

10-525 JIM CRAM DR Ladysmith, BC

Welcome to this charming and move-in-ready double-wide mobile home located in a well-maintained 55+ park. Positioned at the end of the lane and backing onto peaceful green space, this home offers privacy, scenery, and a true sense of island living.

Inside, you'll find a long list of thoughtful updates, including a heat pump, vinyl siding and windows, a 7-year-old roof, new plumbing, a hot water tank, and high-quality laminate flooring throughout most of the home. The bathroom has been tastefully upgraded, and the covered patio is perfect for enjoying your morning coffee or unwinding in the evening. The additions provide excellent extra storage and a cozy spot for a home office or hobby space.

Outdoors, there are two separate seating areas for those long summer days, a concreted parking area for convenience, and a storage shed at the rear. There's plenty of room to garden or tinker, making this home a great option for those who love to be outdoors.

The park allows two pets with approval and no size restrictions. You'll love the easy access to shopping, nearby parks and trails—right across the street—and the Nanaimo Airport just 10 minutes away.

10-525 JIM CRAM DR

Ladysmith, BC

Property Notes

Roof 2018

Heat pump 2024

Updated Plumbing

Newer HTW tank

Vinyl Windows

Covered Deck

Garden Shed

Paved Driveway

2 Additions providing extra space

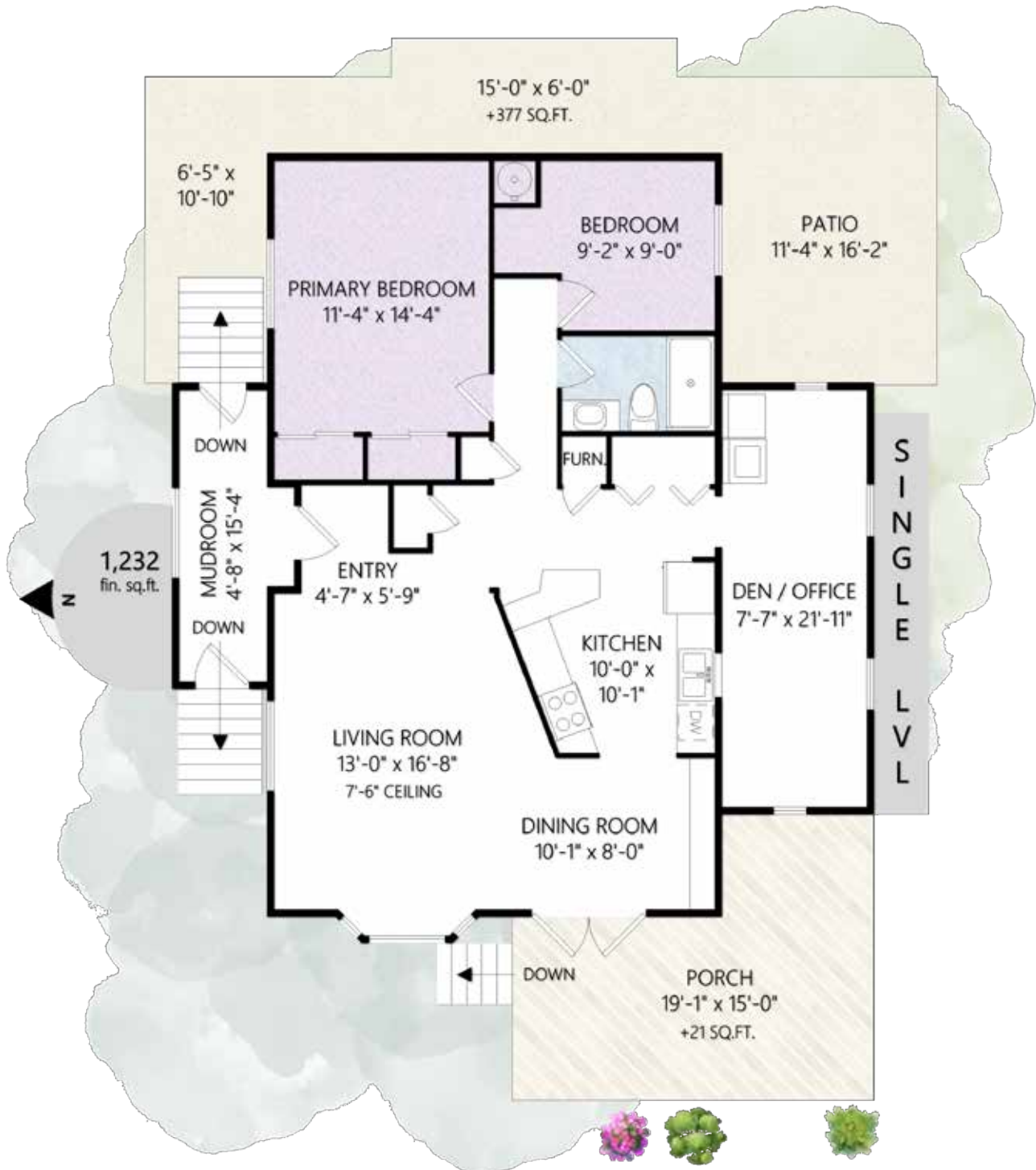
Updates done with permits

2 pets allowed - no size restrictions

Back of the park, sits next to green space providing additional privacy

10-525 JIM CRAM DR

Ladysmith, BC



Area (Sq.Ft.)	Finished	UnFin.	Total
Single Level	1,232	0	1,232

DO NOT REMOVE/NE PAS ENLEVER

MOBILE HOME CSA SPECIFICATION NAMEPLATE PLAQUE SIGNALÉTIQUE TECHNIQUE ACNOR POUR MAISON MOBILE

MANUFACTURER/FABRICANT **Moduline Industries (Canada) Ltd.** YEAR OF MANUFACTURE/ANNÉE DE FABRICATION **1982**
 FACTORY ADDRESS/ADRESSE DE L'USINE **PO Box 190 1175 Railway St. Penticton, B.C.**
 TRADE NAME **Monarch** MODEL No. **24030** SERIAL No. **039212A6B**
 MARQUE DE COMMERCE NO. DE MODELE NO. DE SERIE
 CSA CERTIFICATION LABEL No. **26624** ETIQUETTE DE CERTIFICATION ACNOR NO.

- NOTE: (1) This specification plate and the exterior CSA Label provides the only evidence of CSA Certification. Cette fiche technique ainsi que l'étiquette extérieure ACNOR constituent les seules preuves de la certification ACNOR.
- (2) CSA Certification covers the systems noted below only when installed by the mobile home manufacturer. La certification ACNOR englobe les installations indiquées ci-dessous uniquement si leur mise en place est effectuée par le fabricant de maison mobile.
- (3) Any additions or modifications to factory installed systems must be authorized by the appropriate provincial or municipal authorities having jurisdiction. Toute adjonction ou modification aux installations mises en place à l'usine doit être approuvée par les autorités provinciales ou municipales compétentes.
- (4) (NA) Under the heading "FACTORY INSTALLED APPLIANCES" indicates appliances not factory installed. Items 1 & 2 must be factory installed. "NA" sous l'en-tête "Appareils installés à l'usine" indique des appareils non installés à l'usine. Les articles 1 et 2 doivent être installés à l'usine.

	FACTORY INSTALLED APPLIANCES		APPAREILS INSTALLÉS À L'USINE	
	MAKE/MARQUE	MODEL/MODELE	FUEL/IGR: Gas, Electric or Wood/COMBUSTIBLE (marque, gaz, électrique ou bois)	
1. FURNACE	Intertherm	MSH 065C	OIL	FOURNAISE
2. WATER HEATER	GSW	5TE520-78	ELEC	CHAUFFE-EAU
3. RANGE	GE	VL37	ELEC	CUISINIÈRE
4. DRYER	n/a	n/a	n/a	SÈCHEUSE
5. WASHER	n/a	n/a	n/a	LESSIVEUSE
6. REFRIGERATOR	GE	VL131	ELEC	REFRIGÉRATEUR
7. FIREPLACE/STOVE				FOYER/POÊLE
ELECTRICAL SYSTEM/INSTALLATION ÉLECTRIQUE		120/240	Volts	60 Cycles 100 Amperes

PLUMBING SYSTEM: Supply system tested at 100 psi.

INSTALLATION DE PLOMBERIE: approvisionnement éprouvé à 100 lb/po².

WARNING AVERTISSEMENT

GAS SYSTEM: INSTALLATION DE GAZ

DO NOT USE FUELS OTHER THAN THOSE SPECIFIED FOR THE APPLIANCES INVOLVED — Refer to individual nameplates. NE PAS EMPLOYER D'AUTRES COMBUSTIBLES QUE CEUX SPÉCIFIÉS POUR LES APPAREILS EN CAUSE — Se référer aux plaques signalétiques individuelles.

IF THE INSTALLED FURNACE DRAWS COMBUSTION AIR FROM BELOW THE FLOOR OF THE UNIT ANY SKIRTING INSTALLED TO ENCLOSE THE CRAWL SPACE BETWEEN THE GROUND AND THE UNDERSIDE OF THE UNIT MUST BE SUCH THAT AN ADEQUATE AIR SUPPLY IS MAINTAINED. SI LA FURNACE INSTALLÉE EST TIRÉE D'EN DESSOUS DU PLANCHER DE LA MAISON, TOUT ÉCRAN ENTOURANT LE VIDE SANITAIRE ENTRE LE SOL ET LA MAISON DOIT ÊTRE TEL QU'UNE ALIMENTATION SUFFISANTE EN AIR SOIT MAINTENUE.

TO BE SURE A SUPPLY OF FRESH AIR TO OCCUPANTS, OPEN VENTILATORS WHEN FUEL BURNING RANGE, DRYER OR LIGHTS ARE IN OPERATION. POUR ASSURER AUX OCCUPANTS UNE CIRCULATION D'AIR FRAIS, OUVRIR LES VENTILATEURS TANT QUE FONCTIONNENT LA CUISINIÈRE, LA SÈCHEUSE OU DES LAMPES À GAZ.

BEFORE TURNING ON GAS: AVANT D'OUVRIR LE GAZ

(a) BE CERTAIN APPLIANCES ARE SUITABLE FOR GAS TO BE USED AND ARE EQUIPPED WITH CORRECT BURNER ORIFICES AND REGULATORS. S'ASSURER QUE LES APPAREILS CONVIENNENT AU GAZ D'UTILISATION ET QU'ILS SONT POURVUS DES ORIFICES ET DES DÉTENDEURS APPROPRIÉS.

(b) MAKE CERTAIN ALL GAS CONNECTIONS HAVE BEEN MADE TIGHT. ALL APPLIANCE VALVES ARE TURNED OFF, AND ANY UNCONNECTED OUTLETS ARE CAPPED. S'ASSURER QUE TOUTES LES RACCORDEMENTS SONT ÉTANCHES, QUE TOUTES LES ROBINETS DES APPAREILS SONT FERMÉS ET QUE LES SORTIES INUTILISÉES SONT OBTURÉES.

AFTER TURNING ON GAS: APRÈS AVOIR OUVERT LE GAZ

(a) LIGHT ALL PILOTS. ALLUMER TOUTES LES VIEILLEUSES.

(b) ALL CONNECTIONS INCLUDING THOSE AT THE APPLIANCES, REGULATORS AND CYLINDERS SHOULD BE LEAK TESTED PERIODICALLY WITH SOAPY WATER BY THE OCCUPANT. NEVER USE LIGHTED MATCH OR OTHER FLAME WHEN CHECKING FOR LEAKS. L'OCCUPANT DEVRA VÉRIFIER PÉRIODIQUEMENT L'ÉTANCHÉITÉ DE TOUTES LES RACCORDEMENTS, Y COMPRIS CEUX DES APPAREILS, DÉTENDEURS ET BOUTEILLES EN Y APPLIQUANT DE L'EAU SAVONNEUSE. NE JAMAIS SE SERVIR D'ALLUMETTES OU D'AUTRES FLAMMES POUR LA LOCALISATION DES FUITES.

(c) DO NOT LEAVE SYSTEM TURNED ON, OR CONTAINERS CONNECTED, UNTIL SYSTEM HAS BEEN PROVEN TO BE GAS TIGHT. NE PAS LAISSER L'ALIMENTATION OUVERTE, NI LES RÉCIENTS RACCORDES AVANT DE S'ÊTRE ASSURÉ DE L'ÉTANCHÉITÉ DE L'INSTALLATION.

WHEN GAS SUPPLY IS DISCONNECTED: APRÈS AVOIR COUPÉ LE GAZ

SECURELY CAP GAS INLET INTO MOBILE UNIT.

OBTURER AVEC SOIN LA PRISE DE GAZ DE LA MAISON MOBILE.

VEHICULAR SYSTEM: WARNING — IT IS RECOMMENDED THAT HIGHWAY AUTHORITIES BE CONSULTED ON REGULATIONS APPLICABLE IN AREAS INTO WHICH THIS UNIT MAY BE MOVED ESPECIALLY IN REGARD TO MAXIMUM ALLOWABLE LENGTHS AND WIDTHS.

INSTALLATION VÉHICULAIRE: AVERTISSEMENT — IL EST RECOMMANDÉ DE CONSULTER LES AUTORITÉS ROUTIÈRES DES RÉGIONS OÙ CETTE MAISON EST SUSCEPTIBLE D'ÊTRE VÉHICULÉE CONCERNANT LES RÈGLEMENTS EN VIGUEUR, EN PARTICULIER CEUX RELATIFS AUX LONGUEURS ET LARGUEURS MAXIMALES PERMISES.

Gross Trailer Weight (GTW): max 16725 14280B Poids total maximal de remorquage (PBR)
 Vertical tongue load: max 4185 3720B Charge verticale au crochet
 Minimum Tire Size & Ply Rating: n/a Bogies Dimensions minimales des pneus et nombre de jantes
 Recommended Cold Tire Inflation Pressure: n/a Bogies Pression recommandée pour le gonflage des pneus à froid

HEAT LOSS: The heat loss of this home is 45740 Btu, based on a design temperature difference of -50°.

PERTE DE CHALEUR: La dépendance de chaleur de cette maison est de 45740 Btu, basée sur une différence de température de calcul de -50°.

THERMAL INSULATION Ceiling: R-36 (insulation only, R 37.9 (total, Walls: R 12 (insulation only, R 14.2 (total)

Floor: R 24 (insulation only, R 27.8 (total)

ISOLATION THERMIQUE Plafond: R (isolant seulement, R (total), Murs: R (isolant seulement, R (total)

Plancher: R (isolant seulement, R (total)

GROUND SNOW LOAD: 67 psf CHARGE DE NEIGE AU SOL: 67 lb/po²

ROOF DESIGN SNOW LOAD: 40 psf CHARGE NOMINALE DE NEIGE DU TOIT: 40 lb/po²

FLOOR DESIGN LOAD: 40 psf CHARGE NOMINALE DU PLANCHER: 40 lb/po²

SEE SET-UP INSTRUCTIONS PLACED INSIDE TOP DRAWER OF THE KITCHEN COUNTER

VOIR LA NOTICE D'INSTALLATION DANS LE TIROIR SUPÉRIEUR DU COMPTOIR DE CUISINE

CSA CODE 2240.2.1

FORM 83-91 PRINTED IN CANADA IMPRIMÉ AU CANADA

ISSUE NO. NO. 161655

**NORMES
ACNOR Z240**

**CSA
Z240 SERIES**

VOIR LA FICHE SIGNALÉTIQUE DU
MANUFACTURIER POUR DÉTAILS
DE CARACTÉRISTIQUES NOMI-
NALES ET AUTRES

FOR DETAILS OF RATING
ETC. REFER TO MANU-
FACTURER'S SPECIFIC-
ATIONS PLATE

ISSUE/SÉRIE

Nº 26624

PRINTED IN CANADA
IMPRIMÉ AU CANADA

Moduline Industries Ltd.
Penticton B.C.

Model Number: Serial Number:

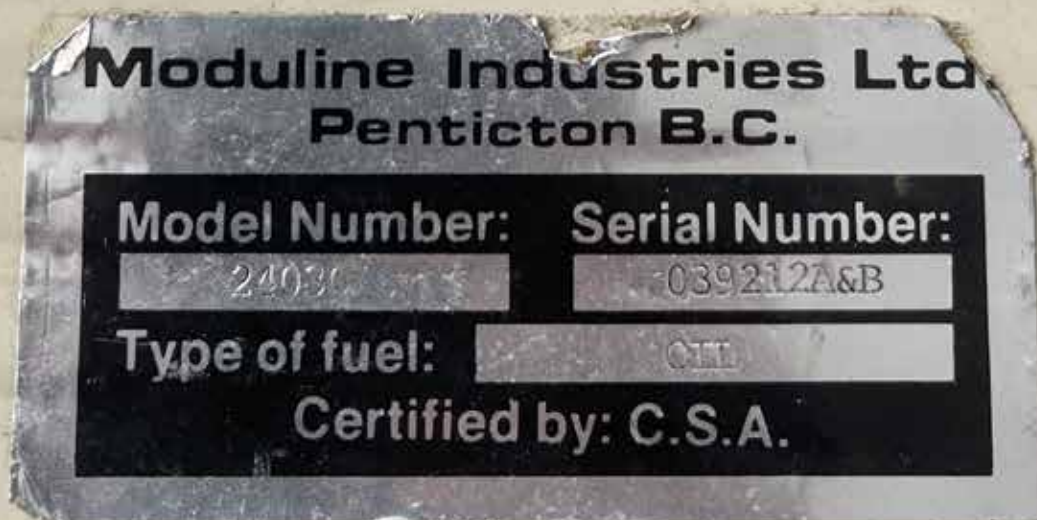
24030

039212A&B

Type of fuel:

OIL

Certified by: C.S.A.



DANGER

...la cultura, la religión y la familia. Los valores culturales son los que definen la identidad de un pueblo y son los que le dan sentido a su existencia. Los valores religiosos son los que dan sentido a la vida de un individuo y le dan fuerza para enfrentar las dificultades de la vida. Los valores familiares son los que definen la estructura de una familia y son los que le dan sentido a su existencia. Los valores culturales, religiosos y familiares son los que definen la identidad de un pueblo y le dan sentido a su existencia.

[illegible]

C. 2000 (2000) (2000)
 Department of the Interior

Province of British Columbia
REGISTRATION NUMBER
53692
ISSUED UNDER MOBILE HOME ACT



2025 PROPERTY TAX NOTICE



TOWN OF LADYSMITH

410 ESPLANADE, P.O. BOX 220, LADYSMITH, B.C. V9G 1A2
PHONE: (250) 245-6400 info@ladysmith.ca FAX: (250) 245-6411

OFFICE HOURS: MONDAY - FRIDAY 8:30 A.M. - 4:00 P.M.

Jurisdiction: 445 Roll: 7040.100
Civic Address: 10 - 525 JIM CRAM DR
Legal Desc: Plan: Lot: Block:
DL#:

Mortgage Code:
Mortgage Name:

Access Code: 86v1v

* Reprint *
May 06, 2025

DUE DATE: Wednesday, July 2, 2025

MUNICIPALITIES CANNOT ACCEPT
HOME OWNER GRANT APPLICATIONS
VISIT: gov.bc.ca/homeownergrant TO CLAIM YOUR GRANT
BY JULY 2, 2025 TO AVOID PENALTY

BRYANT, PAULINE I
10 - 525 JIM CRAM DR
LADYSMITH BC V9G 0A5

If the property has been sold, please forward this notice to the purchaser.

Payment Information:

Payments can be made
through your financial
institution or at City Hall by
cash, cheque or debit.

Payments can be mailed,
though postmarks will NOT
be considered as proof
of payment.

Payments can be placed in
the drop box at City Hall.

The Home Owner Grant
must be claimed with the
Province by the due date or
be subject to penalty.

The Home Owner Grant
must be claimed even if
your mortgage company
pays your taxes.

A 2% penalty will be
applied to unpaid current
taxes and unclaimed
Home Owner Grants after
4:00 p.m. on July 2, 2025.
An additional 8% penalty
will be applied to unpaid
current taxes and
unclaimed Home Owner
Grants after 4:00 p.m. on
September 9, 2025.

Interest on arrears and
delinquent taxes is
calculated to July 2, 2025.

Class	Taxable Value	Rate	Amount
01	302,000	1.337000	403.77
01	302,000	2.251600	679.98
01	302,000	0.515100	155.56
01	302,000	0.157300	47.50
01	302,000	1.374100	414.98
01	302,000	0.380100	114.79
01	302,000	0.035700	10.78
01	302,000	0.000200	0.06
Total Current Taxes			1,827.42

Pay A, B, or C

Basic Provincial School Levy	403.77
Less Home Owner Grant	0.00
Net School Taxes	403.77
General Municipal & Other Taxes	1,423.65
Local Services Taxes	0.00
Less Residual Home Owner Grant	0.00
Total Current Taxes	1,827.42
Arrears (including interest to July 02, 2025)	0.00
Delinquent (including interest to July 02, 2025)	0.00
Adjustments / Penalty	0.00
Less Prepayments (including interest)	0.00

A	B	C
Not Eligible for Grant	Eligible & Under 65	Eligible, 65+ & Other
403.77	403.77	403.77
0.00	403.77	403.77
403.77	0.00	0.00
1,423.65	1,423.65	1,423.65
0.00	0.00	0.00
0.00	366.23	641.23
0.00	1,057.42	782.42
Total Current Taxes	1,057.42	782.42
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00

Total Amount Due July 02, 2025 1,827.42 1,057.42 782.42

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Enter amount paid:

2025 HOME OWNER GRANT - DUE JULY 2, 2025

You must apply for your Home Owner Grant with the Province.
Municipalities cannot accept applications.

To claim your grant, you will need this tax notice and your Social
Insurance Number. In order to avoid penalties, apply before the tax
due date.

How to apply:

Online: gov.bc.ca/homeownergrant

Phone: 1-888-355-2700

The Home Owner Grant eligibility is unchanged.

Jur: 445 Roll: 7040.100
Owners: BRYANT, PAULINE I

Civic Address: 10 - 525 JIM CRAM DR

	Under 65	65+ and Other
	770.00	1,045.00
Total	A	1,827.42
Amount	B	1,057.42
Due	C	782.42

Enter amount paid:

Official Stamp

Find your property assessment

Search services and trends

Log in | Register (<https://auth.bcassessment.ca/register/>)

Civic address

Enter address

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10-525 JIM CRAM DR LADYSMITH V9G 0A5

Area-Jurisdiction-Roll: 04-445-7040-100



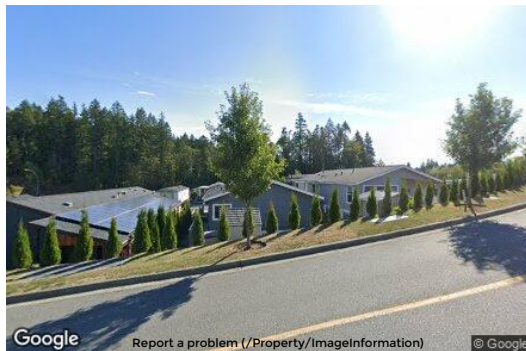
Favourite



Compare



Print



Total value

\$302,000

2025 assessment as of July 1, 2024

Land	\$0
Buildings	\$302,000
Previous year value	\$249,000
Land	\$0
Buildings	\$249,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcassessment.ca/faq>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) for assessed value changes in your area, and our Property tax page (<https://info.bcassessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?

Year built 1982

Description MH - Double Wide

Bedrooms

Baths

Carports

Legal description and parcel ID

OYSTER LAND DISTRICT, MANUFACTURED HOME REG.#
53692, BAY # 10, 04445 PARKSIDE ESTATES
MANUFACTURED HOME PARK, MHP ROLL #
04-445-1352-188

PID:

Garages		Sales history (last 3 full calendar years)	
Land size		Jul 22, 2023	\$265,000
First floor area	960		
Second floor area			
Basement finish area			
Strata area			
Building storeys	1		
Gross leasable area			
Net leasable area			
No.of apartment units			
		Manufactured home	
		Width	24 Ft
		Length	40 Ft
		Total area	960 Sq Ft

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

[Register now for free](#)

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Public Records Full Property Report

Property Identification & Legal Description

Address:	10 525 JIM CRAM DR LADYSMITH BC V9G 0A5		
Jurisdiction:	Town of Ladysmith (SD68)		
Roll No:	7040100	Assessment Area:	4
PID No:			
Neighbourhood:	Extended City	MHR No:	53692
Legal Unique ID:	D00000D1Q5		
Legal Description:	OYSTER LAND DISTRICT, MANUFACTURED HOME REG.# 53692, BAY # 10, 04445 PARKSIDE ESTATES MANUFACTURED HOME PARK, MHP ROLL # 04-445-1352-188		

2024 Municipal Taxes

Gross Taxes: \$1,410

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$0	\$302,000	\$302,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$0	\$302,000	\$302,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$0	\$302,000	\$302,000
SCHOOL:				
		Land	Improve	Total
	Gross Value:	\$0	\$302,000	\$302,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$0	\$302,000	\$302,000
BC TRANSIT:				
		Land	Improve	Total
	Gross Value:	\$0	\$0	\$0
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2023-07-22	\$265,000	482088	Improved Single Property Transaction
2019-11-27	\$87,000	439906	Reject - Not Suitable for Sales Analysis
2019-11-27	\$87,600	439904	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Continuous Structures And/Or Improvements Only	Actual Use:	Manufactured Home (Within Manufactured Home Park)
School District:	Nanaimo-Ladysmith	Manual Class:	MH - Double Wide - Ave Q
Vacant Flag:	No	Reg District:	Cowichan Valley
BC Transit Flag:	No	Reg Hosp Dist:	Cowichan Valley
Farm No:		Mgd Forest No:	
DB Last Modified:	2025-01-01	Rec Last Modified:	2025-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$249,000	\$1,410
2023	\$201,000	\$995
2022	\$144,000	
2021	\$90,900	\$606

ELECTRICAL INSTALLATION PERMIT

CONTRACTOR RESIDENTIAL SINGLE FAMILY DWELLING

June 09, 2025

Integrity Electric Inc
10927 GRANDVIEW RD
LADYSMITH BC V9G 1Z7

SITE OF INSTALLATION

Roswitha Bergeron
10-525 JIM CRAM DRIVE
LADYSMITH BC V9G 1J5

Contractor Information:

Contractor Name - Integrity Electric Inc
Licence Class - Contractor Licence
Licence No. - LEL0039171

Designated FSR Information:

FSR Name - Corry Gibson
FSR Class - FSR Class B

INSTALLATION DESCRIPTION

Building Occupancy: Residential - Mobile Home			
Main Service Switch:	Volts: 240	Amps: 100	Phase: 1
High Voltage: No	Low Energy:	Hazardous Area:	Patient Care:

Scope of Work: Electrical permit for an existing addition to mobile home.
2 small additions.
one side has 1 recept. 1 light switch for outside light.
other has relocated washer, dryer. 1 light switch, 2 lights, 5 recept.
All wiring checked out good. 2 new circuits into elec panel.

The Permit holder is permitted to install electrical equipment at this site of installation within the listed scope of work above, subject to listed Terms & Conditions.

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at **www.technicalsaftybc.ca**.

Suite 600 - 2889 East 12th Avenue Vancouver, BC V5M 4T5 T 1 866 566 7233 E contact@technicalsaftybc.ca www.technicalsaftybc.ca

TERMS & CONDITIONS

The following Terms & Conditions are attached to this Installation Permit:

1. The Field Safety Representative named on the permit must physically examine the work described, including any amendments, for regulatory compliance prior to submission of an inspection request.
2. To obtain authorization to cover rough wiring for a Contractor Installation Permit, the Permit holder must request an inspection and submit a declaration of compliance with the Safety Standards Act ("the Act") and regulations at least two full business days prior to cover. This may be done online. Please post a copy of this declaration in a conspicuous manner at the site of installation."

GENERAL REQUIREMENTS & INFORMATION

The Following General Requirements apply to all Installation permits:

1. All electrical work is to be discontinued immediately if the installation permit is suspended, revoked, or otherwise rendered invalid by Technical Safety BC.
2. Only qualified individuals may perform regulated work as defined by the Act and Regulations.
3. When an Operating Permit is required, the installation owner has 60 days to obtain a valid Operating Permit following a Passed Final Assessment.
4. Technical Safety BC is to be notified of any incident that results in an injury to any person or damage to the regulated equipment. To report an incident, go to www.technicalsaferbc.ca (search: "report an incident").
5. Variances must be obtained prior to commencement of installation work. For installations already commenced, all applicable regulated work must be discontinued until the request for variance, where required, has been approved by Technical Safety BC.
6. Failure to disclose additional work or alterations to the work authorized under this installation permit may result in additional fees and assessments being levied and/or the suspension or revocation of the installation permit.
7. On final completion of the regulated work authorized by a permit, the holder of the permit must immediately complete a Notification of Completion, Installation Repair or Alteration Form online, or mail the completed form and data reports to Technical Safety BC. Permits will be suspended after a period of 180 days unless an inspection request has been submitted. Contact your Safety Officer if you need an extension, prior to suspension of the permit.
8. When making an inspection request, information on how to access the site must be provided to the Safety Officer performing the inspection and must also indicate how the property is marked at the driveway.
9. Failure to comply with the regulatory inspection requirements may result in an order

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to the supply authority to disconnect electrical power to the premises.

The Following General Requirements apply to Contractor Installation Permits:

10. To obtain authorization for service connection or upon completion of installation, a request for an inspection and a declaration of compliance with the Act and regulation must be submitted. This may be done online. Please post a copy of this declaration in a conspicuous manner at the site of installation.

The Following General Requirements apply to Homeowner Installation Permits:

11. A homeowner must request an electrical inspection under this permit by submitting an online request or by submitting the "Homeowner Inspection Request" form.
12. After an inspection is requested (prior to covering of wiring or prior to connection of power) work must not proceed until authorized by a Safety Officer.

If you disagree with a term or condition applied to this permit, you may request, in writing, a Safety Manager review within 30 days from the date of issue. A Review Request Form can be obtained from any Technical Safety BC office or online at: www.technicalsaftybc.ca (search: "manager review").

For information on the Safety Standards Act, Regulations, and the Review/Appeal process, please visit www.technicalsaftybc.ca.

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ELECTRICAL INSTALLATION PERMIT

CONTRACTOR RESIDENTIAL SINGLE FAMILY DWELLING

June 09, 2025

W W Walls Electrical Ltd.
3049 MCCAULEY DR
NANAIMO BC V9T 1V7

SITE OF INSTALLATION

10-525 JIM CRAM DRIVE
LADYSMITH BC V9G 1J5

Contractor Information:

Contractor Name - W W Walls Electrical Ltd.
Licence Class - Contractor Licence
Licence No. - LEL0202887

Designated FSR Information:

FSR Name - Kyle Potter
FSR Class - FSR Class B

INSTALLATION DESCRIPTION

Building Occupancy: Residential			
Main Service Switch:	Volts: 240	Amps: 125	Phase: 1
High Voltage: No	Low Energy:	Hazardous Area:	Patient Care:

Scope of Work: Remove 15 kw furnace rewire for 5kw furnace and 16 amp mca heat pump

The Permit holder is permitted to install electrical equipment at this site of installation within the listed scope of work above, subject to listed Terms & Conditions.

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at **www.technicalsaftybc.ca**.

TERMS & CONDITIONS

The following Terms & Conditions are attached to this Installation Permit:

1. The Field Safety Representative named on the permit must physically examine the work described, including any amendments, for regulatory compliance prior to submission of an inspection request.
2. To obtain authorization to cover rough wiring for a Contractor Installation Permit, the Permit holder must request an inspection and submit a declaration of compliance with the Safety Standards Act ("the Act") and regulations at least two full business days prior to cover. This may be done online. Please post a copy of this declaration in a conspicuous manner at the site of installation."

GENERAL REQUIREMENTS & INFORMATION

The Following General Requirements apply to all Installation permits:

1. All electrical work is to be discontinued immediately if the installation permit is suspended, revoked, or otherwise rendered invalid by Technical Safety BC.
2. Only qualified individuals may perform regulated work as defined by the Act and Regulations.
3. When an Operating Permit is required, the installation owner has 60 days to obtain a valid Operating Permit following a Passed Final Assessment.
4. Technical Safety BC is to be notified of any incident that results in an injury to any person or damage to the regulated equipment. To report an incident, go to www.technicalsaferbc.ca (search: "report an incident").
5. Variances must be obtained prior to commencement of installation work. For installations already commenced, all applicable regulated work must be discontinued until the request for variance, where required, has been approved by Technical Safety BC.
6. Failure to disclose additional work or alterations to the work authorized under this installation permit may result in additional fees and assessments being levied and/or the suspension or revocation of the installation permit.
7. On final completion of the regulated work authorized by a permit, the holder of the permit must immediately complete a Notification of Completion, Installation Repair or Alteration Form online, or mail the completed form and data reports to Technical Safety BC. Permits will be suspended after a period of 180 days unless an inspection request has been submitted. Contact your Safety Officer if you need an extension, prior to suspension of the permit.
8. When making an inspection request, information on how to access the site must be provided to the Safety Officer performing the inspection and must also indicate how the property is marked at the driveway.
9. Failure to comply with the regulatory inspection requirements may result in an order

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to the supply authority to disconnect electrical power to the premises.

The Following General Requirements apply to Contractor Installation Permits:

10. To obtain authorization for service connection or upon completion of installation, a request for an inspection and a declaration of compliance with the Act and regulation must be submitted. This may be done online. Please post a copy of this declaration in a conspicuous manner at the site of installation.

The Following General Requirements apply to Homeowner Installation Permits:

11. A homeowner must request an electrical inspection under this permit by submitting an online request or by submitting the "Homeowner Inspection Request" form.
12. After an inspection is requested (prior to covering of wiring or prior to connection of power) work must not proceed until authorized by a Safety Officer.

If you disagree with a term or condition applied to this permit, you may request, in writing, a Safety Manager review within 30 days from the date of issue. A Review Request Form can be obtained from any Technical Safety BC office or online at: www.technicalsaftybc.ca (search: "manager review").

For information on the Safety Standards Act, Regulations, and the Review/Appeal process, please visit www.technicalsaftybc.ca.

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Manufactured Home Registration Number - "053692"

Search Date and Time: June 5, 2025 at 2:37:00 pm Pacific time
Account Name: RE/MAX OF DUNCAN-RSI REALTY SPECIALISTS
Folio Number: Adam_JimCram

TABLE OF CONTENTS

Matches in Report: 1

Registrations in Report: 1

Total Search Report Pages: 4

	Registration Number	Registration Status	Owner Name	Owner Status	Year	Make/Model	Home Location	Page
1.	<u>053692</u>	ACTIVE	BRYANT, PAULINE ISABELL	ACTIVE	1982	MONARCH 24030	LADYSMITH	<u>2</u>

PB

Manufactured Home Registration Number: 053692

Document Type:	Manufactured Home Act
Document Registration Date and Time:	November 14, 1995 at 12:00:01 am Pacific time
Home Registration Status:	Active
Declared Value:	\$302,000.00 as of January 27, 2025

CURRENT REGISTRATION INFORMATION

(as of June 5, 2025 at 2:37:00 pm Pacific time)

Registered Owner(s) Information

Home Tenancy Type: Sole Owner

BRYANT, PAULINE ISABELL	Address #10 - 525 JIM CRAM DRIVE LADYSMITH BC V9G 0A5 CANADA
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Registered Location

Park Name	Address	Pad
PARKSIDE ESTATES MANUFACTURED HOME PARK	525 JIM CRAM DRIVE LADYSMITH BC CANADA	10

Description of Manufactured Home

Year:	1982
Manufacturer:	MODULINE INDUSTRIES (CANADA) LTD.
Make/Model:	MONARCH 24030
CSA Number:	N/A
CSA Standard:	N/A
Engineer's Name:	N/A
Date of Engineer's Report:	N/A

PB

Number of Home Sections: 2

Section	Serial Number	Length	Width
1.	039212AB	40 feet 0 inches	24 feet 0 inches

Rebuilt Status

N/A

Other Information

N/A

SPECIAL TRANSPORT RESTRICTIONS APPLY TO THIS HOME DUE TO THE WIDTH. PLEASE CONTACT PROVINCIAL PERMIT CENTRE 1-800-559-9688 FOR FURTHER DETAILS.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

For MHR Number "053692" as of June 5, 2025 at 2:37:00 pm Pacific time

NIL RESULT

Exact Matches: 0

The Personal Property Registry search for **MHR Number "053692"** returned a
NIL result.
0 registrations were found.

No registered liens or encumbrances have been found on file that match to the
search criteria listed above.

Some, but not all, tax liens and other Crown claims are registered at the
Personal Property Registry (PPR) and if registered, will be displayed on this
search result. HOWEVER, it is possible that a particular chattel is subject to a
Crown claim that is not registered at the PPR. Please consult the Miscellaneous
Registrations Act, 1992, for more details. If you are concerned that a particular
chattel may be subject to a Crown claim not registered at the PPR, please
consult the agency administering the type of Crown claim.

P.B.

END OF PERSONAL PROPERTY REGISTRY SEARCH RESULT

For MHR Number "053692"
