

**510 Abbs Road** – Updates/Maintenance ( purchased 2008 - \$515,000)

New Roof (2009)

Hot Water Heater ( 2010)

2pc upper level washroom renovated

Rear Deck with Hot Tub ( 2012/2013)

- Expansion of concrete deck with addition of cedar structure

Carport upgraded to garage

Dishwasher installed (2014)

Basement waterproofing system installed (2014/15)

Upgraded heating system ( 2015)

- Natural gas connection to house
- Electrical baseboard heating removed
- New furnace and central ductwork installed ( set up to add A/C)

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Gas Fireplaces ( upper and lower levels) ( 2015)

Gas connection for BBQ

Engineered hardwood floors installed upper level

Upper and Lower levels drywalled ( old paneling and acoustic tile removed) (2015)

All new trim – baseboards, casing etc

Electrical system inspected and upgraded where necessary

Lower level redeveloped (2016)

- Refinish existing bedroom and family room
- Add bonus room
- Add bathroom with shower
- Add laundry room
- Ceramic tile
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Laminate floors in lower level

Expand and renovate main bathroom

Exterior of house repainted (2018)

Replace front deck ( 2018)

Install ceramic tile – kitchen floor (2019)

\*\* cost of improvements: \$250k+

\*\*\* all work completed with permits

Dave Rowe (Susi, Dave @ PCL Net, com)

**Dave's Drywall & Reno**

Quality Workmanship Guaranteed  
5846 Trail Ave. Sechelt, BC V0N 3A6

Quotation  
Sheet

**604-741-9876**

Name: Steve @ S Rogerson @ SHAW.CA Date: Oct 16, 2015  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

We thank you for the opportunity of submitting the following prices:

Description	Amount
To Drywall & Tape Living room - approx	3250.00 + tax
" " " 3 rooms - approx	3750.00 + tax
" " " Basement	6000.00 + tax
labour & materials included	extra for plumbing, electrical, carpenter work in basement unknown
	Sub-Total
	PST
	HST
	Total

This quotation is valid for 30 days.

HST #839190078 RT0001



Box 1787  
Sechelt, B.C.,  
VON 3A0  
Cell (604) 740-1825  
Fax (604) 885-5774  
Gst # 847622529BC0001RT  
www.rjselectrical.ca

"July 14, 2014  
INVOICE  
140714F

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Attention: Steve @ 510 Abbs Road, Gibsons  
Regarding: "Rough-in Home Run for Dishwasher"

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<u>Description</u>	<u>Quantity</u>	<u>Price</u>	<u>Cost</u>
Material	1 ###	\$216.53	\$216.53

**Labour**

<u>Name</u>	<u>Hrs</u>	<u>Rate</u>	<u>Cost</u>
Tyler	1	\$85.00	\$85.00
Tyler	2	\$72.00	\$144.00
Jared	3	\$45.00	\$135.00

<b>Subtotal</b>	\$580.53
<b>GST (5%)</b>	\$29.03
<b>Total</b>	<b>\$609.56</b>

Thank you for your business

# WARRANTY

*Island Basement Systems hereby warrants*

*the systems installed at:* 510 ABBES ROAD, GIBSONS, BC

*to be free from defects in material and workmanship under normal use and service for the following terms:*

Icynene Insulation	Lifetime of the structure
CleanSpace Liner	Twenty-five years
SuperSump, TripleSafe or SmartSump	Lifetime on sump casing. Five years prorated on pump components, if serviced annually.
ThermalDry Flooring	Five years
SaniDry Dehumidifier	Two years
Closed Cell Foam Insulation	Five years if sold separately. Twenty-five years when sold in conjunction with CleanSpace Liner.

*to not rust, rot or corrode and to be free from defects in material and workmanship under normal use and service and that no water shall pass through the system and collect on the basement or crawl space floor for the following terms:*

WaterGuard System	Lifetime of structure
CleanSpace Liner - when installed with Sump Pump and Drainage System	Twenty-five years
Injection Repair	Five years

## WARRANTY TRANSFERS

Island Basement Systems requires notice of a warranty transfer within 45 days of the transfer of ownership in order to maintain the warranty. This notice of warranty transfer also ensures we have a means to contact the new owner.

The system we installed in your home may need to be serviced annually to validate your warranty. Most of our systems do require some basic maintenance to ensure that they continue to function as expected.

New Owners; schedule us for a sump service (if applicable) when you take possession of the home and we will take the time to explain what was installed, educate you on how it works and what you can expect from it.

- Please check this box if you would like us to schedule the sump service at a cost of \$150.00 + GST which includes the systems walk through.
- Please check this box if you would like to schedule the walk through only at a cost of \$65.00 + GST

Thank you and we look forward to serving you for many years to come!

New Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_



# Island Basement Systems Inc.

273 Prospect Lake Rd  
 Victoria, BC V9E 1J7  
 250-385-2768  
 www.IBSG.ca

# Invoice

Date	Invoice #
2014-12-06	4584

**PAID**  
 2014-12-16

<b>Invoice To</b>
Steve Rogerson 510 Abbs Road Gibsons, BC V0N 1V0

<b>Ship To</b>

P.O. No.	Terms	Rep	Project
	Due on receipt	CS	WaterGuard & Icynene...

Description	Qty	Rate	U/M	Amount	Tax
Install 53 lineal ft. of WaterGuard drainage system Remove bottom plate and replace with new Remove all batt insulation from the basement and dispose of. Re-install new plate after WaterGuard installed.		5,010.00		5,010.00	G
Install 53 sq ft. of Icynene spray foam insulation to R-12 Value to north wall from floor to top of rim joist in the basement.		1,585.00		1,585.00	G
Install 300 sq.ft. of Icynene open cell spray foam insulation to achieve an R-20 Value to the east, west and south walls basement wall from floor to top of rim joists.		1,500.00		1,500.00	G
Disposal of drywall as per new regulations.		65.00		65.00	G
Service Work to move homeowners belongings.		65.00		65.00	G
Asbestos Testing as per proposal.		42.00		42.00	G
BC Ferries - Nanaimo-Horseshoe Bay-Langdale return		605.61		605.61	G

<b>Sales Tax Summary</b>		<b>Subtotal</b>	\$8,872.61
GST On Sales@5.0%	443.63	<b>Sales Tax Total</b>	\$443.63
Total Tax	443.63	<b>Total</b>	\$9,316.24
Thank you for your business!		<b>Payments/Credits</b>	-\$9,316.24
		<b>Balance Due</b>	\$0.00

GST/HST No. 848001921