

3558 SPRAGUE ST
AINSWORTH HOT
SPRINGS, BC
\$999,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Introducing a newer-built home graced with timber accents and boasting captivating views of Kootenay Lake and the Purcell Mountains. This spacious residence features 3 bedrooms, a den, and 3 bathrooms, including a separate soaker tub room and cold room/pantry.

Stay cozy with the warmth of two woodstoves and enjoy year-round comfort provided by a new heat pump, furnace, and hot water assist. Step onto the inviting wrap-around deck to admire the custom wood cabinets and luxurious Brazilian walnut hardwood floors inside.

The walk-out basement offers additional living space, while ample covered parking spaces and RV hookups make hosting guests a breeze.

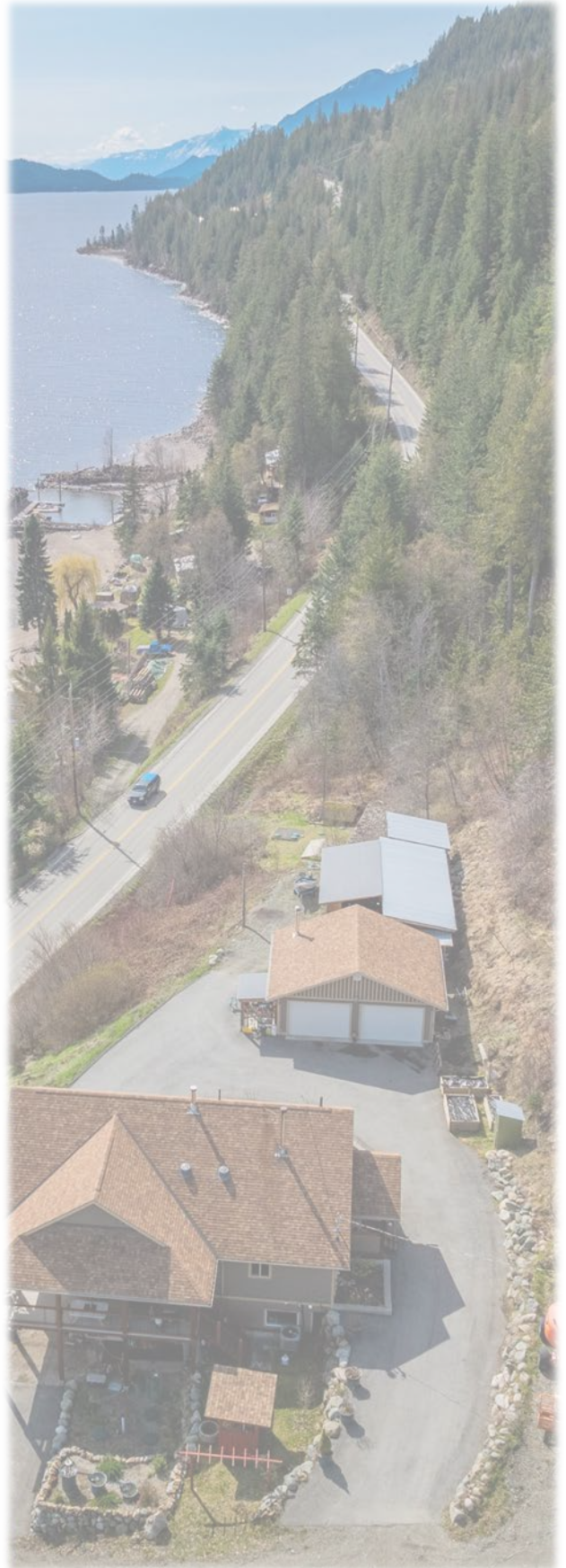
A generously-sized shop with services and wood heat, alongside storage and a woodshed, with a root cellar caters to your practical needs. Situated in Ainsworth Hot Springs, just 20 minutes south of Kaslo and 40 minutes north of Nelson, this home provides easy access to the Kootenay Lake Ferry and public lake access. Ainsworth Hot Springs is renowned for its natural hot springs' mineral pools, offering relaxation and rejuvenation year-round.

Outdoor enthusiasts will delight in the abundance of recreational activities, including hiking, skiing, fishing, and boating, all within easy reach.

Embrace the laid-back lifestyle of the Kootenays while living in a home surrounded by comfort, efficiency, and beauty. It's the perfect blend of serene living and modern convenience, where every day feels like a retreat.

MLS 2476201: Size: 0.456 acres

Services: licensed creek water, septic, hydro, telephone and high-speed internet



TITLE

TITLE SEARCH PRINT

2024-03-29, 12:52:26

File Reference:

Requestor: Kul Nijjar

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 137 LAND TITLE ACT
Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CA4183661 CA3876839 CA4042653
Application Received	2015-01-15
Application Entered	2015-01-28
Registered Owner in Fee Simple Registered Owner/Mailing Address:	 Nelson Trail Assessment Area
Taxation Authority	
Description of Land Parcel Identifier: Legal Description:	029-477-263 PARCEL E (BEING A CONSOLIDATION OF LOTS 1-8, SEE CA2902468, CA4042653 AND CA4183661) SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

3558 SPRAGUE ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00024.050



Total value **\$741,000**

2024 assessment as of July 1, 2023

Land \$204,000

Buildings \$537,000

Previous year value \$642,000

Land \$168,000

Buildings \$474,000

Property information

Year built	2016
Description	1 STY SFD - After 1990 - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	.463 Acres
First floor area	1,440
Second floor area	
Basement finish area	1,200
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

PARCEL E, PLAN NEP245A, SECTION 5, TOWNSHIP 1, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 1-8, SEE CA2902468, CA4042653 & CA4183661)
PID: 029-477-263

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: March 29 2024



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

ADDRESS: 3558 Sprague St Ainsworth Hot Springs BC V00 1A0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

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

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input checked="" type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> 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?	✓			
(ii) Have you applied for a water licence and are awaiting response?				✓
C. Are you aware of any problems with the water system?		✓		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		✓		

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BUYER'S INITIALS

A2		
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SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

March 29 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3558 Sprague St Ainsworth Hot Springs BC V0G 1A0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		✓		
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____		RF X		
G. Are you aware of any problems with the sanitary sewer system?		✓		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		✓		

3. BUILDING

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

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BUYER'S INITIALS

RF		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

March 29 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3558 Sprague St Ainsworth Hot Springs BC V0G 1A0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>7</u> years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="checkbox"/>		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)	<input checked="" type="checkbox"/>			
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?			<input checked="" type="checkbox"/>	
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		<input checked="" type="checkbox"/>		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<input checked="" type="checkbox"/>		

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BUYER'S INITIALS

<i>BT</i>		
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SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

March 29 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3558 Sprague St Ainsworth Hot Springs

BC VOG 1A0

4. GENERAL (continued)

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 *Heritage Conservation Act* 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)?

YES

	NO	DO NOT KNOW	DOES NOT APPLY
C.	✓		
D.	✓		

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. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

_____ _____
SELLER(S) 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 prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

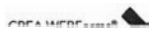
The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

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 or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

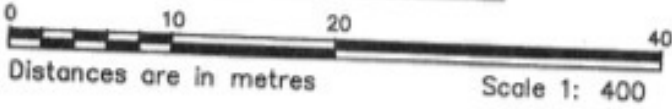
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PROPERTY PLAN

P.C. LAND SURVEYOR'S

CERTIFICATE OF LOCATION OF:



PARCEL E (BEING A
CONSOLIDATION OF LOTS 1-8,
SEE CA2902468, CA4042653,
AND CA4183661), SECTION 5
TOWNSHIP 1, KOOTENAY
DISTRICT, PLAN 245A

CIVIC ADDRESS: 3558 - SPRAGUE STREET
Alnsworth, B.C.

P.I.D. 029-477-263

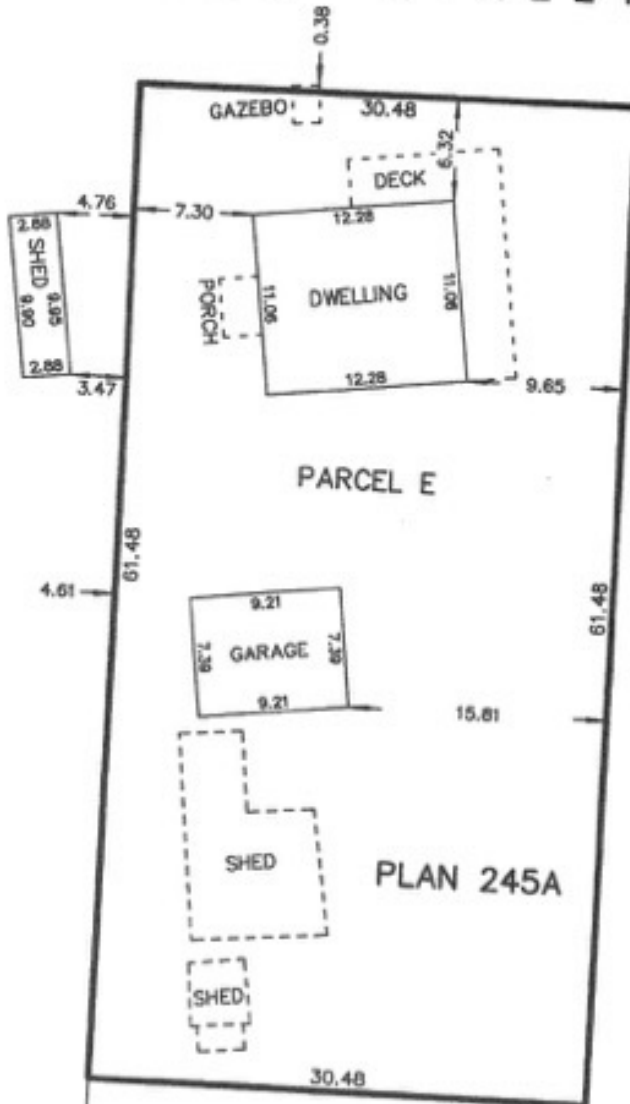


S
O
P

SPRAGUE STREET

CENTRE STREET

31
5
HIGHWAY

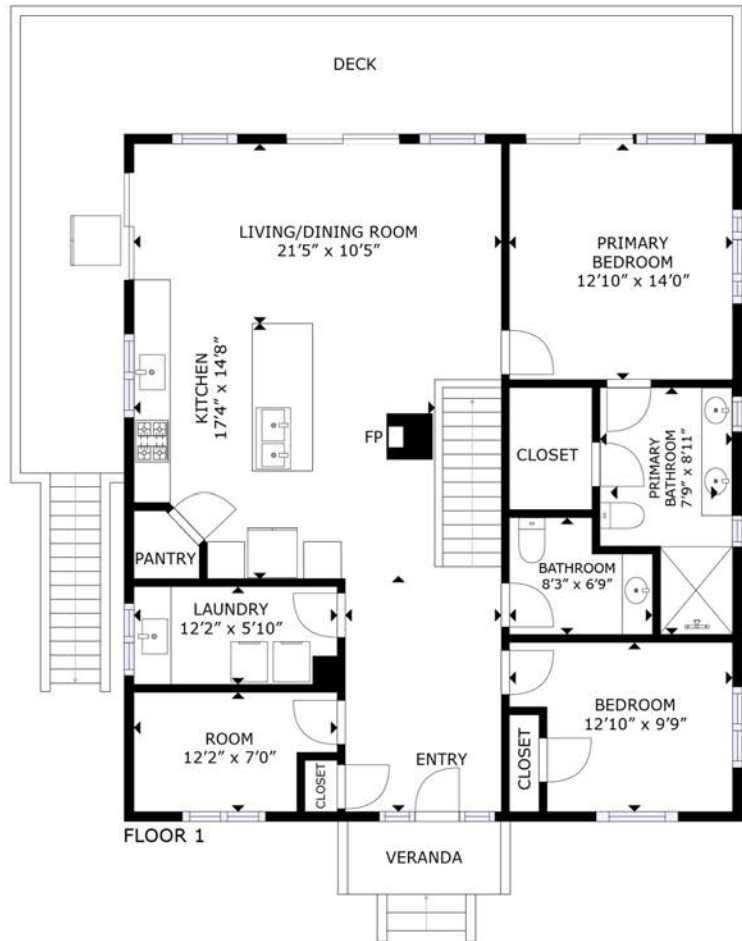


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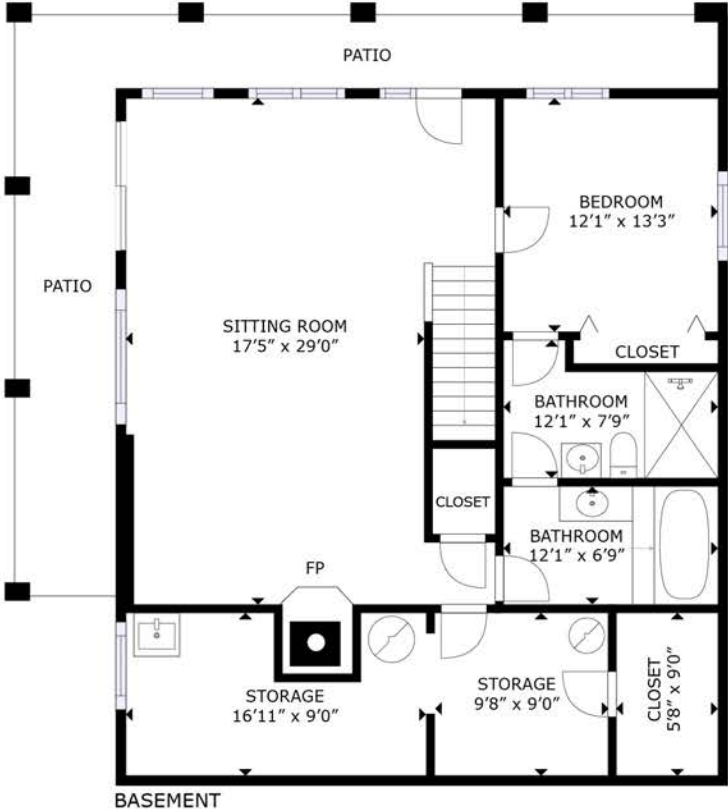
PLAN NEP22030

1

FLOOR PLAN – MAIN FLOOR



FLOOR PLAN – DOWNSTAIRS



GROSS INTERNAL AREA
BASEMENT: 1,266 sq. ft, FLOOR 1: 1,346 sq. ft
TOTAL: 2,612 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXPENSES

Property Taxes:

2023

\$2549.78



Licensed Water (MUNN CREEK):

2023

\$50/year



Insurance (Wawenesa):

2023

\$1459 / year



Internet (KIN Fibre):

2023

\$100 / month approx.



Hydro (FortisBC):

2023 Yearly Amt Paid

\$804



*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

RDCK MAP



RDCK Property Report

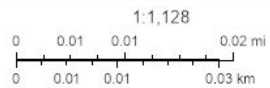
Area of Interest (AOI) Information

Area : 0.12 acres

Mar 25 2024 8:35:52 Pacific Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels
-  Address Points



Maxar

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.00024.050	029-477-263	3558 SPRAGUE ST, AINSWORTH	Single Family Dwelling	NEP245A

#	LTO Number	Lot	Block	District Lot	Land District
1	CA4183661	-	-	-	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL E, PLAN NEP245A, SECTION 5, TOWNSHIP 1, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 1-8, SEE CA2902468, CA4042653 & CA4183661)	.463	ACRES	0.46

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	3554 SPRAGUE ST	-	3554	SPRAGUE	ST	Ainsworth Hot Springs	1
2	3558 SPRAGUE ST	-	3558	SPRAGUE	ST	Ainsworth Hot Springs	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.46

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.46

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Suburban Residential	Ainsworth	2435	0.46

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RS	Suburban Residential	Suburban Residential	0.46

The mapping information shown are approximate representations and should be used for reference purposes only.

LTSA MAP



ParcelMap BC Print Report



WARNING: MAP IS NOT PRINTED TO SCALE

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

April 7, 2024

 Interest

SUMMARY

Summary Sheet

3558 SPRAGUE ST Rural BC

PID	029-477-263
Registered Owner	FO*, R*
Legal Description	PARCEL E (BEING A CONSOLIDATION OF LOTS 1-8, SEE CA2902468, CA4042653 AND CA4183661) SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Plan	NEP245A
Zoning	R1 - Town-Site Residential
Community Plan(s)	OCP: RS - Suburban Residential , not in ALR



Year Built	2016	Structure	SINGLE FAMILY DWELLING
Lot Size	20101.12 Ft ²	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	560.18 m	Min Elev.	548.13 m
Floor Area	2640 Ft ²	Walk Score	7 / Car-Dependent
Transit Score	-	Annual Taxes	\$2,549.78

ASSESSMENT

	2023	%	2024
Building	\$474,000	↑ 13.29	\$537,000
Land	\$168,000	↑ 21.43	\$204,000
Total	\$642,000	↑ 15.42	\$741,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$741,000	↑ 15.42

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	Crawford Bay	Trafalgar	Crawford Bay
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

Utilities



Legend



Hydrant



Stand Pipe



Other

— Streams and Shorelines

■ Lakes and Rivers

□ Cadastre - Legal Parcels



MUNICIPAL OWNED

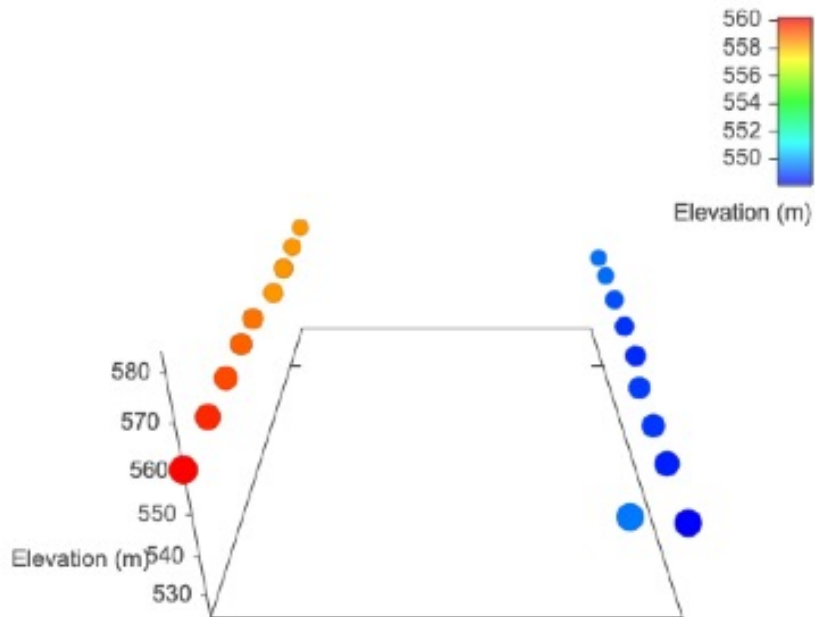
■ RDCK OWNED

● Address Points

ELEVATION



The lot dimensions shown are estimated and should be verified by survey plan.





Max Elevation: 560.18 m | Min Elevation: 548.13 m | Difference: 12.05 m



FLOOD MAP


Flood and Hazard





Legend

 Flood Construction Levels - 1990
 Streams and Shorelines

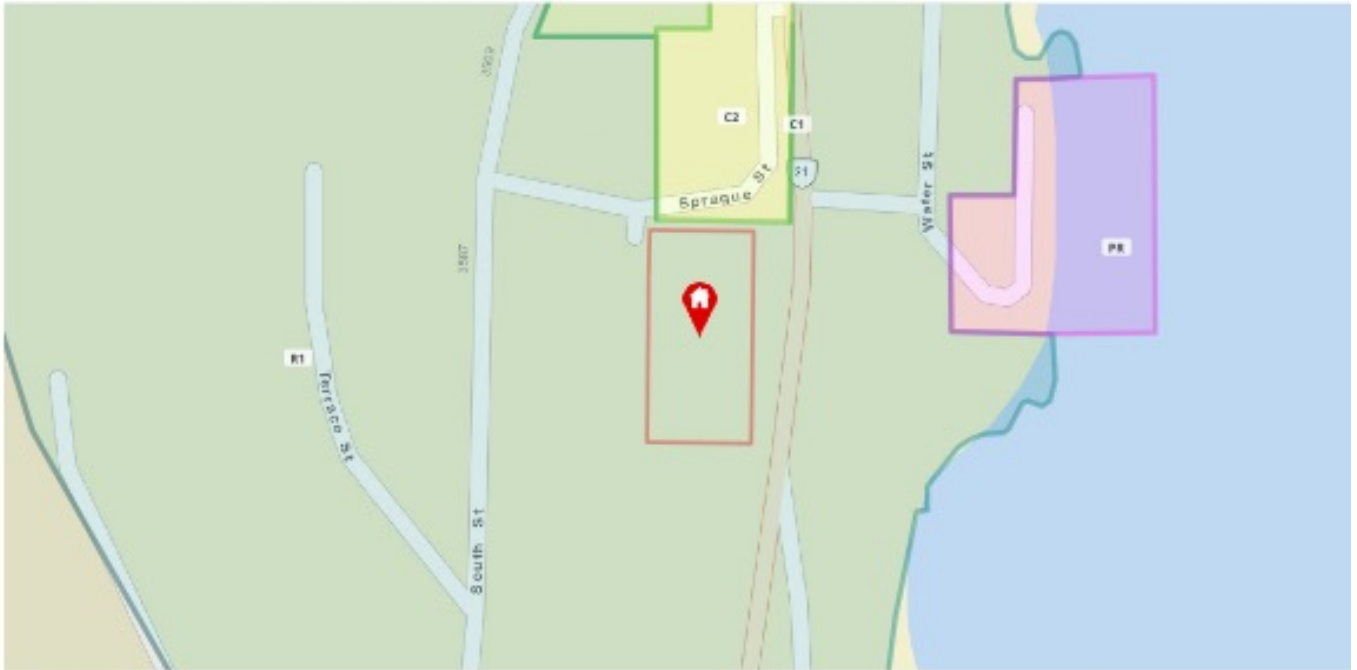
 Non Standard Flooding Erosion Area
 Lakes and Rivers

 Slide Hazard
 Cadastre - Legal Parcels

 Slokan Valley GeoHazard
 Address Points

ZONING

Zoning



Subject Property Designations:

Code: [R1](#)

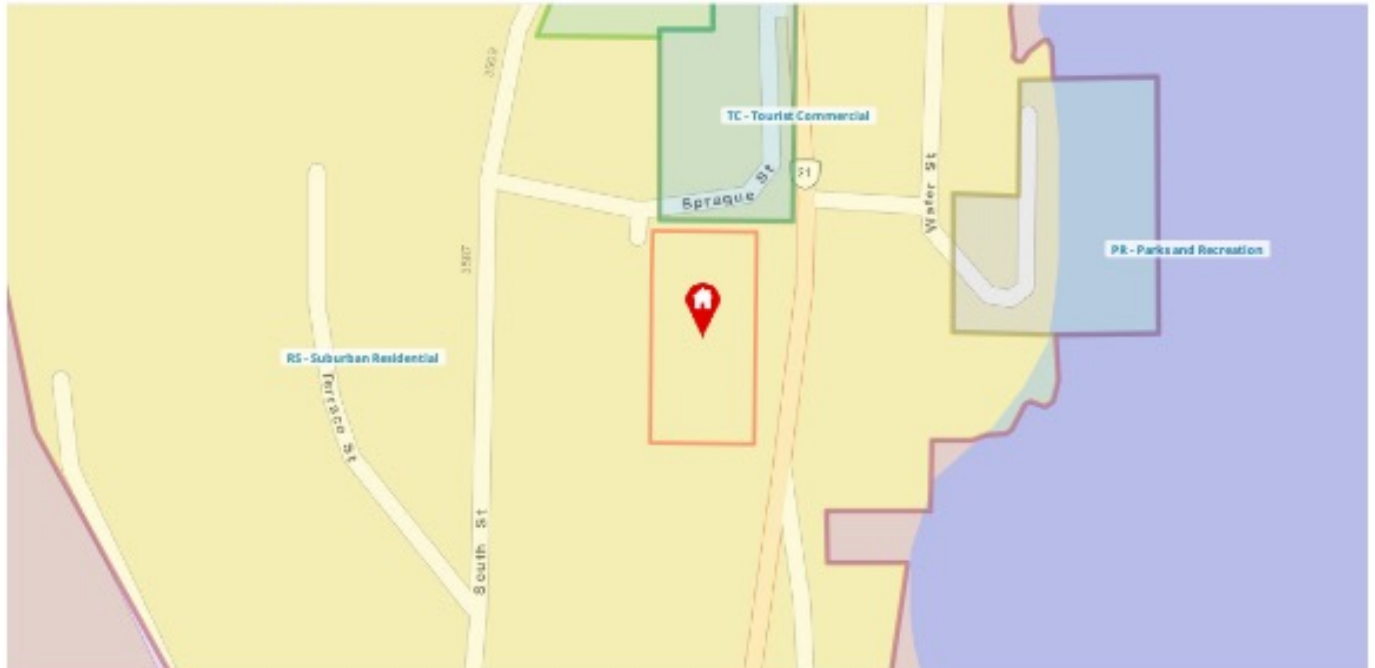
Description: Town-Site Residential

Layer Legend:

	Code	Description
■	R1	Town-Site Residential
■	C2	Tourist Commercial
■	C1	Town-Site Commercial
■	PR	Parks and Recreation
■	RA	Resource Area

ZONING

Official Community Plan



Subject Property Designations:

RS - Suburban Residential

Layer Legend:

- RS - Suburban Residential
- TC - Tourist Commercial
- RA - Resource Area
- GC - General Commercial
- PR - Parks and Recreation

LAND USE/ZONING

23.0 TOWN-SITE RESIDENTIAL

R1

PERMITTED USES TABLE FOR R1 ZONE

1	<p>Permitted uses, buildings and structures:</p> <p>Principal Uses</p> <ul style="list-style-type: none"> Dwelling, One Family Dwelling, Two Family <p>Accessory Uses</p> <ul style="list-style-type: none"> Accessory Building or Structures Bed and Breakfast Accommodation <i>see Section 22(22)</i> Home-based Business <i>see Section 22(21)</i> Horticulture Keeping of Farm Animals <i>see Section 22 (35)</i> Vacation Rentals <i>see Section 22(23)</i>
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DEVELOPMENT REGULATIONS TABLE FOR R1 ZONE

2	<p>Minimum site area for each Principal Use:</p> <ul style="list-style-type: none"> Community Water System and Community Wastewater System 0.1 hectares Community Water System and On-site Wastewater Disposal 0.2 hectares Individual Water Source and Community Wastewater System 0.2 hectares Individual Water Source and On-site Wastewater Disposal 1.0 hectares 	
3	Minimum front setback	4.5 metres
4	Minimum exterior side setback	4.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum site coverage	50 percent of site area
8	<p>Maximum building height:</p> <ul style="list-style-type: none"> Principal buildings 9.0 metres Accessory buildings and structures 5.0 metres 	
9	<p>Minimum site area for Subdivision:</p> <ul style="list-style-type: none"> Community Water System and Community Wastewater System 0.1 hectares Community Water System and On-site Wastewater Disposal 0.2 hectares Individual Water Source and Community Wastewater System 0.2 hectares Individual Water Source and On-site Wastewater Disposal 1.0 hectares 	

FINAL BUILDING PERMIT



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.
Nelson, BC
V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300
Web: www.rdck.bc.ca
e-mail: bldept@rdck.bc.ca

Creston Office 250-428-5717
Slocan Office 250-355-2277

Nakusp Office 250-265-4111
Silverton Office 250-358-2472

Nelson Office 250-352-8155
New Denver Office 250-358-2816

Kaslo Office 250-353-9614
Salmo Office 250-357-9433

BC Toll Free 1-800-268-7325

FINAL INSPECTION NOTICE

Address: 3558 SPRAGUE ST, AINSWORTH
Permit Type: ACCESSORY BUILDING - NEW

Permit #: BP022162
Inspection Date: May 23, 2018

Description: To construct an accessory building.

Inspection Status: **COMPLETED**

Building Official: PETER SOUTHIN

Initials: P.S

-
- The owner has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the Building Bylaw, and or other applicable enactments respecting safety.

OCCUPANCY PERMIT



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.
Nelson, BC
V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300
Web: www.rdck.bc.ca
e-mail: biddept@rdck.bc.ca

Creston Office 250-428-5717
Slocan Office 250-355-2277

Nakusp Office 250-265-4111
Silverton Office 250-358-2472

Nelson Office 250-352-8155
New Denver Office 250-358-2316

Kaslo Office 250-353-9614
Salmo Office 250-357-9433

BC Toll Free 1-800-268-7325

OCCUPANCY INSPECTION NOTICE

Address: 3558 SPRAGUE ST, AINSWORTH
Permit Type: SINGLE FAMILY DWELLING - NEW

Permit #: BP022207
Inspection Date: May 23, 2018

Description: To construct a single family dwelling.

Inspection Status: **COMPLETED**

Item	Status	Notes
ELECTRICAL PERMIT	ACCEPTED	
SMOKE ALARM	ACCEPTED	
CARBON MONOXIDE ALARM	ACCEPTED	
HAND RAIL HEIGHT	ACCEPTED	
HAND RAIL SUPPORT SPACING	ACCEPTED	
EXTERIOR GUARD 42"	ACCEPTED	

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

- Verify IHA final acceptance of septic installation.
- Handrail on stairs to comply with all the requirements of BCBC. Handrail height 34" to 38" vertically from the nosing line and graspable with a maximum 2 1/4" diameter.

Building Official: PETER SOUTHIN

Initials: P.S.

- The owner has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the Building Bylaw, and or other applicable enactments respecting safety.

SEPTIC



Record of Sewerage System Certification

Folio #: 21-786-00024.050-08-140

Date: 18/APRIL/2019
(Day/Month/Year)

To: Interior Health

Re: 3558 SPRAGUE ST. AINSWORTH HOT SPRINGS B.C.
PARCEL E, PLAN NEP245A, SECTION 5, TOWNSHIP 1, KOOTENAY LAND DISTRICT
(BEING A CONSOLIDATION OF LOTS 1-8 SEE CA2907468, CA4042653, & CA9183661

Civic address and legal description

Please be advised that the construction of the proposed sewerage system on the above described property was completed on 17 APRIL 2019

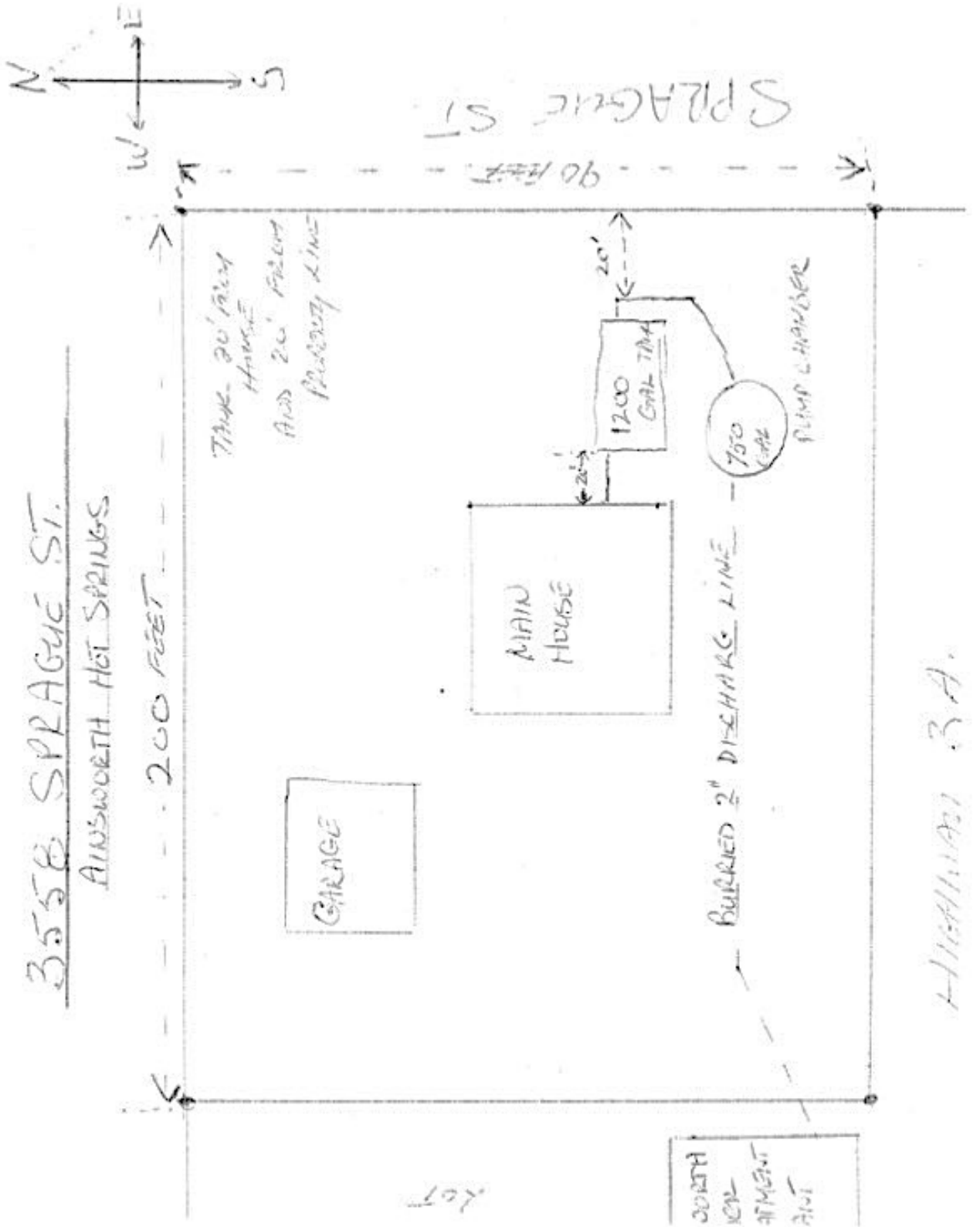
I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, B.C. Reg. 326/2004 and certify that:

1. the owner has been provided with
 - a copy of the sewerage system plans and specifications as they were built;
 - a maintenance plan for the sewerage system that is consistent with standard practice; and,
 - a copy of this letter of certification;
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters; and,
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system has been appended to this letter.

SIGNATURE	NAME (PLEASE PRINT)
AUTHORIZED PERSON'S SEAL	OFFICE USE ONLY

SEPTIC



ADDITIONAL INFO

Garage is 30x24. Garage has a WETT certified wood stove.

Woodshed and under covered parking is 40x24

Garden shed is 6x6

Utility shed is 12x12

RV parking shed is 32.5x9.5

Garden beds have underground sprinklers on the main beds

Wood consumption is 4 cords per year. Less if you want to use the heat pump

Electric Furnace used once

Front deck has undercover parking for 2 vehicles.

Back yard has sani-dump connection for an RV and a power outlet for plug in

Hot Water: has an electric hot water heater used in summer and in winter months hot water currently is being heated via woodstove.

WETT - LOWER FLOOR

SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER: BASEMENT

COMPLETE ONE QUESTIONNAIRE PER HEATING UNIT, NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS

Requested by: Roy Forsyth Address: 3558 Sprague St. Annsworth, BC Phone: 250-509-2424
 Inspection location: Same as requested or: _____ Phone: _____
 Reason for inspection: New system / Insurance
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Oct. 25/17

HEATING UNIT

Is the heating unit Primary Auxiliary How often is the heating unit used? 6-8 hours per day 120 days per year
 Type Airtight* stove Wood furnace Wood/Electric furnace Fireplace (with doors)
 Airtight* insert in solid masonry fireplace Airtight* insert in solid zero clearance fireplace
 Other *Airtight - tight fitting doors and seams
 Fuel Wood only Quantity of wood burned per year 1-2 cords Other _____
 Make Blaze King Model PE100G Age NEW
 Label Canadian Standards Association Underwriters' Laboratories of Canada OTL (Omni Test Labs)
 Warnock-Hersey Prof. Service Ltd. None or Other

STOVEPIPE

Single-wall Double-wall Other Total length of Stovepipe: 67" No. of elbows: 0 Adequate fastening Yes No

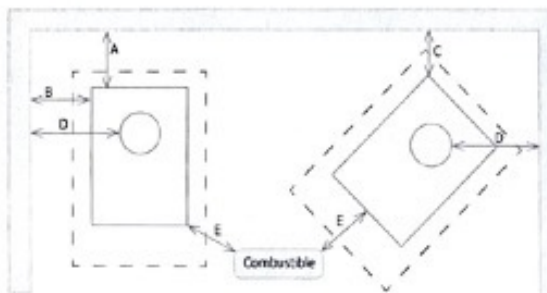
CHIMNEY

Type: Masonry Chimney Lining: Clay Flue Tile Stainless-steel Other
 Factory Built Stainless-Steel
 Size: 6" Flue Collar Size: 6" Manufacturer: I.C.C. Excel Unknown
 Listing agency: ULC CSA WH(TS) UL OTL Unknown
 Does the unit share a chimney flue with any other heating unit? No Yes
 Chimney is installed inside building Outside building Outside enclosed
 Chimney passes through floor Yes No If yes, chimney is enclosed Yes No N/A
 Adequate fire stops Yes No N/A Unable to inspect
 How often is the chimney cleaned annually Date of last cleaning new system Sept. 2017

INSTALLATION

Installed by: Home Owner Date: Sept. 2017 Unknown Installation manual available Yes No
 Installed in: Residence Mobile Home Mobile home approved Yes No
 Garage Combustible Alcove Alcove approved Yes No Other:
 Appliance location: Basement Main Floor Other: Ground Level
 Connected to: Masonry chimney With s/s liner F-B chimney Other:
 Breach pipe code compliant Yes No N/A

UNIT TAG CLEARANCE REQUIREMENTS



All measurements in inches	Required	Actual
A) Unit to back wall	6	11
B) Unit to nearest side wall	10	12
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	6	18
E) Shortest distance to combustibles	48"	116
Floor protection required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, code compliant	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

REMARKS

System meets all code requirements.

Signature: Chris Warren Date: Oct. 25/17



* Please note, there is a \$25 fee for re-issuing this document. Please file a copy for your records.

WETT - MAIN FLOOR

SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER: **MAIN FLOOR**

COMPLETE ONE QUESTIONNAIRE PER HEATING UNIT, NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS **V661A0**
 Requested by: **Roy Forsyth** Address: **3558 Sprague St. Ainsworth, BC** Phone: **250-509-2424**
 Inspection location: Same as requested or: Phone:
 Reason for inspection: **New system/Insurance**
 Inspector's name: **Chris Warren** WETT number: **8282** Date inspected: **Oct. 25/17**

HEATING UNIT

Is the heating unit Primary Auxiliary
 Type Airtight* stove Wood furnace
 Airtight* insert in solid masonry fireplace Wood/Electric furnace Fireplace (with doors)
 Other Airtight* insert in solid zero clearance fireplace
 Fuel Wood only Quantity of wood burned per year: **1 cord**
 Make: **Pacific Energy** Model: **Adler 15** Age: **NEW**
 Label Canadian Standards Association Underwriters' Laboratories of Canada OTL (Omni Test Labs)
 Warmock-Hersey Prof. Service Ltd. None or Other
 *Airtight - tight fitting doors and seams

STOVEPIPE

Single-wall Double-wall Other Total length of Stovepipe: **88"** No. of elbows: **0** Adequate fastening Yes No

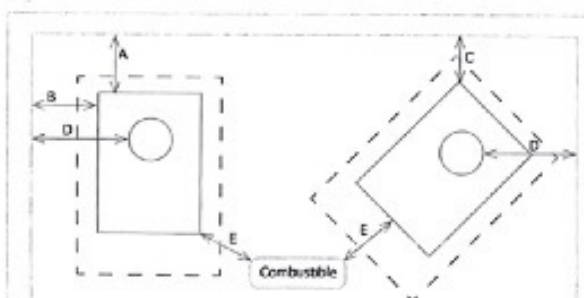
CHIMNEY

Type: Masonry Factory Built Stainless-Steel
 Chimney Lining: Clay Flue Tile Stainless-steel Other
 Size: **6"** Flue Collar Size: **6"** Manufacturer: **I.C.C. Excel**
 Listing agency: ULC CSA WH(ITS) UL OTL Unknown
 Does the unit share a chimney flue with any other heating unit? No Yes
 Chimney is installed inside building Outside building Outside enclosed
 Chimney passes through floor Yes No If yes, chimney is enclosed Yes No N/A
 Adequate fire stops Yes No N/A Unable to inspect
 How often is the chimney cleaned: **annually** Date of last cleaning: **new system Sept. 2017**

INSTALLATION

Installed by: **Home Owner** Date: **Sept. 2017** Unknown Installation manual available Yes No
 Installed in: Residence Mobile Home Mobile home approved Yes No
 Garage Combustible Alcove Alcove approved Yes No Other:
 Appliance location: Basement Main Floor Other:
 Connected to: Masonry chimney With s/s liner F-B chimney Other:
 Breach pipe code compliant Yes No N/A

UNIT TAG CLEARANCE REQUIREMENTS



All measurements in inches	Required	Actual
A) Unit to back wall	5	5.75
B) Unit to nearest side wall	14	86
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	6	11
E) Shortest distance to combustibles	48"	69
Floor protection required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, code compliant	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

REMARKS

System meets all code requirements.

Signature: **Chris Warren** Date: **Oct. 25/17**



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WETT - SHOP

SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER: SHOP

COMPLETE ONE QUESTIONNAIRE PER HEATING UNIT, NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS

Requested by: Roy Forsyth Address: 3558 Sprague St. Ainsworth, BC. Phone: 250-509-2424
 Inspection location: Same as requested or: Phone:
 Reason for inspection: Insurance
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Oct. 25/17

HEATING UNIT

Is the heating unit Primary Auxiliary How often is the heating unit used? 4-6 hours per day 10 days per year
 Type Airtight* stove Wood furnace Wood/Electric furnace Fireplace (with doors)
 Airtight* insert in solid masonry fireplace Airtight* insert in solid zero clearance fireplace
 Other *Airtight - tight fitting doors and seams
 Fuel Wood only Quantity of wood burned per year 1 cord Other
 Make Blaze King Model PT-203 Age 20 yrs.
 Label Canadian Standards Association Underwriters' Laboratories of Canada OTL (Omni Test Labs)
 Warnock-Hershey Prof. Service Ltd. None or Other

STOVEPIPE

Single-wall Double-wall Other Total length of Stovepipe: 83" No. of elbows: 0 Adequate fastening Yes No

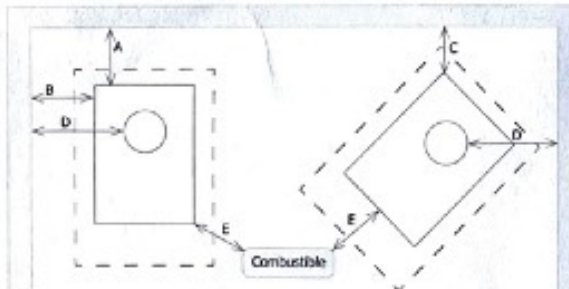
CHIMNEY

Type: Masonry Factory Built Stainless-Steel Chimney Lining: Clay Flue Tile Stainless-steel Other
 Size: 6" Flue Collar Size: 8" Manufacturer: Unknown
 Listing agency: ULC CSA WH(ITS) UL OTL Unknown
 Does the unit share a chimney flue with any other heating unit? No Yes
 Chimney is installed inside building Outside building Outside enclosed
 Chimney passes through floor Yes No If yes, chimney is enclosed Yes No N/A
 Adequate fire stops Yes No N/A Unable to inspect.
 How often is the chimney cleaned annually Date of last cleaning Fa // 2016

INSTALLATION

Installed by: Home Owner Date: Summer 2015 Unknown Installation manual available Yes No
 Installed in: Residence Mobile Home Mobile home approved Yes No
 Garage Combustible Alcove Alcove approved Yes No Other:
 Appliance location: Basement Main Floor Other:
 Connected to: Masonry chimney With s/s liner F-B chimney Other:
 Breach pipe code compliant Yes No N/A

UNIT TAG CLEARANCE REQUIREMENTS



All measurements in inches	Required	Actual
A) Unit to back wall		
B) Unit to nearest side wall		
C) Corner to wall (left)	12	13.5
C) Corner to wall (right)	12	16
D) Stovepipe to nearest combustible	18	22
E) Shortest distance to combustibles	48"	71
Floor protection required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, code compliant	<input type="checkbox"/> Yes <input type="checkbox"/> No	

REMARKS

Unit sits on concrete and is used very rarely.
System meets code requirements.

Signature: Chris Warren Date: Oct. 25/17

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COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	21.2	19 min
Shopping	Front Street, Kaslo	20.8	18 min
Airport	West Kootenay Regional Airport, Castlegar	88.6	1 hr 15 min
	Trail Regional Airport	136	1 hr 41 min
Major Cities	Kelowna, BC	394	4 hr 55 min
	Nelson, BC	48	45 min
	Spokane, WA	286	3 hr 53 min
	Cranbrook, BC	206	3 hr 21 min
	Calgary, AB	594	7 hr 31 min
	Vancouver, BC	707	8 hr 21 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	21.4	19 min
	North Kootenay Lake Community Services	20.8	18 min
	Kootenay Boundary Regional Hospital, Trail	118	1 hr 34 min
	Kootenay Lake Hospital, Nelson	47.4	42 min
Dentist	Kootenay Lake Dental Clinic, Nelson	48.2	45 min
	Nelson Ave Dental Clinic, Nelson	45.9	40 min
	Silverton Dental Clinic, Silverton	72.3	1 hr 12 min
Postal Services	Canada Post, Ainsworth	4.1	3 min
Library	Kaslo Library	20.6	18 min

Ainsworth Hot Springs

Tiny Ainsworth BC, with a population of only 50, overlooks Kootenay Lake and is known for its incredible hot springs. About 45 minutes' drive from Nelson or 15 minutes from Kaslo, it also has amazing limestone caves, and many fishing and boating opportunities.

Ainsworth Hot Springs Resort is the focus of the village. The hot springs themselves are open year round, 365 days a year, and feature a natural 150-foot horseshoe cave, a large lounging pool, and a stream-fed cold plunge. Renovated in 2012, the resort also features accommodation, a restaurant, and the Sprit Water Spa.

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Movie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Movie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Movie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Highest Average Temperature (c): 25

Lowest Average Temperature (c): -5

PICTURES



RESOURCES

KootenayBC Real Estate - Fair Realty Kul Nijjar, REALTOR®: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>