

Kootenay BC



4724 TWIN BAYS
ROAD
KASLO, BC

\$1,150,000

PROPERTY MATCHMAKERS  FAIR REALTY



DETAILS

This custom built Purcell Timberframe home has all the modern, high end conveniences and finishing touches. The tantalizing Kootenay Lake and Purcell Mountain views that you get standing at the front door and being able to see through the house out to the lake is outstanding. Copper rain chains sparkle in the sunshine adding a lovely touch to the natural landscape surrounding the home. A single car garage has wide doors at the back to let in the lake views and natural light, making this a perfect work or studio space. Going into the partial basement you will see the care and expertise that has gone into the construction of this home. The main floor opens to a half bath, laundry/storage area, hall closet/storage areas make it easy to store things, a separate guest suite with full ensuite and then the open space for the main living areas like the kitchen, dining and living room. The woodstove provides the warmth you want on cooler evenings and the large covered deck just expands the outdoor living spaces. Open staircase leads to two bedrooms on the upper level with a full bath. The super short walk down to the rocky lake shore fills you with ideas of building a nice deck to sit and enjoy the lake breeze and maybe to dive in on a warm day.

Size: 0.58 acres

Services: community water, septic, hydro, high speed internet, telephone and satellite tv available

TITLE

TITLE SEARCH PRINT

2021-06-16, 11:57:56

File Reference:

Requestor: Kul Nijjar

Declared Value \$176000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA5509242
From Title Number	CA13319
Application Received	2016-09-16
Application Entered	2016-09-22

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority
Nelson Trail Assessment Area
Fletcher Creek Improvement District

Description of Land
Parcel Identifier: 009-934-634
Legal Description:
LOT A DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 14760

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA7078650

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KW112468
Registration Date and Time:	2004-08-16 11:42
Registered Owner:	FORTISBC INC.
Nature:	MORTGAGE
Registration Number:	CA6682870
Registration Date and Time:	2018-03-16 09:19
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. FI 36

TITLE

TITLE SEARCH PRINT

File Reference:

Declared Value \$176000

2021-06-16, 11:57:56

Requestor: Kul Nijjar

Duplicate Infeasible 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.

4724 TWIN BAYS RD FLETCHER CREEK

Area-Jurisdiction-Roll: 21-786-01231.010



Total value **\$797,000**

2021 assessment as of July 1, 2020

Land \$215,000

Buildings \$582,000

Previous year value \$789,000

Land \$271,000

Buildings \$518,000

Property information

Year built 2018

Description 1.5 STY house - Custom

Bedrooms 3

Baths 3

Carports

Garages G

Land size 147 x 179 Ft

First floor area 1,288

Second floor area 624

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot A Plan NEPI4760 District Lot 193 Land District 26

PID: 009-934-634

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 3 PAGES



Date of disclosure: June 16 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: **4724 Twin Bays Rd** **Kaslo** **BC V0G1M0 (the "Premises")**

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		MF		
B. Are you aware of any existing tenancies, written or oral?		MF		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		MF		
D. Is there a survey certificate available?			MF	
E. Are you aware of any current or pending local improvement levies/charges?		MF		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		MF		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?				
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?				
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the <i>Water Sustainability Act (British Columbia)</i> ?				
D. Are you aware of any problems with the water system?		MF		
E. Are records available regarding the quantity of the water available?	MF			
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?		MF		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		MF		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		MF		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	MF			
B. To the best of your knowledge, is the ceiling insulated?	MF			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		MF		

INITIALS MF S

PROPERTY DISCLOSURE STATEMENT

June 16 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 4724 Twin Bays Rd Kaslo BC V0G1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?	MB			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input checked="" type="checkbox"/>	MB			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		MB		
G. Are you aware of any structural problems with any of the buildings?		MB		
H. Are you aware of any additions or alterations made in the last sixty days?		MB		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		MB		
J. Are you aware of any problems with the heating and/or central air conditioning system?		MB		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MB		
L. Are you aware of any damage due to wind, fire or water?		MB		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>Approximately 3 years</u>)		MB		
N. Are you aware of any problems with the electrical or gas system?		MB		
O. Are you aware of any problems with the plumbing system?		MB		
P. Are you aware of any problems with the swimming pool and/or hot tub?				MB
Q. Do the Premises contain unauthorized accommodation?		MB		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		MB		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		MB		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	MB			
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? _____		MB		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		MB		
W. Is there a radon mitigation system on the Premises?	MB			
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		MB		
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?		MB		

INITIALS MB J

PROPERTY DISCLOSURE STATEMENT

June 16 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 4724 Twin Bays Rd Kaslo BC V0G1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?				

ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

The buyer acknowledges that the buyer has received, read and understood a signed copy of this Property Disclosure Statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.

The prudent buyer will use this Property Disclosure Statement as the starting point for the buyer's own inquiries.

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

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

EXPENSES

Property Taxes:

2021

\$4,416.35



Municipal Water (Fletcher Creek Water):

2021

\$565 / year



Insurance (Intact):

2021

\$1,698 / year (includes glass only policy)



Electric (FORTIS):

2020

\$2,218.26 / year



Internet (KIN):

2020

\$61.55 / month (Fibre Optic)



FLETCHER CREEK WATER



FLETCHER CREEK IMPROVEMENT DISTRICT

RR2, Site 3, Comp 3
Kaslo, BC V0G 1M0

Website: www.fletchercreekwater.com
Email: fletchercreekwater@gmail.com

2020 TAX NOTICE

PROPERTY DESCRIPTION: Lot 25A, PL 14760, DL 193

TAKE NOTICE that under 2020 Taxation Bylaw 69 of the Fletcher Creek Improvement District, the following taxes have been levied for 2020 against the property which has been assessed as held in your name(s) as a **Group 1 Water User**, according to Bylaw 53, Tax Notice Assessment.

	Paid by July 2, 2020	Paid after September 30, 2020
Total due (CDN\$):	\$565.00	\$678.00

1. Taxes for the year 2020 shall be due and payable on or before midnight, July 2, 2020.
2. A 20% penalty is applied to any unpaid portion of 2020 taxes at 12.01 a.m. on Oct. 1, 2020.
3. Section 760 of the Municipal Act also provides that interest can be charged on outstanding taxes from March 1 of the following year until paid or recovered.
4. If you are an US resident, please ensure your payment is made out in Canadian dollars.

For this year only, a three-month grace period is extended for those landowners experiencing a financial hardship due to the Covid-19 pandemic. We appreciate those who are able to pay by the due date (July 2nd), to do so.

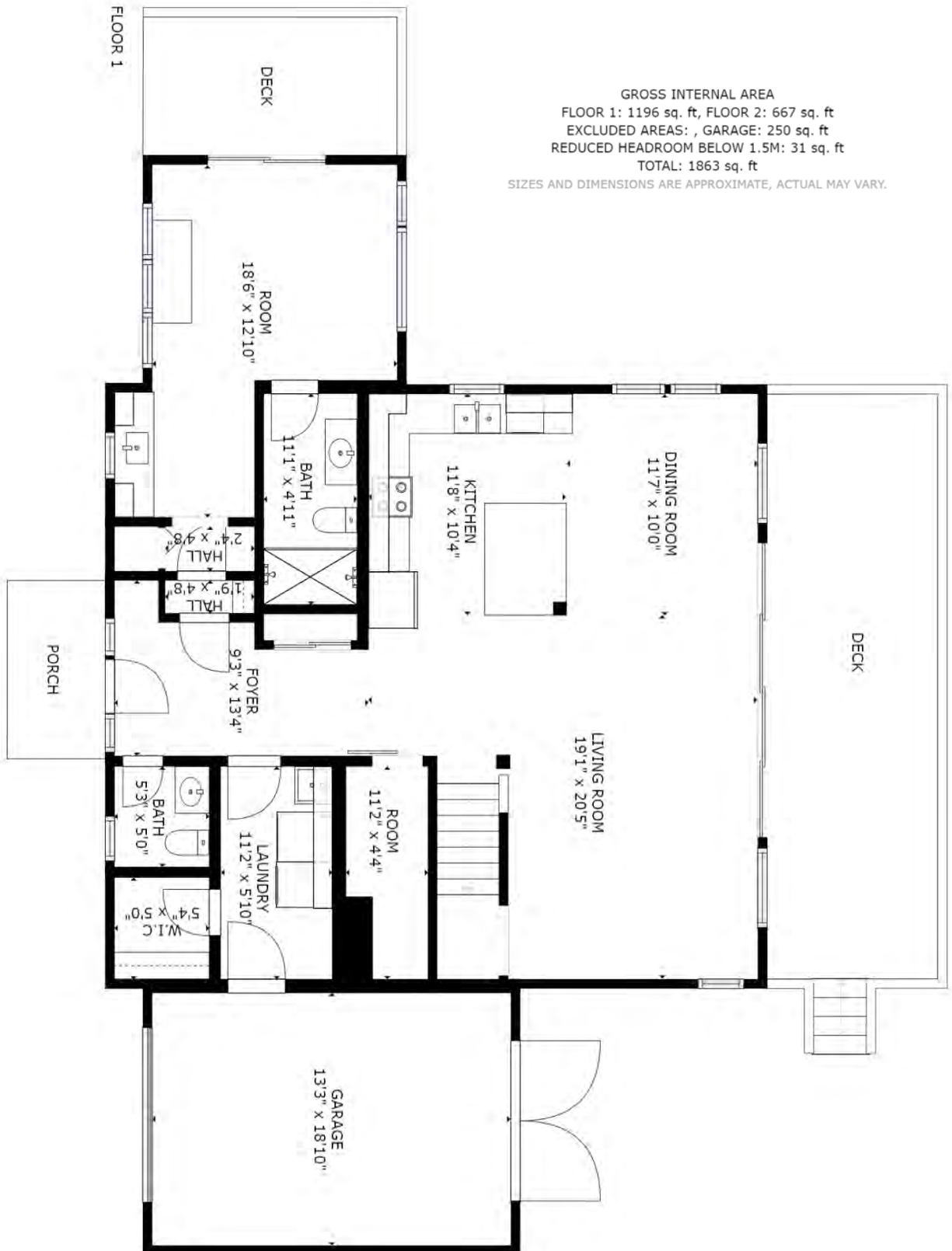
Please refer to the Payment Options section when making your payment. A receipt will not be issued unless requested.

Please note that we provide routine correspondence to our members via email if we have an email address on file. If we do not have an email address on file, we will telephone or mail out the correspondence. Please advise if you have special instructions on how best to reach you.

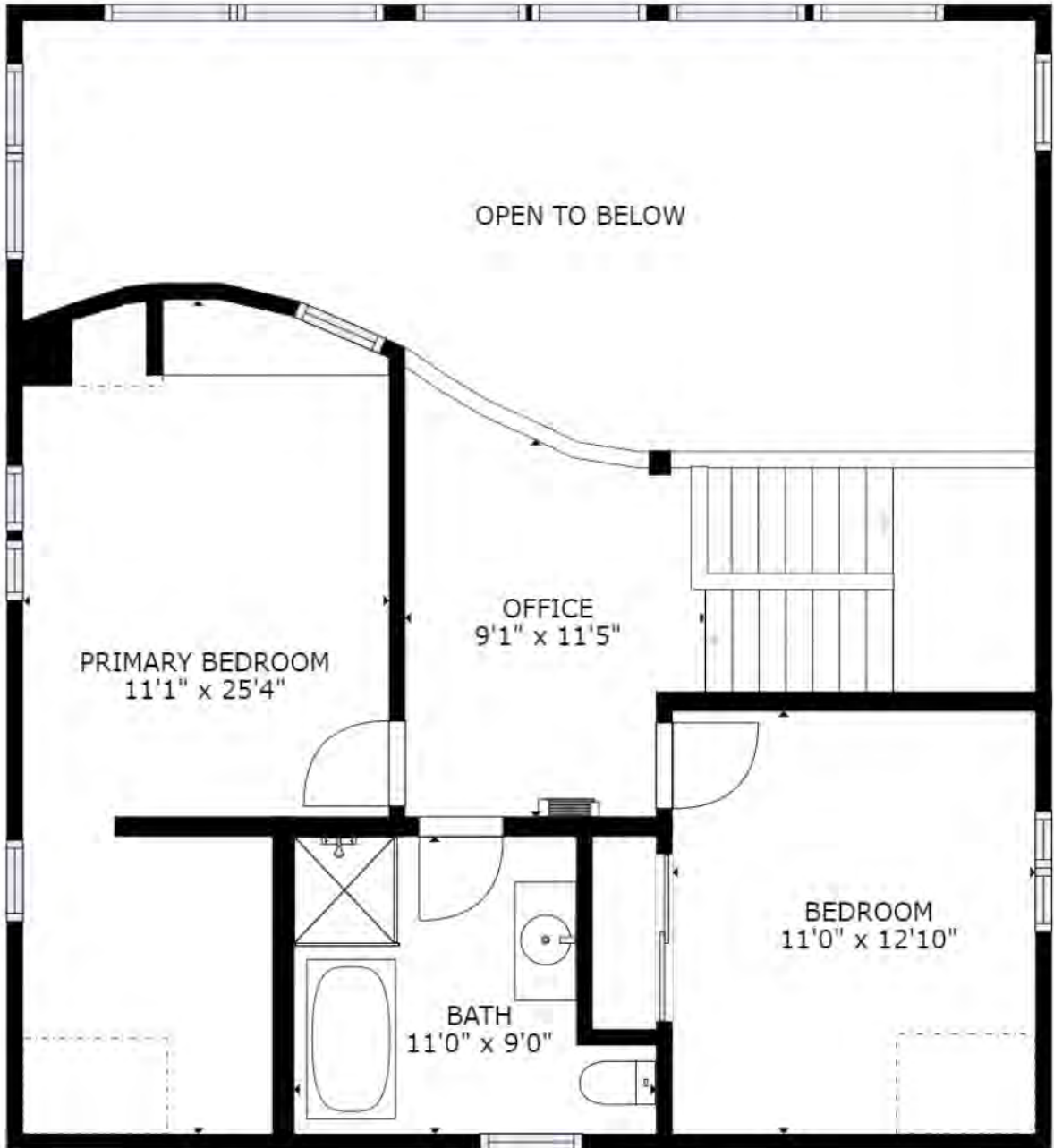
Collector for Fletcher Creek Improvement District

Donna Butt, Secretary Treasurer

FLOOR PLANS - MAIN



FLOOR PLANS – UPPER



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1196 sq. ft, FLOOR 2: 667 sq. ft
EXCLUDED AREAS: , GARAGE: 250 sq. ft
REDUCED HEADROOM BELOW 1.5M: 31 sq. ft
TOTAL: 1863 sq. ft

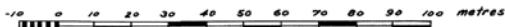
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOT PLAN

21-CK-R37

PLAN OF SUBDIVISION OF
LOT 25, PLAN 11034, LOT 193
KOOTENAY DISTRICT.

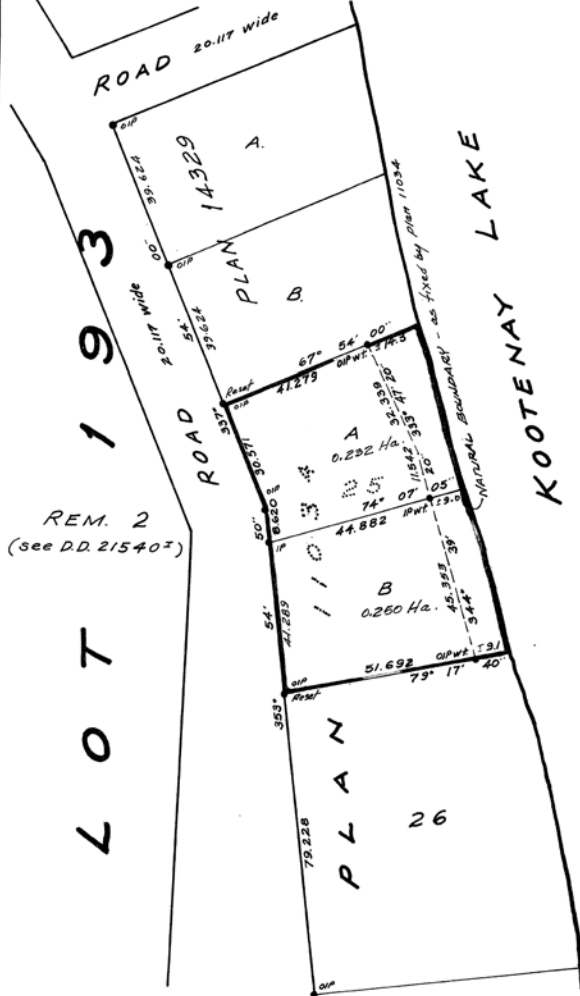
SCALE = 1:1000



LEGEND

Bearings are Astronomic, derived from Plan 11034.
 (from the highway road tangent)

- oip Denotes old iron pin found in place
- ip Denotes 1.27 cm X 75 cm square galvanized pin set.



REM. 2
 (see D.D. 215407)

PLAN N^o 14760

Deposited in the Land Title
 Office of Nelson, B.C., this 4
 day of AUGUST, 1982.

A.M. Wilson
 Registrar
 pd

MORTGAGEE:
 BANK OF MONTREAL
 BY ITS LAWFUL ATTORNEYS
 IN B.C.

[Signature]
 Authorized Signatory
 Montreal, Quebec

[Signature]
 Authorized Signatory
 Montreal, Quebec

WITNESS as to both signatures
 100-4128 Coquitlam, B.C.

Address
 Clerk
 Occupation

80678

[Signature]
 OWNER

[Signature]
 WITNESS
 100-4128 Coquitlam, B.C.

Address
 Occupation

Approved under the Land Title Act
 this 28 day of July, 1982

[Signature]
 Approving Officer, Ministry of
 Transportation and Highways.

This plan lies within the Regional
 District of Central Kootenay

I, Raymond George Johnson, a British Columbia Land Surveyor, of the City of Nelson,
 in British Columbia, CERTIFY that I was present at and personally superintended the
 survey represented by this plan, and that the survey and plan are correct.
 The said survey was completed on the 2nd day of March, 1982.

[Signature] B.C.L.S.

CERTIFICATE OF COMPLETION



Completion Certificate

Member Code	Registration #	Builder Job #
PURC102	50-145921	

Congratulations on taking possession of your new home from:

Builder: Purcell Timberframes Ltd.
Civic Address: 4724 Twin Bays Road, Kaslo BC V0G 1M0
Legal Address: Lot A Plan NEP 14760 DL 193 Kootney Land Dist

Please go through these 4 important steps and completely fill out all areas!

1. Purchaser(s) Information: It is important that all of your information is correctly, and clearly, filled out in this section. We use this information to deliver your warranty package and other beneficial information regarding the purchase of your new home.

	First Name	Last Name	Phone	Email
Homeowner 1				
Homeowner 2				
Homeowner 3				
Homeowner 4				

We can send the Homeowner's Package to a different address than listed above if need be. We call that the Certificate Address, please provide an address for us to send the package to; Address (if different than above warranty civic address above):

2. Commencement Date: the earliest of 1) actual occupancy of the home, 2) the date title of the home is transferred to the Homeowner, 3) and in the case of a pre-sold home the date of an Occupancy Certificate granted by an authority.



This is an important date please complete clearly

Month: Dec Day: 31 Year: 2018

3. Warranty Exclusions & Defects / Deficiencies:

Warranty Exclusions

The following Materials and workmanship supplied and/or performed by the Purchaser are not warranted by the Member Builder or under the Warranty Certificate to be issued by the Warranty Insurer. (Please list below; attach a signed and dated list if necessary) **Example: If the purchaser provided their own cabinets or flooring, list that here. Also, if the purchase price is reduced as a result of an item's condition, please list that here as well.**

Incomplete Work

The Warranty Provider may not complete any work that is not finished by the Member Builder (Please list below; attach a signed and dated list if necessary).

Defects / Deficiencies

Items requiring repair or listed as not acceptable are considered deficiencies and may NOT be covered by warranty. These items, or any other items that would be noticed through a reasonable and prudent inspection at time of Possession, are deficiencies and are therefore subject to the terms and conditions of the purchase contract and are not covered by warranty (Please list below; attach a signed and dated list if necessary).

4. Acceptance: By signing below, the parties confirm they have read and agree to the terms of this Completion Certificate. The Member Builder also agrees to immediately provide the Homeowner with a copy of this Completion Certificate. It is the responsibility of the parties below to supply Pacific Home Warranty Insurance Services Inc. with a copy of this Completion Certificate.

Consent to Disclosure of Personal Information:

The Homeowner(s) consent(s) to the use of any personal information in this Completion Certificate by Pacific Home Warranty Insurance Services Inc. for the purpose of providing any of its products and services to the Homeowner(s). The Homeowner(s) further consent(s) to any personal information in this Completion Certificate to be delivered by Pacific Home Warranty Insurance Services Inc. to other third party service providers for the purpose of new home warranty and customer satisfaction survey programs or for the purpose of providing any of its products and services to the Homeowner(s). Pacific Home Warranty Insurance Services Inc. will collect, use, and disclose the personal information in accordance with its Privacy Policy. See www.pacificwarranty.com for details.

Builder Representative	Homeowner Representative
Print name: Al Gluckman	Print name: _____
Signature:	Signature: _____
Dated this <u>2</u> Day of <u>January</u> , 20 <u>19</u> Once complete, fax, mail or email form to account.relations@pacificwarranty.com	

WETT – FLUE PIPE



WETT RECOMMENDED INSPECTION CHECKLIST

Requested by:	Inspection location: <input checked="" type="radio"/> Same as requested or:
Address: 4724 Twin Bays Rd Kaslo B.C.	Address:
Email:	Email:
Phone No.:	Phone No.:
Inspector's name: James Haight	WETT No.: 10754
Reason(s) for inspection: New Installation	
Level of inspection requested: <input type="radio"/> Level 1 <input type="radio"/> Level 2 <input checked="" type="radio"/> Level 3	
Date of request:	Date of inspection: 2018-11-21

Note: inspection results shown are what was present/noted at time of inspection.

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.

WETT – FLUE PIPE



WETT RECOMMENDED INSPECTION CHECKLIST

WOOD STOVE AND FLUE PIPE

Certification Standard: ULC S627 EPA CSA B415 Uncertified Unknown

Listing Agency: ULC CSA WH/ETL OTL Other: _____

Make: Jotul **Model:** F-500 **Serial #:** 15003691

Installation manual available: Yes No **Flue Collar Size:** 6" _____

Alcove approved: N/A Yes No UTI

Mobile home approved: N/A Yes No UTI

Installed by: Kootenay WoodStoves **Date:** _____ Unknown: _____

Installed in: Residence Mobile Home Combustible Alcove

Garage Other: _____

Appliance location: Basement Main Floor Other (specify): _____

Connected to: Masonry chimney Masonry chimney with stainless steel liner

Factory-built chimney Other (specify): _____

Does the unit share a venting system with another appliance: Yes No

Inspection Results: Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

CLEARANCES	REQUIRED	ACTUAL(S)	CODE COMPLIANCE
1. Combustible side wall	14"	58-5/8"	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
2. Combustible rear wall	6"	10-1/2"	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
3. Combustible corner			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
4. Top / ceiling		112"	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
5. Shielding rear		Factory Shield	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
6. Shielding right side			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI

WETT – FLUE PIPE

Wood Stove and Flue Pipe - page 2

7. Shielding left side			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
8. Shielding corner			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
9. Ember pad / material		Rock	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
10. Ember pad / front	18"	20-5/8"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
11. Ember pad / rear	6"	10-1/2"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
12. Ember pad / right side	8"	47-1/4"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
13. Ember pad / left side	18"	23-3/4"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
14. Ember pad / corner			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
15. Radiant heat protection / material			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
16.			
17.			
Flue Pipe Type: <input type="radio"/> Single-wall <input checked="" type="radio"/> Double-wall <input type="radio"/> ULC S641 Diameter: 6"			
18. Clearances	6"	10-1/2"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
19. Total length		108"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
20. Elbows		2x45°	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
21. Fastening		3Screws/Joint	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
22. Allowance for expansion		Elbows	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
23. Flue pipe orientation		Top	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
24. Flue pipe slope		Vertical	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
25. Material		Stainless	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
26. Pipe shielding			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
27. Support		Round Support	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
28.			
29.			
30.			
31. Connection to masonry chimney			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
32. Connection to factory-built chimney		3 Screws, Flue	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI

WETT – FLUE PIPE

Wood Stove and Flue Pipe - page 3

OTHER CONSIDERATIONS	COMMENTS
33. Outdoor air connection	Yes
34. Carbon monoxide alarm	Not at time of inspection
35. Smoke alarm	Not at time of inspection

Additional information:

Date: _____

File Reference #: _____

WETT – FLUE PIPE

File reference No.: _____

Photos taken: Yes No

This checklist contains 5 pages in total. This report contains 9 pages in total.

Comments and Observations:

All non-compliance ratings should be considered for comment.

Wood Stove and Flue Pipe installed to manufacturers Canada requirements.

Please attach additional page(s) for this section.

<i>Customer Signature:</i>	<i>Inspector Signature:</i> <i>Digital Signature:</i> James Haight <small>Digitally signed by James Haight Date: 2018.12.07 14:21:26 -08'00'</small>
<i>Date:</i>	<i>Date:</i>

WETT – CHIMNEY



WETT RECOMMENDED INSPECTION CHECKLIST

Requested by:	Inspection location: <input checked="" type="radio"/> Same as requested or:
Address: 4724 Twin Bays Rd Nelson B.C.	Address:
Email:	Email:
Phone No.:	Phone No.:
Inspector's name: James Haight	WETT No.: 10754
Reason(s) for inspection: New Installation	
Level of inspection requested:	<input type="radio"/> Level 1 <input type="radio"/> Level 2 <input checked="" type="radio"/> Level 3
Date of request:	Date of inspection: 2018-11-21

Note: inspection results shown are what was present/noted at time of inspection.

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.

WETT – CHIMNEY



WETT RECOMMENDED INSPECTION CHECKLIST

FACTORY-BUILT CHIMNEY

Chimney Type: ULC S604 (Factory-built Type A) ULC S610 (Factory-built Fireplace Chimney)

ULC S629 (650°C) Uncertified Unknown

Listing Agency: ULC CSA WH/ETL OTL Other: _____

Make: ICC **Model:** Excel

Installation manual available: Yes No

Installed by: Kootenay WoodStoves Date: _____ Unknown Approx. Age: New

Installed in: Residence Mobile Home Garage

Other: _____

Total height: 15' **Flue Size:** 6" Inside Installation Outside Installation

Connected to: Freestanding **Make:** Jotul **Model:** F-500 **Serial #:** 15003691

Connected to: _____ **Make:** _____ **Model:** _____ **Serial #:** _____

Inspection Results: Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

COMPONENT	CODE COMPLIANCE			
1. Horizontal extension beyond inside wall surface	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
2. Wall radiation shield	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
3. Clean-out tee and cap	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
4. Wall supports	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
5. Ceiling support	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
6. Support spacing	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
7. Chimney offsets	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
8. Offset support	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
9. Firestopping	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI

WETT – CHIMNEY

Factory-built Chimney - page 2

COMPONENT	CODE COMPLIANCE			
10. Attic radiation shield	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
11. Other radiation shield(s)	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
12. Enclosed through living space	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
13. Roof flashing/storm collar	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
14. Roof braces	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
15. Rain cap	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
16.	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
17. Height above roof surface	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
18. Chimney clearance to combustibles	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
19.	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
20.	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
OTHER CONSIDERATIONS				
21. Areas of chimney enclosed or hidden	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
22.				
23.				

Additional information:

Date: _____

File Reference #: _____

WETT – CHIMNEY

File reference No.: _____

Photos taken: Yes No

This checklist contains 4 _____ pages in total. This report contains 9 _____ pages in total.

Comments and Observations:

All non-compliance ratings should be considered for comment.

Chimney installed to manufacturers Canada requirements.

Please attach additional page(s) for this section.

Customer Signature:

Inspector Signature:

Digital Signature: James Haight Digitally signed by James Haight
Date: 2018.12.07 14:22:03 -08'00'

Date:

Date:

RDCK MAP



RDCK Property Report

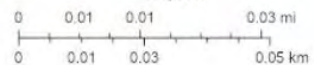
Area of Interest (AOI) Information

Area : 0.58 acres

Mar 6 2021 16:8:30 Pacific Standard Time



1:1,619



Legal Parcel Report  RDCK Roads

Civic Add Report  Cadastre - Legal Parcels

 Electoral Areas

 Civic Address

Source: Esri, Maxar, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.58	-
Civic Address	1	-	-
Electoral Areas	1	0.58	-
Fire Service Areas	1	0.58	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	1	0.58	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01231.010	009-934-634	4724 TWIN BAYS RD, KUSKANOOK	Residential Dwelling with Suite	NEP14760

#	LTO Number	Lot	Block	District Lot	Land District
1	CA5509242	A	-	193	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP14760 DISTRICT LOT 193 KOOTENAY LAND DISTRICT	147 179	WIDTH/DEPTH	0.58

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.01231.010	-	4724	TWIN BAYS RD	4724 TWIN BAYS RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.58

Fire Service Areas

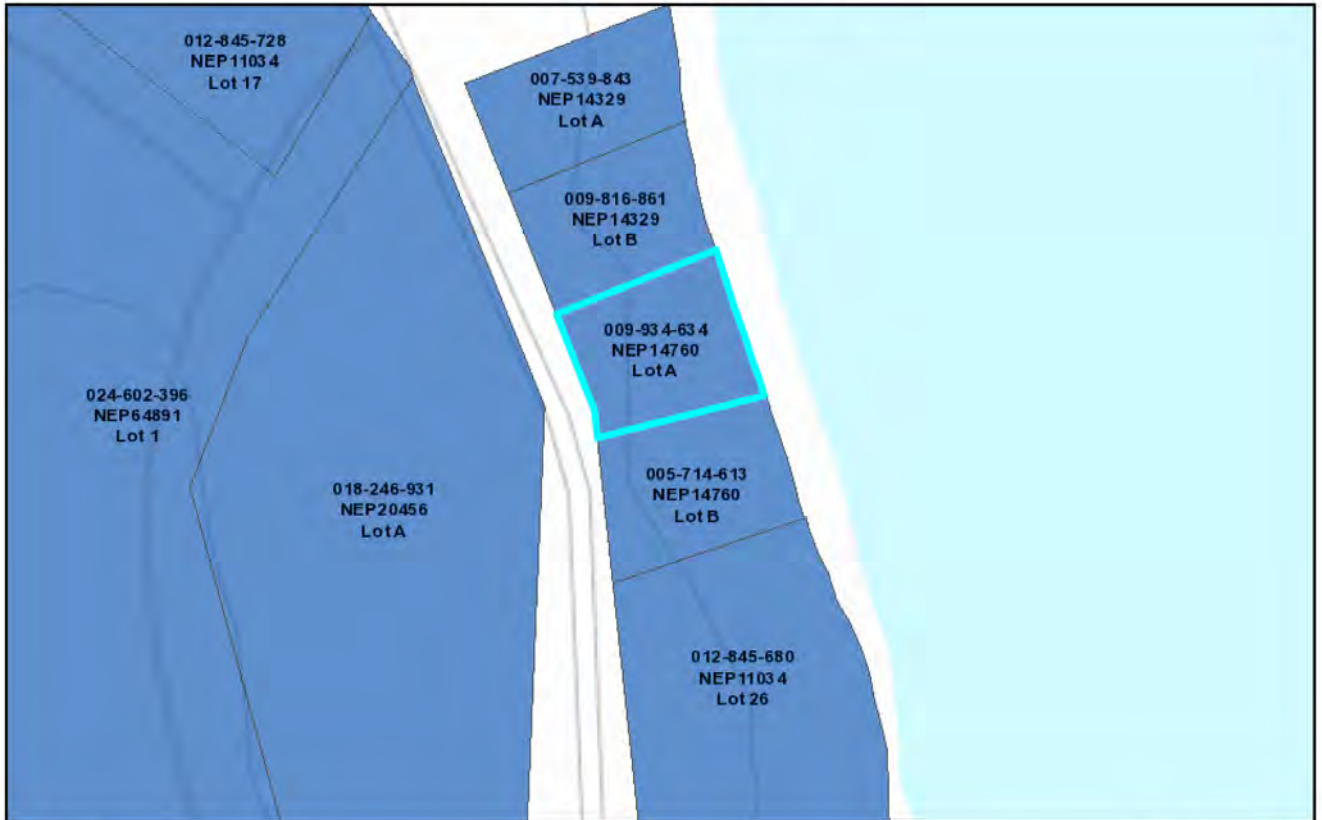
#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.58

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RC	Country Residential	2435		0.58

LTSA MAP

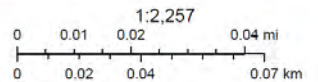
4724 Twin Bays LTSA Map



June 30, 2021

Parcels By Class

- | | | | |
|-------------------|------------------|-------------------|------------------|
| Absolute Fee Book | Common Ownership | Return To Crown | Primary |
| Air Space | Building Strata | Park | Interest Parcels |
| Subdivision | Bare Land Strata | Crown Subdivision | Part of Primary |
| | Road | | |



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
 Copyright 2018 LTSAA

UTILITIES MAP

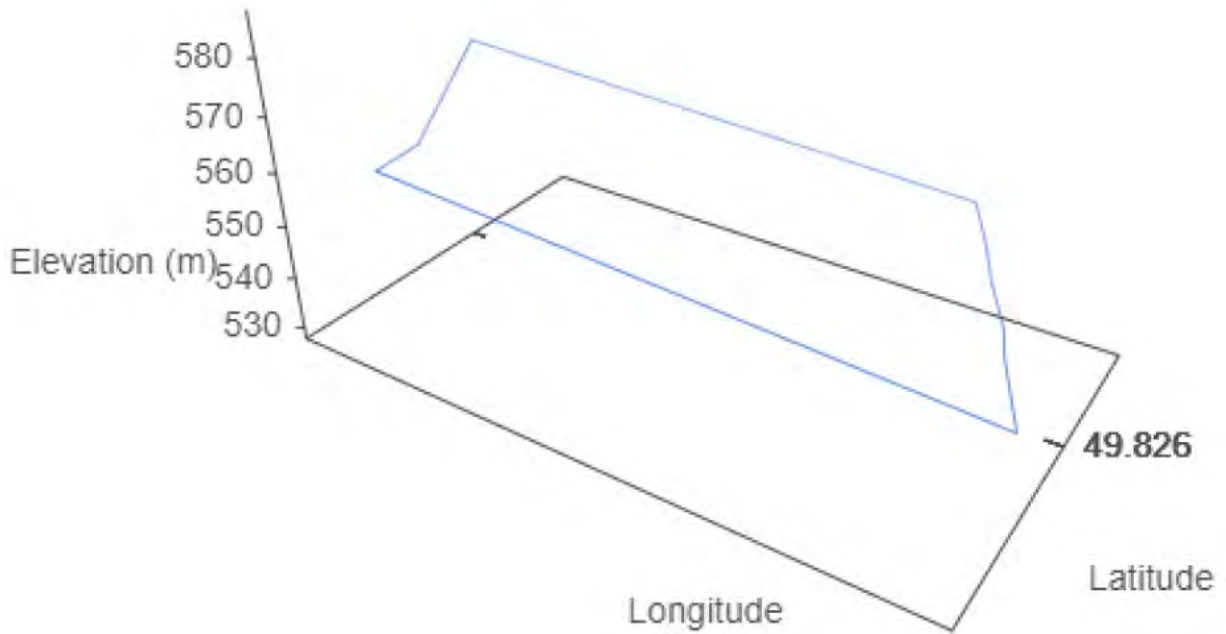
Utilities



Legend

- | | | | |
|--|--|--|---|
|  Hydrant |  Stand Pipe |  Other |  Valves |
|  Main Line |  NON RDCK |  RDCK OWNED |  Water Service Connections |
|  Lakes and Rivers |  Cadastre - Legal Parcels |  RDCK Roads |  Streams and Shorelines |
| | | |  Civic Address |

ELEVATION



Max Elevation: 567.12 m | Min Elevation: 548.31 m | Difference: 18.81 m



DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to Twin Bays Road

Drive 10.4 km, 11 min

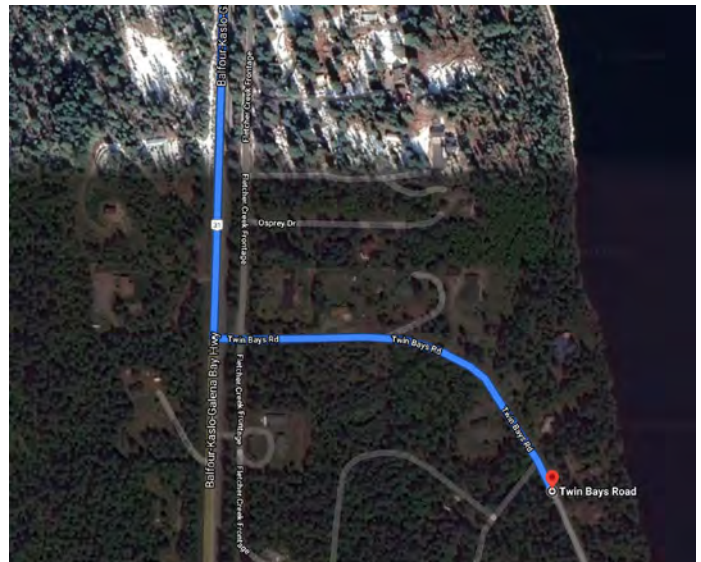


Map data ©2021 2 km



via Balfour-Kaslo-Galena Bay Hwy/BC-31 S 11 min
10.4 km

Fastest route, the usual traffic



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	11	12 min
Shopping	Front Street, Kaslo	10.6	12 min
Airport	West Kootenay Regional Airport, Castlegar	99.9	1 hr 22 min
	Trail Regional Airport	136	1 hr 50 min
Major Cities	Kelowna, BC	343	4 hr 52 min
	Nelson, BC	59.4	52 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	217	3 hr 23 min
	Calgary, AB	616	7 hr 34 min
	Vancouver, BC	720	9 hr 2 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	11.1	12 min
	North Kootenay Lake Community Services	10.3	11 min
	Kootenay Boundary Regional Hospital, Trail	131	1 hr 48 min
	Kootenay Lake Hospital, Nelson	58.7	52 min
Dentist	Kootenay Lake Dental Clinic, Nelson	59.2	52 min
	Nelson Ave Dental Clinic, Nelson	57	48 min
	Silverton Dental Clinic, Silverton	62	57 min
Postal Services	Canada Post, Kaslo	10.5	11 min
Library	Kaslo Library	10.2	10 min

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. Moyie, 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 of these (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.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

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 Moyie, 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 Moyie 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.

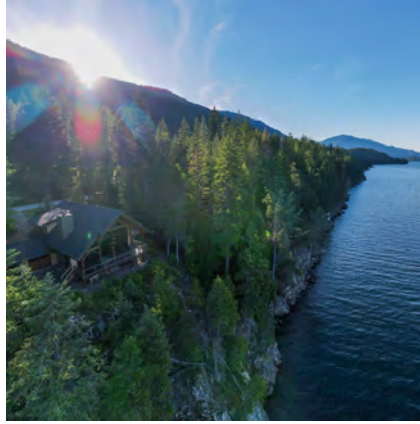
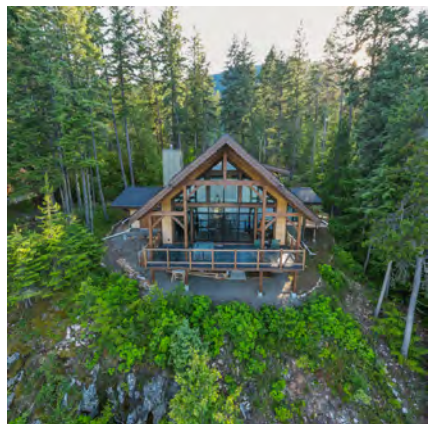
Economy

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.

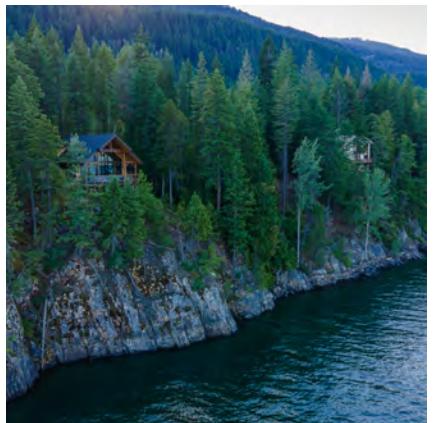
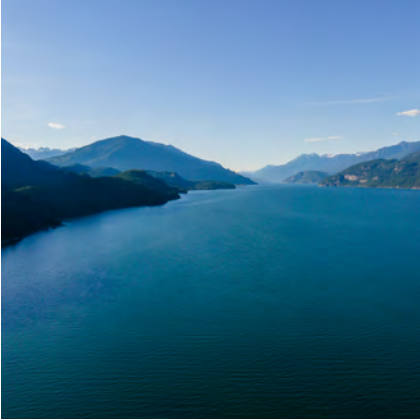
Government

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

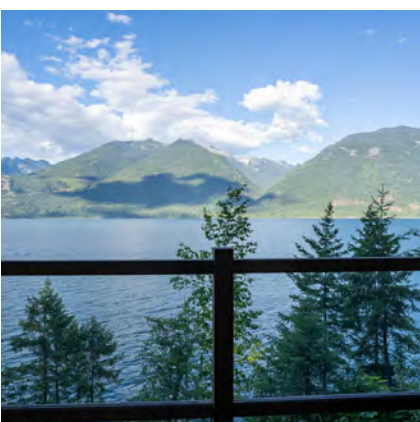
PICTURES



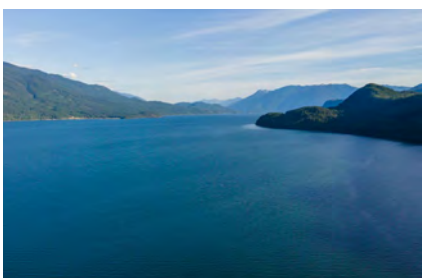
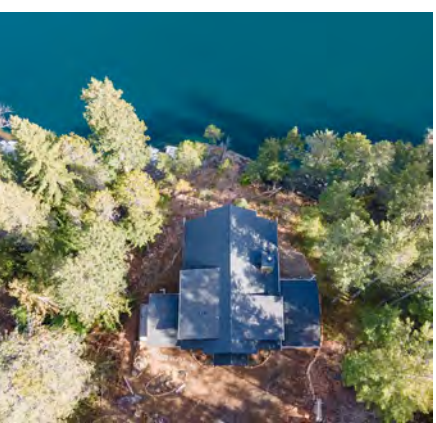
PICTURES



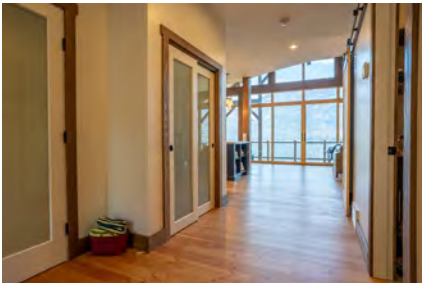
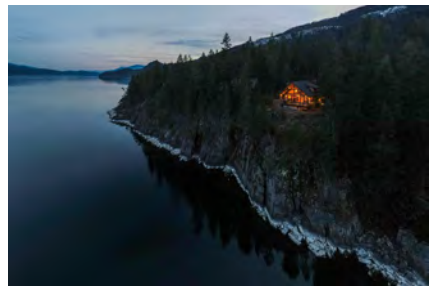
PICTURES



PICTURES



PICTURES



PICTURES



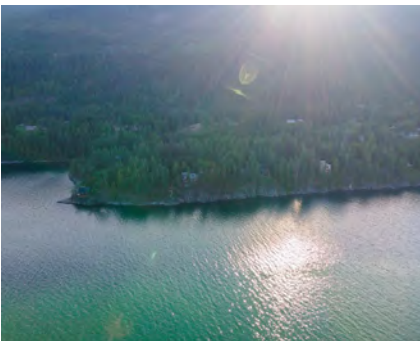
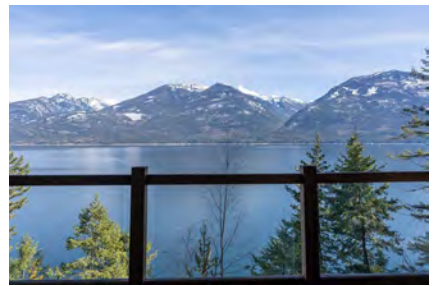
PICTURES



PICTURES



PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

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

For building permits, land use and planning, fire services, parks and recreation etc. inside of the Village of Kaslo limits

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

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

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

For building permits, land use and planning, fire services, parks and recreation etc.

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

Water Analysis:

Website: www.fletchercreekwater.com

Email: fletchercreekwater@gmail.com

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>