

Welcome to 5 Clipper Court



You could not find a more wonderful, safer street to live on! Situated in a quiet, family-friendly Bedford neighborhood on the cul-de-sac of Clipper Court, this elegant brick-front home offers an exceptional setting with no through traffic, branching off the charming park-centered circle of Navigation Way. Inside, the main level features a formal dining room, a cozy living room, a family room, and a kitchen with a sunny breakfast nook that leads out to a generous deck overlooking a protected greenbelt tree line. A half bath, recently renovated, completes the main floor. Upstairs, you will find three bedrooms—including a spacious primary suite with a renovated ensuite and walk-in closet, a second bedroom with its own walk-in, a full family bathroom, and a built-in window seat with integrated storage at the top of the stairs. Natural light abounds in this home! The fully finished basement expands your living space with a large rec room, a dedicated office area with storage closets, a laundry room, a utility room, and two ground-level walk-outs leading to a covered patio and the private backyard complete with under-deck shed storage.

Framed by an interlocking stone driveway with two-car parking and surrounded by warm, welcoming neighbors, this property combines everyday practical comfort with a truly peaceful community feel close to all the amenities Bedford offers such as the Mill Cove Shopping area which offers Sobeys, Lawtons, shops and restaurants. A 20-minute walk takes you to Metro Transit.

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

Susan Eldridge | REALTOR® | 902-478-1928 | www.YourHalifaxRealtor.ca | susan@yourhalifaxrealtor.ca



Front entryway



Front entryway



Living room



Formal dining room



Recently renovated half bath



Kitchen has lots of space!



A window over the sink in the kitchen



Breakfast nook off the kitchen



Breakfast nook overlooks deck & yard



Family room with deck door



Window seat at the top of the stairs



Primary bedroom has lots of space



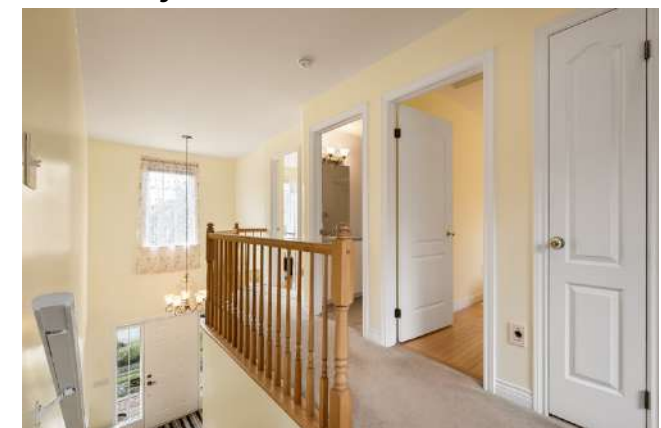
Primary has walk-in closet & ensuite



Recently renovated ensuite bathroom



Full ensuite with shower and tub



Upper hallway to other bedrooms



Second bedroom



Third bedroom (currently an office)



Main full bathroom on 2nd floor



Basement offers lots more space!



Lots of storage closets in the basement



Rec room with window



Office area could be den as well



Dedicated laundry room in the basement



Utility room with walk-out



Deck off main floor family room



Good-sized shed under the deck



Side of house with mini-split fan



Roof was new in 2015



Close to all Bedford amenities

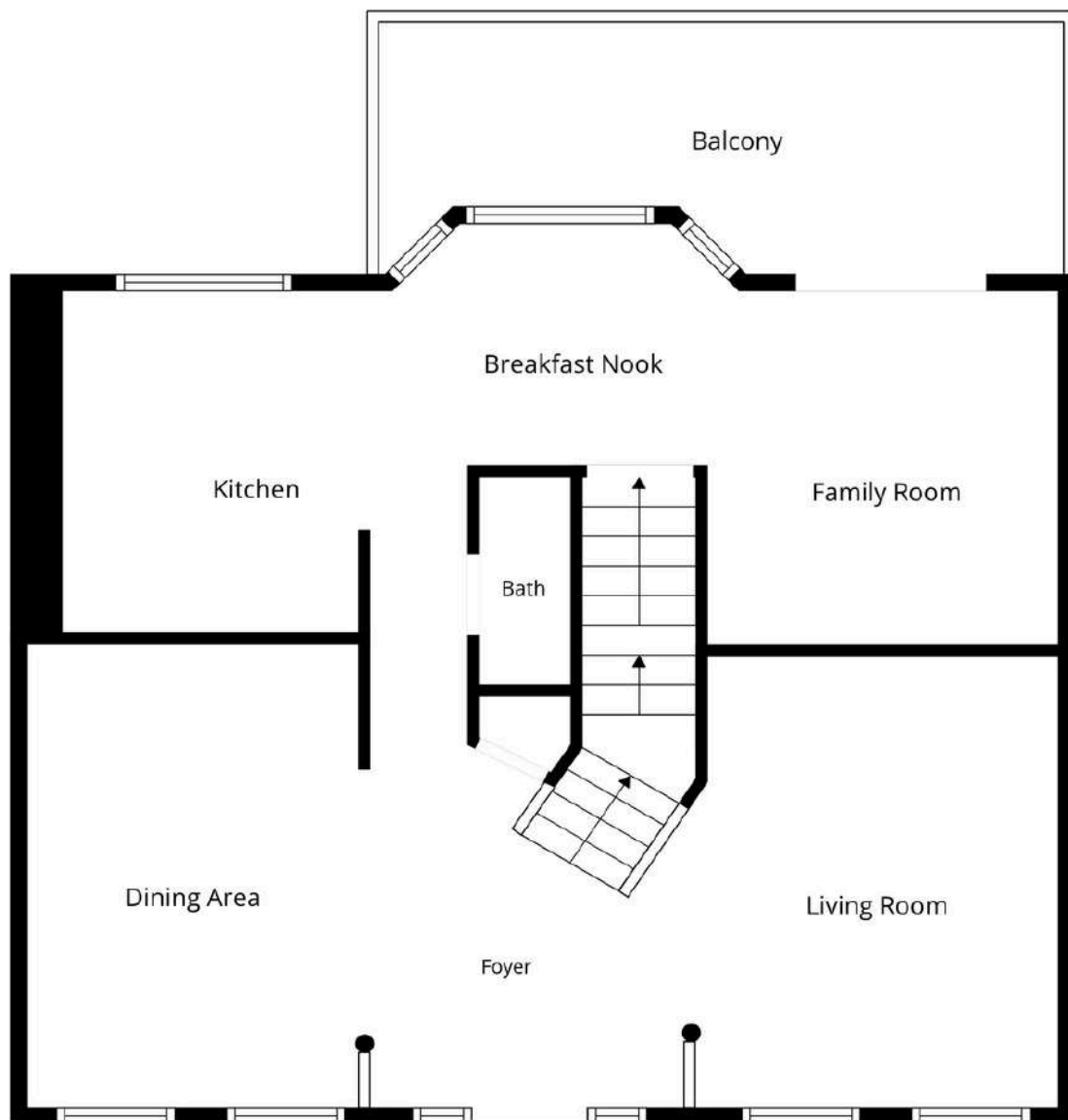


Amazing quiet cul-de-sac!

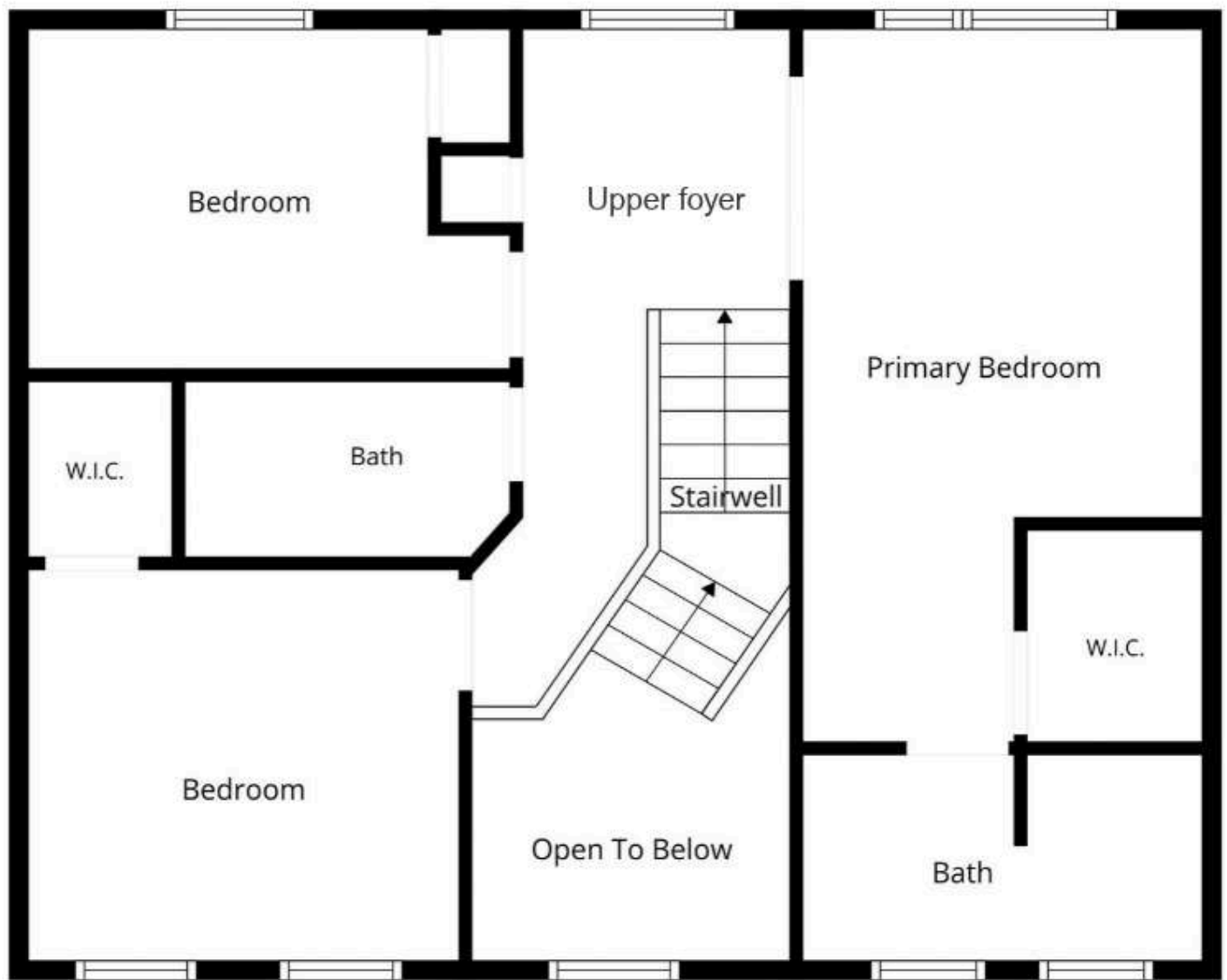


Navigation Way offers a park

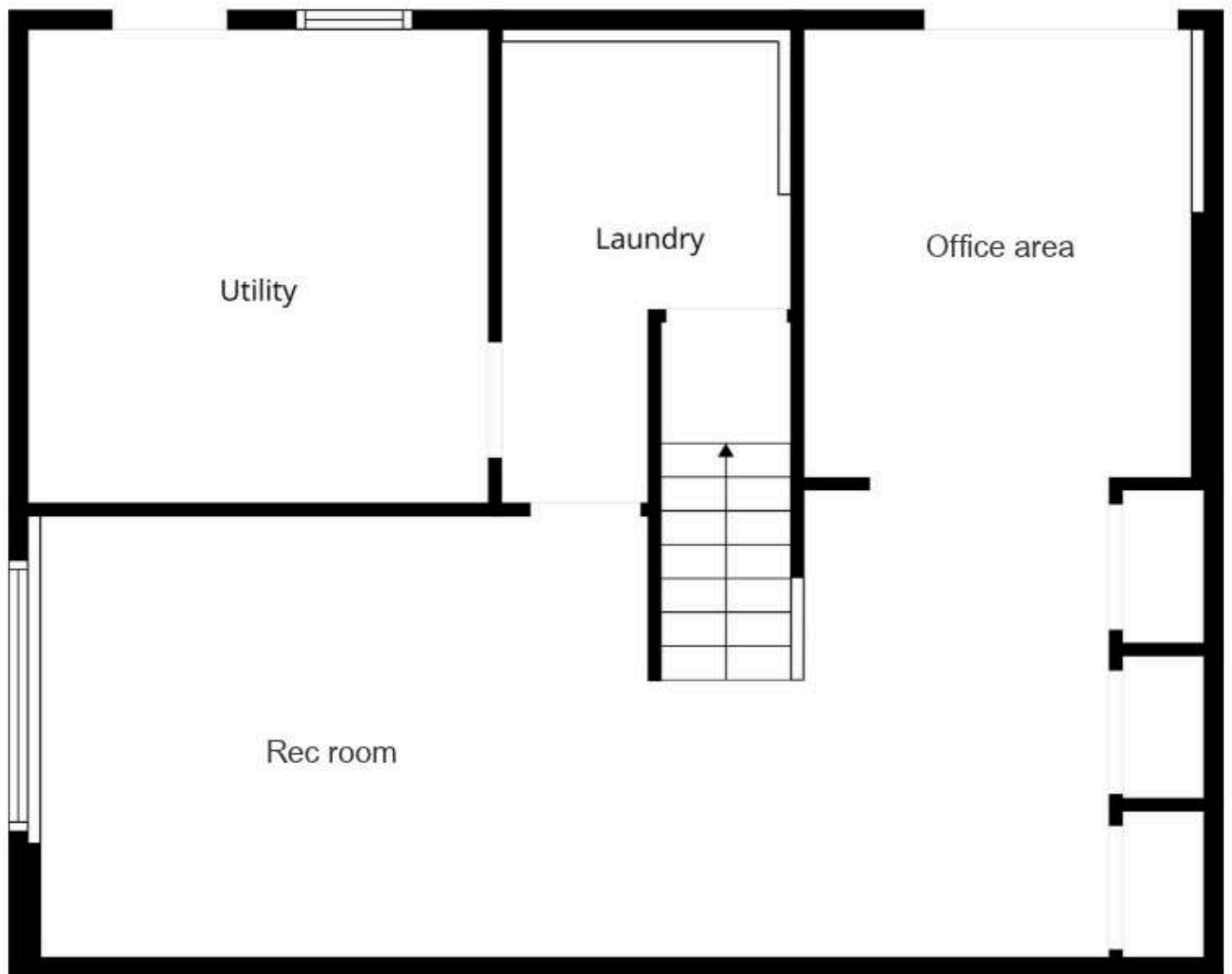
Floor plans



Main floor



Second floor



Basement

On the following pages...

The following pages include documents to help potential buyers get to know the house a little better before coming to visit. We know that the oil tank and the hot water heater are now past their expected lifespan. There have been no problems with them but we wish to advise up front that we have obtained a quote from Scotia Fuels to replace the oil tank. We will leave these updates to a buyer to do at their expense.

Attached:

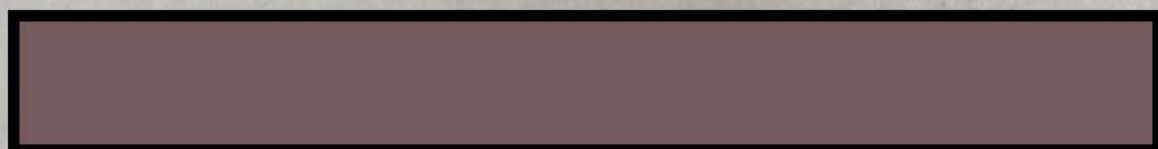
- Property tax bill
- Oil tank quote
- Scotia Fuels billing history (we normally rely on the mini-splits so have only ordered one tank of oil from 2024-2026!)
- Property Disclosure Statement
- Location certificate, lot description, and easement information
- Some receipts for the work we've done over the years

Assessment Account Number (AAN): 08568189

Property Legal Description: 5 CLIPPER CRT LOT D-C30 BEDFORD DWELLING

Customer Number: 1000080547

Assessed Owner(s):



Residential Tax	Value	Rate	Amount	Your Summary	
Urban General Rate	393,800	0.687	2,705.40	Total Taxes 2026/27	\$4,095.48
Supplementary Education	393,800	0.015	59.06	Interim Previously Billed	\$-2,014.31
Fire Protection	393,800	0.014	55.12	Final Taxes 2026/27	\$2,081.17
Climate Action	393,800	0.016	63.00	Balance Due	\$2,081.17
Right-of-Way Charge	393,800	0.008	31.50		
Provincial Rate	393,800	0.300	1,181.40		
Total Residential Tax			\$4,095.48		
Total 2026/27 Taxes			\$4,095.48		

Please do not pay this account as your Property Tax Bill is being paid by a Pre-Authorized Payment Agreement. This balance will be debited from your bank account on the due date.

Oct 30, 2026

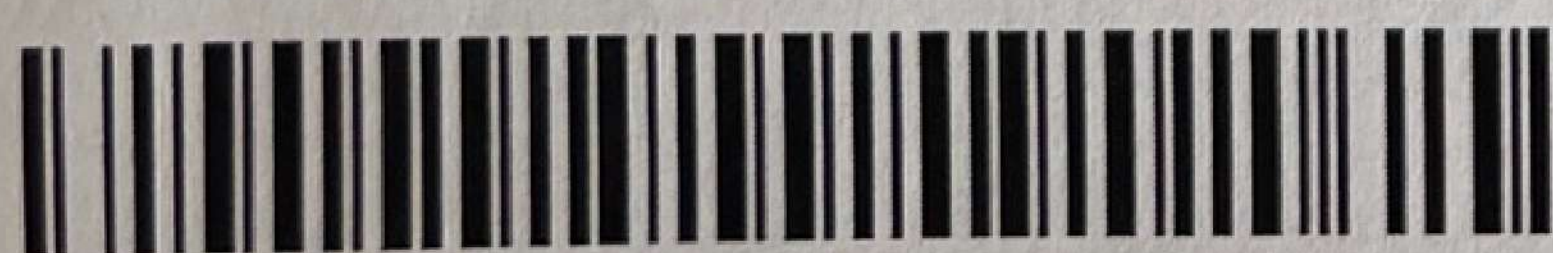
\$2,081.17

Please keep this bill for your records. Per By-law F-303, bill reprints will incur a charge of \$15 per request.

PLEASE DETACH AND RETURN WITH REMITTANCE

REMITTANCE PORTION - PAYABLE AT MOST FINANCIAL INSTITUTIONS

Bill Date	Due Date	Account #	PIN #	Amount Due	Amount Paid
Sep 6, 2026	Oct 30, 2026	41085681892	601400134210	2,081.17	



*This Account is subject to
Pre-Authorized Payments.*

HALIFAX REGIONAL MUNICIPALITY

Please print change of mailing address below:

5 CLIPPER CRT
BEDFORD NS B4A 4A8



SCOTIA FUELS LTD.

📍 P.O. Box 8206,
Halifax, Nova Scotia
B3K 5L9
☎ 902.453.2121
✉ info@scotiafuels.com

March 4, 2026

5 Clipper Court
Bedford, NS
B4A 4A8

Dear

RE: 5 Clipper Court (Acct #14917)

Thank you for the opportunity to quote on replacing the existing inside oil tank. **NOTE:** This quote includes installing black iron pipe & unions, oil tank tray, Protec oil line, Optifuel deaerator, oil filter, firematic valve, and an inside shutoff valve. We offer the following for your consideration. The tanks quoted are 682 litre (150 gallon) storage.

GRANBY ECOGARD DOUBLE BOTTOM END OUTLET

- . made of 12 gauge steel
- . double bottom with leak detection system

Material: \$3,012.80 + hst

Labour: \$395.00 + hst

GRANBY FIBREGLASS TOP-FEED OPTION TANK (Single wall)

- . made from 100% fibreglass and is corrosion resistant
- . ideal for indoor or outdoor application

Material: \$3,704.80 + hst (single wall)

Labour: \$395.00 + hst

*** 100% Financing available for fibreglass oil tanks only; 0% interest; 60 month equalized payment plan ***

NOTE: Customer must be on Automatic Delivery in order to qualify for the 60 month plan.

NOTE: We will require either a VOID cheque or post-dated cheque(s) for the financing plan.

Due to ULC regulations, we are unable to transfer oil regardless of the type of oil tank installed. The two options that are available are:

- 1. Consume the majority of the oil in the tank prior to installing the new tank.**
 - 2. Have the oil pumped out of the old tank at the time of installation. We use a third party to dispose of the waste oil in a compliant manner. The cost is \$50.00 plus HST. We regret that no credit can be given for the disposed oil.**
-

Once the oil tank has been installed, we are required to perform a Hydrostatic test during the first filling of the oil tank; this will test the tank and connections for leaks. Therefore we are required to fill the oil tank upon installation.

NOTE #1: The quote includes removal of the old oil tank.

NOTE #2: Owner to remove all obstruction surrounding the oil tank (ie. walls, lattice, personal items, etc.), prior to our arrival..

NOTE #3: Homeowner to have subfloor cut out to allow for new oil tank & tray.

This quote will remain valid for 30 days.

If you have any questions about any of these oil tanks or would like to book an installation date, please call us at 902-453-2121.

Sincerely,



Matthew Durnford
Service Coordinator

Deliveries HISTORY

Scotia Fuels Ltd

DATE : 13/10/2024 TO 13/10/2026

CUSTOMER				PHONE		(902) 832-3770	
5 CLIPPER COURT				CAPACITY		909	
BEDFORD				INTERVAL		248	
B4A 4A8				SHIPMENT ACCOUNT		14917	
DATE	INVOICE	UNIT PRICE	QUANTITY	AMOUNT	GST/HST	PST	WITH TAXES
DLVR CODE	1 Furnace oil						
31/01/2026	483970	1.569000	394.90	619.60	86.74	-55.76	650.58
SUB-TOTAL :	1		394.90	619.60	86.74	-55.76	650.58
TOTAL :	1		394.90	619.60	86.74	-55.76	650.58
GRAND TOTAL :	1		394.90	619.60	86.74	-55.76	650.58

PROPERTY DISCLOSURE STATEMENT (PDS)

This Statement is attached to and forms part of the Seller Brokerage Agreement/Seller Designated Brokerage Agreement.
Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.
The NSREC is the regulatory body for real estate in Nova Scotia.

This Property Disclosure Statement (PDS) is optional and is to be completed by the Seller to the best of their knowledge. The Seller is responsible for the accuracy of the information on this PDS. If a seller wants to disclose information about multiple parts of a property, they should complete separate PDSs for the different components of a property to ensure accurate disclosure. However, if the answers are the same for all components of buildings, on the property, the Seller may complete one form, identifying all components included. If additional space is required for responses, attach a schedule. If changes to the property conditions occur prior to closing, the Buyer will be notified in writing.

Property Address: 5 Clipper Court Bedford NS B4A 4A8 PID(s)/ Serial #: 40601551

Seller: _____

The Seller confirms the disclosures provided in this PDS applies only to the selected buildings or structures on the property:

☒ Main House ☐ Guest House ☐ Detached Garage ☐ Barn ☐ Shed ☐ Land ☐ Other: _____

I/We have owned the Property since: November 23, 2009

1. Structural

1.1. Are you aware of any structural problems, unrepaired damage, dampness or leakage? ☐ Yes ☒ No

If yes, provide details: _____

1.2. Are you aware of any repairs to correct structural damage, leakage or dampness problems? ☒ Yes ☐ No

If yes, provide details: Leak after new patio door was installed on main floor;

Water leak upstairs in primary bedroom where laundry used to be

1.3. Is there insulation in the exterior walls? ☒ Yes ☐ No ☐ Do not know

Type: _____

1.4. Is there insulation in the attic/roof? ☒ Yes ☐ No ☐ Do not know

Type: _____

1.5. What is the age and type of roof?

Age: 2015 ☐ Do not know

Type: Asphalt singles ☐ Do not know

Are you aware of any repairs or upgrades made to the roof?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details: _____

2. Heating and Cooling Sources

2.1. What is the primary heat source and unit age, if known?

Source: Oil fired forced air Age: _____ ☒ Do not know

If applicable, what are the alternative heat source(s) and unit age(s), if known?

Source: 2 Mini splits Age: 2014 ☐ Do not know

Source: 3 electric baseboard heaters Age: 1-2 years old ☐ Do not know

Source: _____ Age: _____ ☐ Do not know

2.2. If there is an oil tank, what date is stamped on the plate/sticker?

The _____ day of Unknown, 20_____.

What is the type of oil tank? ☒ Steel ☐ Fiberglass

What is the tank size? Unknown

Where is the oil tank located? ☒ Indoor ☐ Outdoor

2.3. If there is a wood stove/fireplace, was the insert(s) properly installed by certified personnel? ☐ Yes ☐ No ☐ Do not know ☒ Does not apply

If there is a woodstove/fireplace, is it WETT certified?

☐ Yes ☐ No ☐ Do not know

If yes, will documentation be provided to the Buyer? ☐ Yes ☐ No

2.4. If there is a chimney, are you aware of any problems or malfunctions with the chimney? ☐ Yes ☒ No ☐ Does not apply

If yes, provide details: _____

Is there a liner in the chimney? ☐ Yes ☐ No ☒ Do not know

If yes, what is the type of liner? _____

When was the chimney last cleaned? _____

2.5. Is there is a water heater on the property?

☒ Yes ☐ No

If yes, what is the age? 2011 ☐ Do not know

If yes, what is the energy source? Electric water heater

2.6. Are you aware of any problems and/or malfunctions with the heating/cooling sources? ☐ Yes ☒ No If yes, provide details: _____

2.7. Are you aware of any repairs or upgrades having been carried out to the heating/cooling sources? ☒ Yes ☐ No

If yes, provide details: Increased the horsepower in the motor of the furnace

3. Mechanical

3.1. Are you aware of any problems or malfunctions with motors, pumps, purifiers, air exchangers, built-in appliances or other items not listed? ☐ Yes ☒ No

If yes, provide details: _____

4. Electrical System

4.1. Are you aware of any problems and/or malfunctions with the electrical system?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details: _____

4.2. Are you aware of any repairs or upgrades carried out to the electrical system?

☒ Yes ☐ No ☐ Does not apply

If yes, provide details: Upgraded electrical panel to be 200 amps in 2025

5. Plumbing System

5.1. Are you aware of any problems and/or malfunctions with the plumbing system?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details: _____

5.2. Are you aware of any repairs or upgrades to the plumbing system?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details: _____

6. Water Supply

6.1. What is the source of the water supply?

☒ Municipal ☐ Drilled Well ☐ Dug Well ☐ Shared ☐ None

☐ Other: _____

6.2. Are you aware of any problems with water quality, quantity, taste, odour, colour or water pressure? ☐ Yes ☒ No

If yes, provide details: _____

6.3. Is there a water conditioner or treatment system attached to the water supply?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details on what the system treats: _____

Does the treatment system treat all household water? ☐ Yes ☐ No

If no, which tap(s): _____

6.4. If there is a well:

a) Is a well certificate available? ☐ Yes ☐ No ☐ Do not know

If yes, will documentation be provided to the Buyer? ☐ Yes ☐ No

b) Where is the well physically located?

☐ On the property ☐ On another property (specify below)

☐ Do not know Provide details: _____

c) Is the well shared? ☐ Yes ☐ No ☐ Do not know

If shared, is there deeded access or a documented agreement related to the well? ☐ Yes ☐ No ☐ Do not know

If yes, provide details: _____

7. Sewage Disposal (Municipal and Septic)

7.1. What is the type of sewage disposal?

☒ Municipal ☐ Septic system ☐ Holding tank ☐ None

☐ Other: _____

7.2. What is the age of the sewage disposal selected in clause 7.1?

Age: _____ ☒ Do not know

7.3. Where is the sewage disposal and/or clean out located? _____
I do not know

7.4. Are you aware of any problems and/or malfunctions with the sewage disposal?

☐ Yes ☒ No ☐ Does not apply

Bedford

If yes, provide details: _____

7.5. Are you aware of any repairs or upgrades to the sewage disposal?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details: _____

If yes, will supporting documentation of the repairs or upgrades be provided to the Buyer? ☐ Yes ☐ No If no, provide details: _____

7.6. If not municipal:

a) If applicable, what date was the system last pumped and by whom?

b) Is there septic disposal documentation available? ☐ Yes ☐ No

If yes, will a copy be provided to the Buyer? ☐ Yes ☐ No

8. Environmental and Land

8.1. Have you ever tested the Property for radon gas? ☐ Yes ☒ No

If yes, provide details: _____

8.2. Are you aware of any underground oil tanks on the Property? ☐ Yes ☒ No

If yes, provide details: _____

8.3. Are you aware of any environmental problems or soil contamination of any kind having occurred on the Property, such as toxic waste, gasoline, fuel tanks, fuel leaks, mould, asbestos, the existence of any mining operations, buried garbage/debris, decommissioned sewage disposal or abandoned wells? ☐ Yes ☒ No

If yes, provide details: _____

8.4. If the Property was contaminated, can you provide an Environmental Report and Certificate of Compliance to the Buyer? ☐ Yes ☐ No

8.5. Are you aware of any gas stations, refuse disposal sites, toxic substance storage sites, salvage yards or other pollutant source that abutted or was in close proximity to the Property? ☐ Yes ☒ No

If yes, provide details: _____

8.6. Are you aware of any damage or hazards due to wind, fire, water/flooding, erosion, sinkholes, natural disaster, wood rot, pests, rodents or insects?

☒ Yes ☐ No If yes, provide details: Ants got in under patio door after it leaked when the patio door was replaced. It was repaired.

8.7. Is the Property located on or near a floodplain or designated flood zone?

☐ Yes ☒ No ☐ Do not know

8.8. Has there been damage to the property due to coastal flooding or coastal erosion? ☐ Yes ☒ No ☐ Do not know

If yes, provide details: _____

8.9. Are you aware of any changes made to the property to help manage coastal flooding and/or coastal erosion? ☐ Yes ☒ No ☐ Does not apply

If yes, provide details: _____



PROPERTY: 5 Clipper Court

Bedford

NS B4A 4A8

8.10. Are you aware of the property ever experiencing any other flooding, pooling, or having drainage issues? ☐ Yes ☒ No
If yes, provide details: _____

8.11. Is the Property located in a watershed district?
☐ Yes ☐ No ☒ Do not know
If yes, provide details: _____

8.12. Have you filed an insurance claim for property damage in the last five (5) years?
☐ Yes ☒ No If yes, provide details: _____

9. Use Restrictions, Zoning and Permits

9.1. Does the Property conform with municipal by-laws and regulations?
☒ Yes ☐ No ☐ Do not know

9.2. Does the Property conform with the existing zoning?
☒ Yes ☐ No ☐ Do not know
If no, provide details: _____

9.3. Have you, as the current owner, obtained the necessary permit(s) for improvements on the Property?
☒ Yes ☐ No ☐ Do not know ☐ Does not apply
If no, provide details: For the upgrade of the electrical panel

9.4. Has the Property received heritage property designation?
☐ Yes ☒ No ☐ Do not know
If yes, will written supporting documentation be provided to the Buyer?
☐ Yes ☐ No

9.5. Are you aware of any limitations with the Property including, but not limited to: restrictive or protective covenants, easements, rights of ways, driveway

agreements, or encroachments on or by adjoining properties?
☒ Yes ☐ No If yes, provide details: Easements along both sides of the house

If yes, will supporting documentation be provided to the Buyer? ☒ Yes ☐ No

9.6. Are you aware of any public projects or real estate developments planned in close proximity to the Property, such as road widening, new highways, or expropriations? ☐ Yes ☒ No
If yes, provide details: _____

10. Condominiums (if Applicable)

10.1. Are you aware of any repairs or potential repairs being investigated or carried out by the Condominium Corporation or on behalf of the Condominium Corporation in relation to the common elements or any unit in the Condominium Corporation? ☐ Yes ☐ No
If yes, provide details: _____

10.2. Are you aware of any special assessments being made, to be made, or being discussed by the Condominium Corporation? ☐ Yes ☐ No
If yes, provide details: _____

11. Warranties and Financial Obligations

11.1. Is there any ongoing financial obligations related to the Property that the buyer will be responsible for? ☐ Yes ☒ No
If yes, provide details: _____

11.2. Is there a new home warranty? ☐ Yes ☒ No
Expiry date: The _____ day of _____, 20_____.

11.3. Are there any other warranties? ☐ Yes ☒ No
If yes, are the warranties transferable and will documentation be provided?
☐ Yes ☐ No

12. Seller's Signature

The information contained in this PDS has been provided to the best of the Seller's knowledge. The Seller confirms receipt of a true copy of the PDS and agrees that it may be given to prospective Buyers. The Seller further agrees to provide prospective Buyers with a further written disclosure of any changes in the condition of the Property that have occurred since the completion of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

Witness

Seller

10/13/2026 4:45 PM ADT

Date

Witness

Seller

Date

13. Buyer's Signature

NOTICE: The information contained in this Property Disclosure Statement has been provided by the Seller of the Property and is believed to be accurate. The Buyer is urged to carefully examine the Property and have it inspected by an independent party or parties to verify the above information.

The Buyer acknowledges having read and received a copy of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

Witness

Buyer

Date

Witness

Buyer

Date

LOT DESCRIPTION EXPLANATION

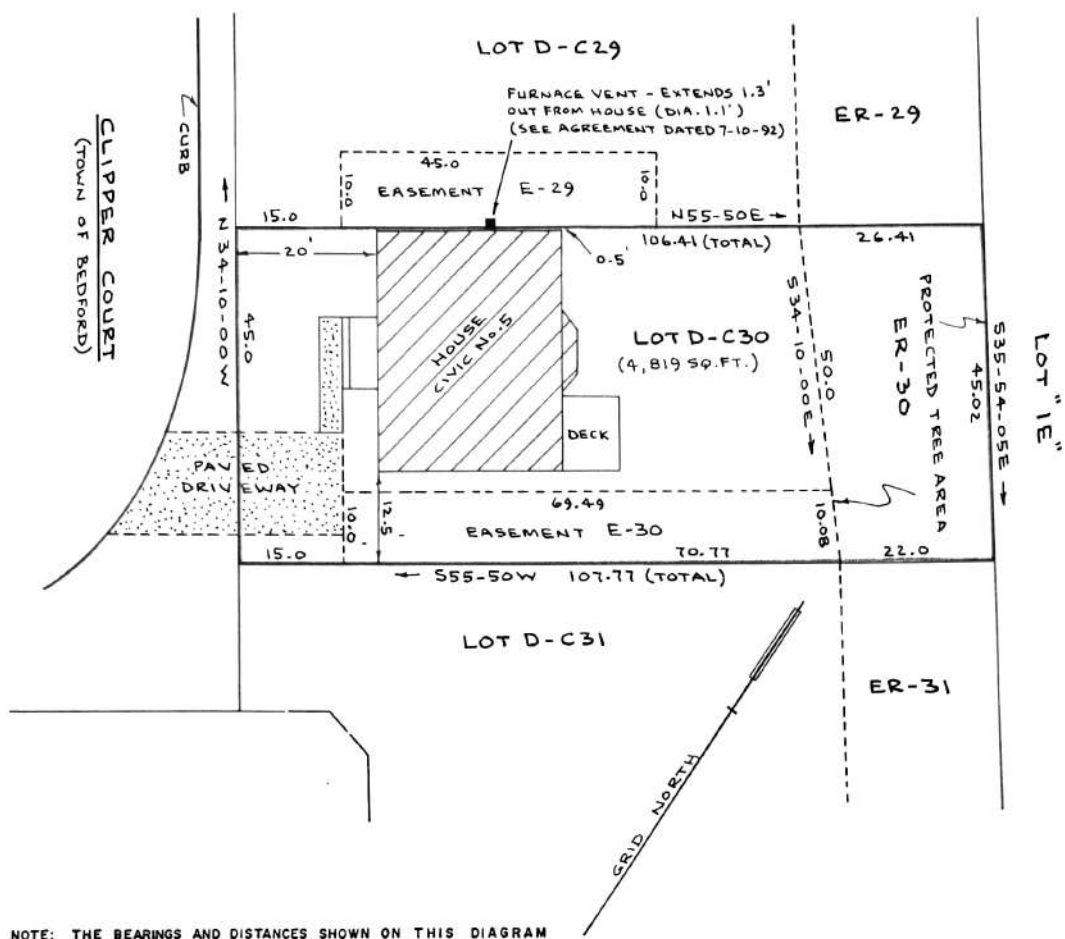
The following pages show the location certificate which notes easements along the sides of the house, a lot description from NS Property Online, and two descriptions of the easements.

To avoid confusion, if you are standing on the street and looking at the house, the property line is very close to the house on the left side going towards the backyard. On the right side, the property line almost touches the neighbour's house. The owner of 5 Clipper Court has an easement that allows work to be done to the side of the house if and when required. The neighbour to the right would have a similar easement if they needed to do work on that side of their house.

The shed that sits in the backyard belongs to the neighbour on the left and it is on their property, not the property of 5 Clipper Court. The shed for 5 Clipper is under the deck.

The tree line behind the house is protected and cannot be cut.

CLIPPER COURT
(TOWN OF BEDFORD)



SCALE- 1" = 20 FEET

RE: CIVIC No.5 CLIPPER COURT, TOWN OF BEDFORD, NOVA SCOTIA.

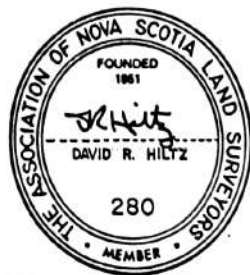
(1) THE HOUSE SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT LANDS AS SAID BOUNDARIES ARE DEFINED BY DEED FILED AT THE REGISTRY OF DEEDS IN BOOK 5308, PAGE 231, AND PLAN No. 28549.

(3) ALL EASEMENTS REFERRED TO IN THE DOCUMENT RECORDED IN BOOK 5308 PAGE 231, IN THE COUNTY OF HALIFAX ---, ARE REFLECTED HEREON.

THIS DOCUMENT IS NOT TO BE USED FOR BOUNDARY DEFINITION OR CONVEYANCING PURPOSES.

DAVID R. HILTZ, N.S.L.S.
21 STEVENS ROAD
DARTMOUTH, NOVA SCOTIA

NOVEMBER 18^{TH.}, 1994
DATE



ALL THAT certain lot of land on the Northeastern side of Clipper Court, Parcel CC-1, in the Town of Bedford, Province of Nova Scotia shown as Lot D-C30 on a plan entitled: Plan of Survey of Lots D-C21 to D-C25 Incl. and D-C27 to D-C34 Incl., Torrington at Bedford, Adult Lifestyle Community, Bedford Village Subdivision, Phase 5C, Subdivision of Portion of Block D-C, Lands Conveyed to Annapolis Basin Pulp and Paper Company Limited; prepared by Servant, Dunbrack, McKenzie and MacDonald Ltd., signed by Carl K. Hartlen, N.S.L.S., dated May 27, 1992, approved by the Development Officer for the Town of Bedford on May 29, 1992, and filed at the Registry of Deeds office in Halifax, Nova Scotia, as Plan No. 28549, Drawer No. 298.

SUBJECT TO restrictions placed over Environmental Reserve ER-30, Protected Tree Area, affecting the Northeastern portion of the herein described Lot D-C30 as shown and mathematically delineated on the above referred to Plan No. 28549, Drawer No. 298. Said Environmental Reserve ER-30 containing an area of 1,089 square feet.

SUBJECT TO rights in favour of Lot D-C31 over Easement E-30, being 10 feet in width, on a portion of the Southeastern boundary of the herein described Lot D-C30 as shown and mathematically delineated on the above referred to Plan No. 28549, Drawer No. 298. Said Easement E-30 containing an area of 701 square feet.

TOGETHER WITH rights over Easement E-29, being 10 feet in width, situated on the adjoining Lot D-C29, adjacent to a portion of the Northwestern boundary of the herein described Lot D-C30 as shown and mathematically delineated on the above referred to Plan No. 28549, Drawer No. 298. Said Easement E-29 containing an area of 450 square feet.

SUBJECT to restrictive covenants in a deed recorded on July 3, 1992 in Book 5253 at Page 1064 under number 27295.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Halifax as plan or document number 28549, drawer number 298.

See Agreement
B-5308 P. 246

1064

27295

THIS INDENTURE made this 30th day of June, 1992.

BETWEEN:

ANNAPOLIS BASIN PULP AND POWER COMPANY LIMITED, a body corporate, with an office at Halifax, in the County of Halifax, Province of Nova Scotia,

hereinafter called the "Grantor"

OF THE FIRST PART

- and -

PROVIDENT REALTY LIMITED, a body corporate, with an office at Dartmouth, in the County of Halifax, Province of Nova Scotia,

hereinafter called the "Grantee"

OF THE OTHER PART

WHEREAS the Grantor is the owner of lands at Bedford, Nova Scotia, and wishes to create a building scheme with respect to a portion of its lands and to make such lands subject to certain other restrictions, all as more particularly set out in the Schedule marked "B" hereto annexed. The lands to be affected by the building scheme and restrictions are all lots in or subdivided out of Block D-C as shown on plans entitled "Plan of Survey of Lots D-C1 to D-C6, inclusive, D-C8, D-C9, D-C10 and Parcels TD-1P (Park), TD-1 and CRC-1, Torrington at Bedford (Adult Life Style Community), Bedford Village Subdivision, Phase 5A and Lots D-87A and D-88A, Bedford Village Subdivision, Subdivision of Block D-C and lands conveyed to Annapolis Basin Pulp and Power Company Limited, Moirs Mills Road, Torrington Drive, and Compass Rose Court, Bedford, Nova Scotia", prepared by Messrs Servant, Dunbrack, McKenzie, & MacDonald Ltd., Land Surveyors, dated October 18, 1990, as approved by the Town of Bedford on November 30, 1990, and filed in the Registry of Deeds office at Halifax, Nova Scotia, as Plan No. 27607, "Plan of Survey of Lots D-C35 to D-C50, inclusive, Torrington at Bedford (Adult Life Style Community), Bedford Village Subdivision, Phase 5D, Subdivision of Portion of Block D-C, Lands conveyed to Annapolis Basin Pulp and Power Company Limited, Bowsprit Close and Torrington Drive, Bedford, Nova Scotia", prepared by Messrs Servant, Dunbrack, McKenzie, & MacDonald Ltd., Land Surveyors, dated October 3, 1991, as approved by the Town of Bedford on October 28, 1991, and filed in the Registry of Deeds office at Halifax, Nova Scotia, as Plan No. 28203 in Drawer 293, "Plan of Survey of Lots D-C21 to D-C25 inclusive & D-C27 to D-C34 inclusive, Torrington at Bedford (Adult Life Style Community),

N3016843

property transfer. Dated this 30 day
of July 1992 A.D.
Town of Bedford
Treasurer

has been paid for the within described
Deed Transfer Tax

Bedford Village Subdivision, Phase 5C, Subdivision of Portion of Block D-C, Lands conveyed to Annapolis Basin Pulp and Power Company Limited, Clipper Court and Torrington Drive, Bedford, Nova Scotia", prepared by Messrs Servant, Dunbrack, McKenzie, & MacDonald Ltd., Land Surveyors, dated May 27, 1992, as approved by the Town of Bedford on May 29, 1992, and filed in the Registry of Deeds office at Halifax, Nova Scotia, as Plan No. 28549 in Drawer 298, and other plans of survey now or subsequently approved respecting the subdivision of Block D-C.

AND WHEREAS the lands conveyed by this Deed are within the area of land to which the restrictions in Schedule "B" shall apply.

WITNESSETH that in consideration of One Dollar (\$1.00) the Grantor hereby conveys to the Grantee the lands described in the Schedule marked "A" hereto annexed.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save the restrictions set out in Schedule "B" and that the Grantor will procure such further assurances as may be reasonably required.

TOGETHER with the right of the Grantee, its successors and assigns together with its and their servants, agents, contractors, workers and others authorized by it or them to enter upon the area subject to Easement E-29 more particularly described in Schedule "A" hereto, with machinery, material, vehicles and equipment as may be necessary, for the purpose of constructing upon the lands hereby conveyed a dwelling and, following the construction thereof being completed, rebuilding or performing any maintenance, repairs, renovations or other work of any description whatsoever upon such dwelling, AND TOGETHER WITH the right of the Grantee, its successors and assigns to build and maintain within or overhanging those portions of Easement E-29 no more than 2 feet distant from the lands conveyed by this deed, as part of the dwelling constructed or to be constructed on the lands hereby conveyed, footings, eaves and the overhanging projection of a roof and siding, the rights and easements described in this paragraph being hereby declared to be appurtenant to and for the benefit of the lands hereby conveyed and the Grantor hereby covenants to keep the lands subject to such easements clear of brush, trees and other obstructions as may be necessary for the use of the easements.

Instr. Code 19

THIS INDENTURE made this 7th day of October, 1992.

BETWEEN:

WILLIAM GEORGE HONDAS and his wife, BONNIE JANE HONDAS, both of the Town of Bedford, in the County of Halifax, Province of Nova Scotia, their heirs, successors and assigns

(hereinafter called the "GRANTOR")

- and -

PROVIDENT REALTY LIMITED, a body corporate with office at Dartmouth, in the County of Halifax, Province of Nova Scotia, its heirs, successors and assigns

(hereinafter called the "GRANTEE")

WHEREAS the Grantee conveyed to the Grantor by Deed (the "Deed") dated the 11th day of September, 1992 and recorded at the office of the Registrar of Deeds for the County of Halifax at Book 5292, Page 1013 a lot of land known as Lot D-C 29 as shown on a plan entitled "Plan of Survey of Lots D-C21 to D-C25, inclusive, and D-C27 to D-C 34 inclusive, Bedford Village Subdivision, Phase 5C, subdivision of portion of Block D-C, lands conveyed to Annapolis Basin Pulp and Power Company Limited, (the "Plan") signed by Carl K. Hartlen, N.S.L.S. dated May 27, 1992, as approved by the Town of Bedford on May 29, 1992.

AND WHEREAS the Grantee received by Deed dated the 30th day of June, 1992, and recorded at the office of the Registrar of Deeds for the County of Halifax at Book 5253, page 1064, a lot of land known as Lot D-C 30 ("DC 30") as shown on the plan and adjoining lot D-C 29, title to the said D-C 30, which allows the Grantee to use a portion of D-C 29 as a maintenance easement (E-29).

AND WHEREAS the ~~encroachment~~, furnace vent and foundation wall of a dwelling built on D-C 30 encroach ~~or is expected to encroach~~ upon D-C 29 in the said E-29;

AND WHEREAS the parties hereto wish to further define the rights and obligations of each of them with respect to E-29 and to provide easements for the encroachments; ~~or anticipated encroachments;~~

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of One Dollar (\$1.00) paid by each to the Grantee to the Grantor and the Grantor to the Grantee and in consideration of the premises the parties hereto agree as follows:

(1) The Grantor grants to the Grantee, its successors and assigns the right of the Grantee, its successors and assigns together with its and their servants, agents, contractors, workers and others authorized by it or them to enter upon the area subject to Maintenance Easement E-29, more particularly described in Schedule "A" to the Deed, with machinery, material, vehicles and equipment as may be necessary, for the purpose of performing any maintenance, repairs, renovations or other work of any description whatsoever upon such dwelling on D-C 30, such Maintenance Easement being hereby declared to be appurtenant to and for the benefit of D-C 30 and the Grantor hereby covenants to keep the lands subject to such Maintenance Easement clear of all brush, trees and other obstructions as may be necessary for the use of the easement.

BT
ap
(2) The Grantor grants to the Grantee, its successors and assigns the right to build and maintain within Maintenance Easement E-29 as part of the dwelling constructed on the D-C 30, ~~footings, eaves, the overhanging projection of a roof, siding, dryer and furnace vents and other parts of such dwelling~~ as may encroach within or overhang Maintenance Easement E-29, such right and easement being hereby declared to be appurtenant to and for the benefit of D-C 30, in such place as the said building on D-C 30 is located as at the date hereof;

IN WITNESS WHEREOF the parties hereto have properly executed this Agreement the day and year first above written.

SIGNED SEALED AND DELIVERED
in the presence of

Witness

Witness

Witness

WILLIAM GEORGE HONDAS

BONNIE JANE HONDAS

PROVIDENT REALTY LIMITED

PER: JOHN GREENOUGH

PROVINCE OF NOVA SCOTIA)
COUNTY OF HALIFAX)

On this 4 day of October, 1992, before me, the subscriber personally came and appeared R. James F. Jones, a subscribing witness to the foregoing Indenture, who, having by me duly sworn, made oath and said that WILLIAM GEORGE HONDAS and BONNIE JANE HONDAS, ~~two~~ of the parties thereto signed, sealed and delivered the same in his presence.

A Barrister of the Supreme Court
of Nova Scotia

MARGHERITE J. MacNEIL
A Barrister of the Supreme
Court of Nova Scotia

RECEIPTS

The following are some of the receipts for work that has been done to upgrade the house throughout the seller's ownership.

Many upgrades have been done. While there are no receipts attached, the ensuite bathroom and main floor half bath were renovated in the last two years; blinds were added to most windows over the years; new flooring was added to the laundry and utility room; and drywall was added to semi-complete the utility room. Almost all of the windows and three of the doors were replaced by Windows Plus. The fourth exterior door was replaced by another company in 2011.

Here's what you'll find on the following pages:

- 2010-2017 Window receipts
- 2011 Hot water tank receipt
- 2011 Receipts for two new doors
- 2011 Receipt for a new circuit and breaker for the hot water tank
- 2013 Attic insulation was increased to R-50 and rafter ventilation added
- 2014 Receipt for mini-split
- 2015 New roof warranty (now expired but shows age of roof!)
- 2017 Receipt for 3 new bathroom fans and a heater thermostat
- 2020 Receipt for new deck door
- 2020 Receipt for repairs done to leak that resulted from the new patio door



Windows Plus Home Improvements Inc.

95 Akerley Blvd., Unit E
Dartmouth NS B3B 1R7

E-mail: sales@windowsplus.ca
Website: www.windowsplus.ca
Phone: (902) 482-1000
Fax: (902) 468-9191

Invoice

INVOICE TO

5 Clipper Crt
Bedford NS B4A 4A8

JOB SITE (if different)

5 Clipper Crt
Bedford NS B4A 4A8

INVOICE NO. 7481

DATE 06/10/2010

DESCRIPTION	AMOUNT
Installation of 1- 8T00 Gentek Energy Star Window	1,475.60
	0.00

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty.

Please see enclosed for manufacturer warranty.

* Warranty excludes Storm Doors and Storm Windows.

* Entry systems without multipoint locks have a 2 year workmanship warranty.

Please retain for warranty purposes.

PAID

SUBTOTAL	1,475.60
HST (no. 133574392)	191.83
TOTAL	1,667.43
PAYMENTS/CREDITS	1,667.43
BALANCE DUE	\$0.00

We appreciate your business. Thank you!



Windows Plus Home Improvements Inc.

95 Akerley Blvd., Unit E
Dartmouth NS B3B 1R7

E-mail: sales@windowsplus.ca
Website: www.windowsplus.ca
Phone: (902) 482-1000
Fax: (902) 468-9191

Invoice

INVOICE TO

5 Clipper Crt
Bedford NS B4A 4A8

JOB SITE (if different)

5 Clipper Crt
Bedford NS B4A 4A8

INVOICE NO. 9493

DATE 08/03/2012

DESCRIPTION	AMOUNT
Installation of one Polytech window and flash deck	1,780.60

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty. Please see enclosed for manufacturer warranty.

* Warranty excludes Storm Doors and Storm Windows.

* Entry systems without multipoint locks have a 2 year workmanship warranty.

Please retain for warranty purposes.

SUBTOTAL	1,780.60
HST (no. 133574392)	267.09
TOTAL	2,047.69
PAYMENTS/CREDITS	2,047.69
BALANCE DUE	\$0.00

We appreciate your business. Thank you!

PAID



Windows Plus Home Improvements Inc.

95 Akerley Blvd., Unit E
Dartmouth NS B3B 1R7

E-mail: sales@windowsplus.ca
Website: www.windowsplus.ca
Phone: (902) 482-1000
Fax: (902) 468-9191

Invoice

INVOICE TO

5 Clipper Crt
Bedford NS B4A 4A8

JOB SITE (if different)

5 Clipper Crt
Bedford NS B4A 4A8

INVOICE NO. 9941

DATE 03/08/2013

DESCRIPTION	AMOUNT
Installation of 1 8R71 Gentek Energy Star window as per Contract D2992	661.42
3 hours labor @\$55 plus \$100 materials and waste disposal to repair rot	265.00

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty.

Please see enclosed for manufacturer warranty.

* Warranty excludes Storm Doors and Storm Windows.

* Entry systems without multipoint locks have a 2 year workmanship warranty.

Please retain for warranty purposes.

PAID

SUBTOTAL	
HST (no. 133574392)	120.84
TOTAL	926.42
PAYMENTS/CREDITS	926.42
BALANCE DUE	\$0.00

We appreciate your business. Thank you!



Windows Plus Home Improvements Inc.

95 Akerley Blvd., Unit E
Dartmouth NS B3B 1R7

E-mail: sales@windowsplus.ca
Website: www.windowsplus.ca
Phone: (902) 482-1000
Fax: (902) 468-9191

Invoice

INVOICE TO

5 Clipper Crt
Bedford NS B4A 4A8

JOB SITE (if different)

5 Clipper Crt
Bedford NS B4A 4A8

INVOICE NO. 10085

DATE 05/27/2013

DESCRIPTION	AMOUNT
Installation of 1x 8R71 Gentek Energy Star Casement Window and 1x Polytech Energy Star Window. As per Contract D2993	2,491.28

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty. Please see enclosed for manufacturer warranty.
* Warranty excludes Storm Doors and Storm Windows.
* Entry systems without multipoint locks have a 2 year workmanship warranty.
Please retain for warranty purposes.

PAID	SUBTOTAL	
	HST (no. 133574392)	324.95
	TOTAL	2,491.28
	PAYMENTS/CREDITS	2,491.28
	BALANCE DUE	\$0.00
We appreciate your business. Thank you!		



Windows Plus Home Improvements Inc.

95 Akerley Blvd., Unit E
Dartmouth NS B3B 1R7

E-mail: sales@windowsplus.ca
Website: www.windowsplus.ca
Phone: (902) 482-1000
Fax: (902) 468-9191

Invoice

INVOICE TO

5 Clipper Crt
Bedford NS B4A 4A8

JOB SITE (if different)

5 Clipper Crt
Bedford NS B4A 4A8

INVOICE NO. 12795

DATE 01/20/2017

Due Upon Completion

DESCRIPTION	AMOUNT
Installation of the following Gentek Energy Star Windows : 9 - 8R71 Casement Window 1 - 8R81 Awning Window As per Contract D3496	9,579.36

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty. Please see enclosed for manufacturer warranty.
* Warranty excludes Storm Doors and Storm Windows.
* Entry systems without multipoint locks have a 2 year workmanship warranty.
Please retain for warranty purposes.

SUBTOTAL	
HST (no. 133574392)	1,249.48
TOTAL	9,579.36
PAYMENTS/CREDITS	9,579.36
BALANCE DUE	\$0.00
We appreciate your business. Thank you!	

JOB ADDRESS

INVOICE/CONTRACT

7636

DATE: Feb / 22 / 2011

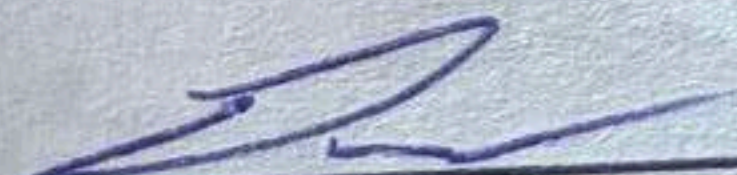
JOB ADDRESS				BILLING ADDRESS IF DIFFERENT				Service Order	
CUSTOMER NAME: [REDACTED]				CUSTOMER NAME:					
ADDRESS: 5 Clippers Ct			HOME PHONE	ADDRESS:			Water PSI		
CITY: Bedford	PROV:	POSTAL CODE:	JOB PHONE: [REDACTED]	CITY:	PROV:	POSTAL CODE:	OTHER PHONE: [REDACTED]	TYPE ☒	
EMAIL:			CELL PHONE:	TECHNICIAN: Duval			CONTACT:	SERVICE ☐	
								PREV MAINT ☐	
								ORD MEMBER ☐	

✓ PAYMENT				✓ EQUIPMENT				CPP MEMBER ☐		
☐	CASH	☐	CHEQUE	☐	BILLED	CC TYPE	CREDIT CARD #	EXP DATE	AUTH CODE	ESTIMATE ☐
SERVICE AUTHORIZATION						I AGREE THAT INITIAL PRICE QUOTED PRIOR TO START OF WORK DOES NOT INCLUDE ANY ADDITIONAL OR UNFORESEEN TASKS, NOR MATERIALS WHICH MAY BE FOUND TO BE NECESSARY TO COMPLETE REPAIRS OR REPLACEMENTS. I ALSO AGREE TO HOLD RELIABLE ROOTER LIMITED OR ITS ASSIGNS HARMLESS FOR PARTS DEEMED CORRODED, UNUSABLE OR UNRELIABLE FOR COMPLETION OF STATED WORK TO BE DONE. I HEREBY AUTHORIZE RELIABLE ROOTER TO PERFORM PROPOSED WORK AND AGREE TO ALL AGREEMENT CONDITIONS AS DISPLAYED ON THE FACE AND REVERSE SIDES OF THIS DOCUMENT AND FURTHER ACKNOWLEDGE THAT THIS INVOICE IS DUE UPON RECEIPT. A MONTHLY SERVICE CHARGE OF 1 1/2 % WILL BE ADDED AFTER 10 DAYS.				OPP CALL ☐
AUTHORIZED SIGNATURE X										OWNER ☐
										TENANT ☐
										RESIDENTIAL ☐
										COMMERCIAL ☐

DIAGNOSIS

Quot H₂O TANK / TO Replace old (40 Gal) Hot water Tank with 60 Gallon Hot water TANK (Giant), tank to be installed in Temporary spot till floor & Tile work is done. Return After Tile is set, Move Tank, Install Drain Pps under Tank / Must Get electrician

[illegible]

RECOMMENDATIONS		<i>Customer Protection Plan Members save money!</i>		CPP	\$
				☐ APPROVED ☐ DECLINED	\$
				SUB TOTAL	\$ 1095.00
				GST	\$ 164.25
				TOTAL	\$ 1259.25
ACCEPTANCE OF WORK PERFORMED: I FIND THE SERVICE AND MATERIALS PERFORMED AND INSTALLED HAVE BEEN COMPLETED IN ACCORDANCE WITH THIS AGREEMENT. FREE TO PAY REASONABLE SOLICITORS FEES, COLLECTION FEES AND COURT COSTS IN THE EVENT OF LEGAL ACTION PURSUANT TO COLLECTION OF AMOUNT DUE.				CUSTOMER SIGNATURE	X
				TECHNICIAN	X 
I HEREBY STATE THAT THE ABOVE WORK HAS BEEN DONE IN A WORKMANLIKE MANNER AND TO APPLICABLE CODES.					

LICENSED • BONDED • INSURED

24 Hours a Day • 7 Days a Week



Windows Plus Home Improvements Inc.

95 Akerley Blvd., Unit E
Dartmouth NS B3B 1R7

E-mail: sales@windowsplus.ca
Website: www.windowsplus.ca
Phone: (902) 482-1000
Fax: (902) 468-9191

Invoice

INVOICE TO

5 Clipper Crt
Bedford NS B4A 4A8

JOB SITE (if different)

5 Clipper Crt
Bedford NS B4A 4A8

INVOICE NO. 8300

DATE 04/05/2011

DESCRIPTION	AMOUNT
Installation of 1 Alweather patio door as per Quote G2475	2,155.59
Less cost to repair leak around deck and door (as not completed at this time)	-617.96

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty.

Please see enclosed for manufacturer warranty.

* Warranty excludes Storm Doors and Storm Windows.

* Entry systems without multipoint locks have a 2 year workmanship warranty.

Please retain for warranty purposes.

SUBTOTAL	1,537.63
HST (no. 133574392)	230.64
TOTAL	1,768.27
PAYMENTS/CREDITS	1,768.27
BALANCE DUE	\$0.00

We appreciate your business. Thank you!



Windows Plus Home Improvements Inc.

95 Akerley Blvd., Unit E
Dartmouth NS B3B 1R7

E-mail: sales@windowsplus.ca
Website: www.windowsplus.ca
Phone: (902) 482-1000
Fax: (902) 468-9191

Invoice

INVOICE TO

5 Clipper Crt
Bedford NS B4A 4A8

JOB SITE (if different)

5 Clipper Crt
Bedford NS B4A 4A8

INVOICE NO. 8301

DATE 04/05/2011

DESCRIPTION	AMOUNT
Installation of one B01 Energy Star Door as per Quote G2511	995.65

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty. Please see enclosed for manufacturer warranty.

* Warranty excludes Storm Doors and Storm Windows.

* Entry systems without multipoint locks have a 2 year workmanship warranty.

Please retain for warranty purposes.

SUBTOTAL	995.65
HST (no. 133574392)	149.35
TOTAL	1,145.00
PAYMENTS/CREDITS	1,145.00
BALANCE DUE	\$0.00

We appreciate your business. Thank you!

PAID

RELIABLE ELECTRIC Ltd.

Reliable Electric Limited
192 Joseph Zatzman Drive, Unit 10
Dartmouth, NS B3B 1N4
Tel: 902-864-0393 Fax: 902-404-3534
HST # 813 659 265 RT 0001

INVOICE/CONTRACT

0380

DATE: Mar 10/11

JOB ADDRESS

CUSTOMER NAME:

ADDRESS:

CITY

EMAIL

HOME PHC

JOB PHONE

CELL PHONE

BILLING ADDRESS IF DIFFERENT

CUSTOMER NAME:

ADDRESS:

CITY

PROV

POSTAL CODE

OTHER PHONE

TECHNICIAN

CONTACT

Service Order

✓ PAYMENT

☐ CASH

☐ CHEQUE

☐ BILLED

CC
TYPE

CREDIT
CARD #

EXP
DATE

AUTH
CODE

✓ EQUIPMENT

☐ OTHER

SERVICE AUTHORIZATION

I AGREE THAT INITIAL PRICE QUOTED PRIOR TO START OF WORK DOES NOT INCLUDE ANY ADDITIONAL OR UNFORESEEN TASKS, NOR MATERIALS WHICH MAY BE FOUND TO BE NECESSARY TO COMPLETE REPAIRS OR REPLACEMENTS. I ALSO AGREE TO HOLD RELIABLE ELECTRIC LIMITED OR ITS ASSIGNS HARMLESS FOR PARTS DEEMED UNUSABLE OR UNRELIABLE FOR COMPLETION OF STATED WORK TO BE DONE. I HEREBY AUTHORIZE RELIABLE ELECTRIC TO PERFORM PROPOSED WORK AND AGREE TO ALL AGREEMENT CONDITIONS AS DISPLAYED ON THE FACE AND REVERSE SIDES OF THIS DOCUMENT AND FURTHER ACKNOWLEDGE THAT THIS INVOICE IS DUE UPON RECEIPT. A MONTHLY SERVICE CHARGE OF 1 1/2 % WILL BE ADDED AFTER 10 DAYS.

AUTHORIZED SIGNATURE

X

\$

DIAGNOSIS

TASK# WARRANTY

DESCRIPTION OF PRODUCTS AND SERVICES

APPROVAL
INITIAL

STANDARD
RATE

MEMBER
RATE

YOU
SAVE

installed new circuit for Hot Water tank
installed 2p 30A Breaker for Hot Water

Labour 300.00
Material 190.00
Service 35.00

TASK (S) TOTAL

\$

\$

\$

RECOMMENDATIONS

Customer Protection Plan Members save money!

CPP

☐

\$

☐ APPROVED

☐ DECLINED

\$

SUB TOTAL

\$525.00

GST

\$ 78.75

TOTAL

\$603.75

CUSTOMER SIGNATURE

X

TECHNICIAN

X

LICENSED • BONDED • INSURED

24 Hours a Day • 7 Days a Week

ACCEPTANCE OF WORK PERFORMED: I FIND THE SERVICE AND MATERIALS PERFORMED AND INSTALLED HAVE BEEN COMPLETED IN ACCORDANCE WITH THIS AGREEMENT. I AGREE TO PAY REASONABLE SOLICITORS FEES, COLLECTION FEES AND COURT COSTS IN THE EVENT OF LEGAL ACTION PURSUANT TO COLLECTION OF AMOUNT DUE.

I DO HEREBY STATE THAT THE ABOVE WORK HAS BEEN DONE IN A WORKMANLIKE MANNER AND TO APPLICABLE CODES.

Maritime Insulators Ltd

P.O.Box 181
Chester Basin
NS B0J1K0
902-497-8391

Estimate

Date 24/05/13

Estimate # 3168

Project

Invoice To

5 Clipper Court
Bedford, NS

WE PRICE TO INSULATE RIGHT THE FIRST TIME



Description	Footage	Rate	Amount
Insulate attic to R-50 with cellulose. Install card board vents in each rafter. Build up around attic hatch with plywood to keep insulation in place. Insulate attic hatch with 4" of rigid styrofoam (R-20) and install weather stripping around the edge of hatch.		1,240.00	1,240.00
HST on sales		15.00%	186.00

Total \$1,426.00

WORK SAFE. FOR LIFE.
WORKERS' COMPENSATION BOARD OF NOVA SCOTIA



GST/HST No.

822877858

Rock-

PROPOSAL



CUNNING ENERGY, INC.

Air Quality Control • Ventilation • Heat Pumps • Air Conditioning
(TEL.) 1-902-865-6874 (FAX) 1-902-865-4244

131 Lakecrest Dr., Sackville, Nova Scotia, B4E 3B1

PROPOSAL SUBMITTED TO

PHONE

DATE

2014-02-12

STREET

5 CLIPPER COURT

JOB NAME

CITY, PROVINCE AND POSTAL CODE

BEDFORD, N.S.

JOB LOCATION

SAME

ARCHITECT

DATE OF PLANS

H.S.T.

116 702 432

JOB PHONE

We hereby submit specifications and estimates for:

To supply and install :

- A) One extra high efficiency LG ductless split Heat Pump system with "Inverter" compressor operation, completely installed. Includes 36,000 btuh outdoor condensing unit, and one 18,000 and one 12,000 btuh indoor evaporator units. Outdoor unit is "ported" for up to 4 indoor units, so an additional 9-12,000 btuh indoor unit could be added in the basement level in the future. Electrical disconnect and whip, aluminum snow stand or wall brackets, insulated refrigerant lines, complete plastic "Slim-Duct" covering all exposed lines, and remote controls. Warranty is 7 years on the compressor, 5 years parts on complete system. Electrical hook-up from panel is included. All work to code. All work guaranteed. Full Business Liability Insurance and Workers Compensation in place. Member, Better Business Bureau.

\$ 7,900.00 **

Sub-Total \$7,900.00

H.S.T. \$1,185.00

Total Lump Sum Project Price \$9,085.00 **

** Price includes electrical hook-up

We propose hereby to furnish material and labour – complete in accordance with above specifications, for the sum of:

NINE THOUSAND EIGHTY-FIVE AND 00/100 dollars (\$9,085.00)

Payment to be made as follows: Balance upon completion of work.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, windstorm and other necessary insurance.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Authorized
Signature

NOTE: This proposal may be withdrawn by us if not accepted within thirty (30) days.

Signature:

Signature:



OFFICIAL WARRANTY LETTER

This is to inform the owner of the property at

5 CLIPPER COURT - BEDFORD

*that this job, which was done by Five Star Roofing & Masonry
has a warranty of*

**Limited lifetime year warranty on
Materials from manufacturer
and 5 years on labour**

Materials used: DURATION – DESERT TAN

Date of Warranty: JUNE 29, 2015

This warranty is transferable to a new owner if the property is sold.

Authorized Signature:

A handwritten signature in blue ink, appearing to read "Sondhya", written over a horizontal line.



**468 ROCKY LAKE DRIVE
BEDFORD, NS B4A 2T6**

TEL: 902-425-2506 FAX: 902-455-0775

EMAIL: fivestar@fivestarroofing.ns.ca

FACTURE
INVOICE

COPIES 516

DATE Feb 28 / 2017

N° DE TAXE
TAX REG. NO.VENDU À
SOLD TOADRESSE
ADDRESS

5 clipper ct

EXPÉDIER À
SHIP TOADRESSE
ADDRESSCOMMANDE DU CLIENT
CUSTOMER'S ORDERVENDU PAR
SOLD BYCONDITIONS
TERMSFAB.
FOR

VIA

QUANTITÉ
QUANTITY

DESCRIPTION

PRIX
PRICEUNITÉ
UNITMONTANT
AMOUNT

1

charge for installing 3
1.5" some Quiet Bath Fans

600 00

1

installing thermostat for
Basement water

25 00

625 00

TPS/GST
TVH/HST

93 75

TVR/PST

TOTAL

718 75



Windows Plus Home Improvements Inc.

95 Akerley Blvd., Unit E
Dartmouth NS B3B 1R7

E-mail: sales@windowsplus.ca
Website: www.windowsplus.ca
Phone: (902) 482-1000
Fax: (902) 468-9191

Invoice

INVOICE TO

5 Clipper Crt
Bedford NS B4A 4A8

JOB SITE (if different)

5 Clipper Crt
Bedford NS B4A 4A8

INVOICE NO. 14952

DATE 01/16/2020

Due Upon Completion

DESCRIPTION	AMOUNT
Installation of the following Energy Star Doors: 1 - Single operator Garden Door with clear glass & grills As per Contract D5744	2,753.04
Rot repairs to get the door installed: Labour(\$340.) and Materials(\$120.)	460.00

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty.

Please see enclosed for manufacturer warranty.

* Warranty excludes Storm Doors and Storm Windows.

* Entry systems without multipoint locks have a 2 year workmanship warranty.

Please retain for warranty purposes.

SUBTOTAL	3,213.04
HST (no. 133574392)	481.96
TOTAL	3,695.00
PAYMENTS/CREDITS	3,695.00
BALANCE DUE	\$0.00

We appreciate your business. Thank you!



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INVOICE NO. 15355

DATE 08/18/2020

Due Upon Completion

DESCRIPTION	AMOUNT
Repair work associated with an old water leak including: Removal and reinstallation of existing siding under deck Repair and replacement of damaged studs and sheathing Replacement of some insulation, vapour barrier, drywall and housewrap Removal of back wall of shed for better access Installation of new ledger board and joist hangers Siding above deck removed to install new flashing above the ledge board As per Contract D6027	5,105.00

For your peace of mind, your windows are covered by a 10 year workmanship warranty. Entry systems with multipoint locks and patio doors are covered by a 5 year workmanship warranty. Please see enclosed for manufacturer warranty.

* Warranty excludes Storm Doors and Storm Windows.

* Entry systems without multipoint locks have a 2 year workmanship warranty.

Please retain for warranty purposes.

SUBTOTAL	5,105.00
HST (no. 133574392)	765.75
TOTAL	5,870.75
PAYMENTS/CREDITS	5,870.75
BALANCE DUE	\$0.00

We appreciate your business. Thank you!

CENTURY 21[®]

Trident Realty Ltd.



**Call your agent today for a viewing or reach out directly
with any questions!**

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BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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