

Welcome to 4040 Highway 2 in Fletcher's Lake



This stylish, one-owner home, just four years old, is filled with natural light and offers beautiful lake views from nearly every room. Set on a generous lot stretching from Highway 2 through a wooded backdrop to Behrent Court, it offers the perfect balance of privacy, nature, and convenience. Enjoy your morning coffee overlooking the lake or relax while watching birds and wildlife from the comfort of your home.

Just five minutes from the amenities of Fall River, 10 minutes from the airport, and 30 minutes from the Halifax waterfront, you'll enjoy an easy commute without sacrificing a peaceful setting. The flexible layout is designed for modern living. The main entry level features two bedrooms and a full bath. Upstairs is the open-concept kitchen, dining and living area, along with the primary bedroom featuring a walk-in closet and ensuite, plus laundry and a powder room. The bright mezzanine provides the perfect space for a home office, studio, or den, with a storage room that offers potential for a future bathroom. From the moment you walk in and take in the view, you'll feel right at home.

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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



Welcome home!



Attached single car garage



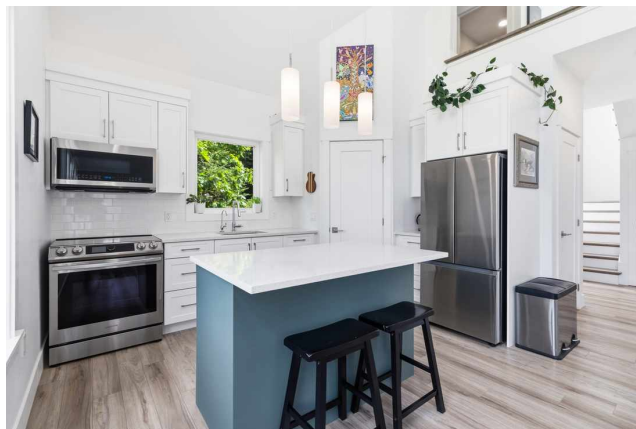
Open concept with natural light



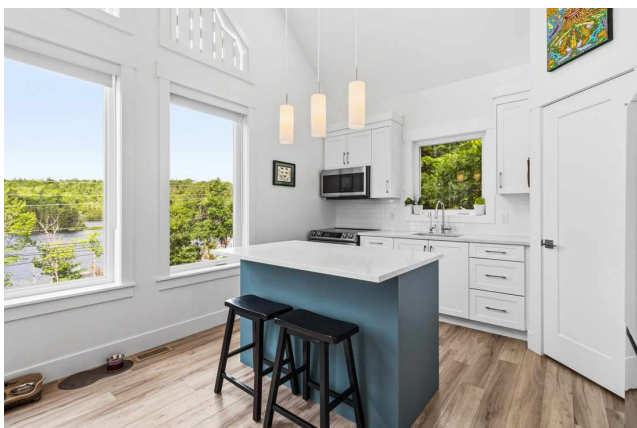
Mezzanine above gets lots of light too



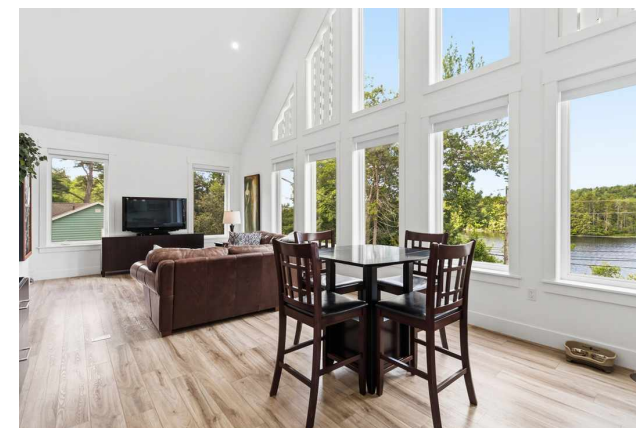
Great for entertaining



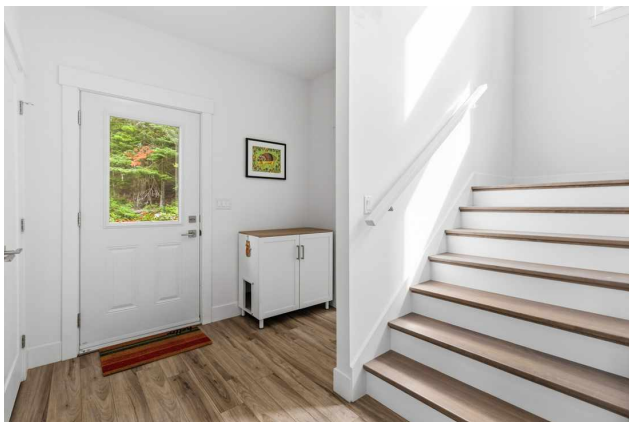
Lots of space & corner pantry



A nice bright place to cook!



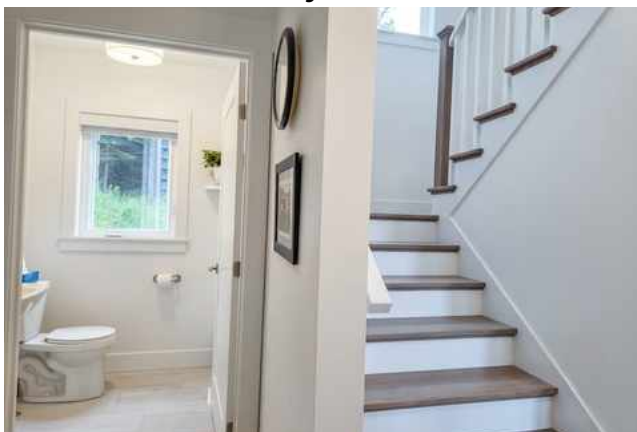
Easy to keep clean and what a view!



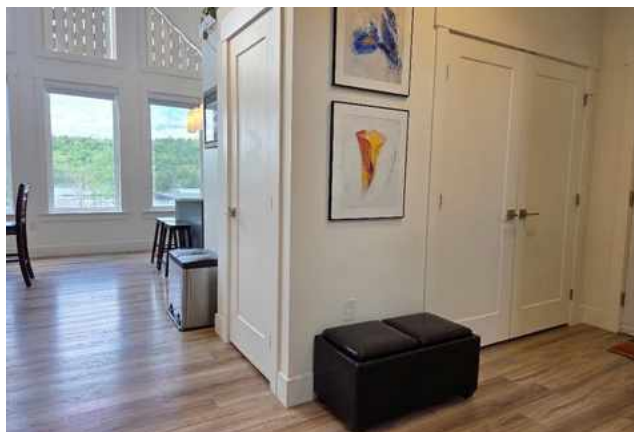
Central hallway leads to side door



Half bath & laundry on this main level



Stairs to mezzanine level



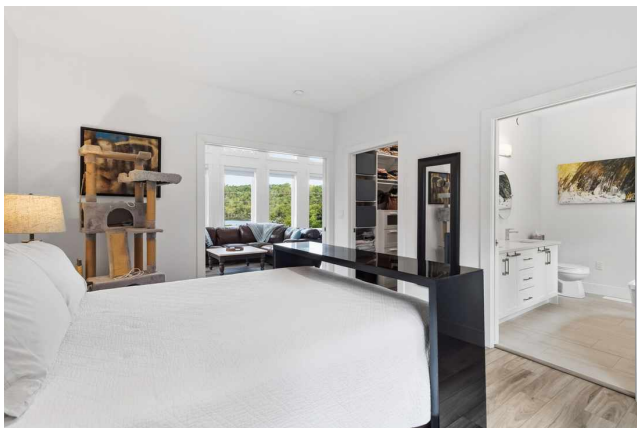
Central hallway to living room



Stairs with bookshelves



Primary bedroom on this main level



Primary has ensuite and walk-in closet



You even have a view from bed!!



The ensuite is luxurious



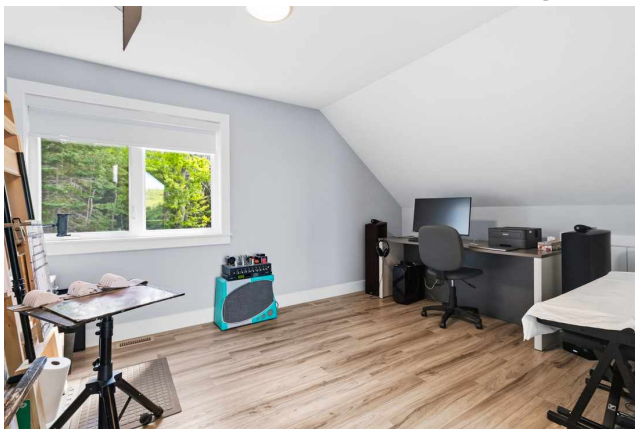
Sitting area on the mezzanine level



Mezzanine level also has a stunning view



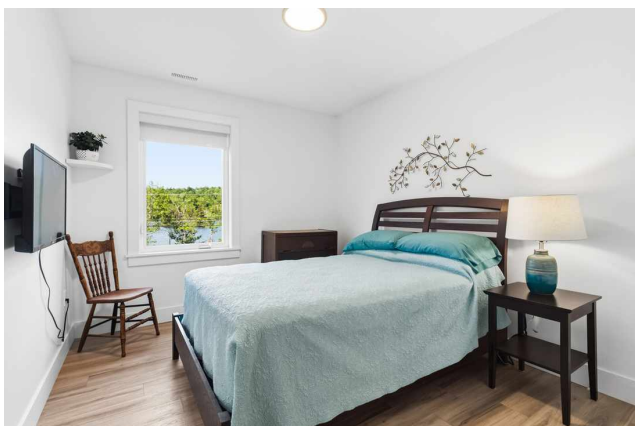
Unique blinds can stay or go



Mezzanine level den / office / craft room



Lowest level den or rec room



Bedroom on lowest level with lake view



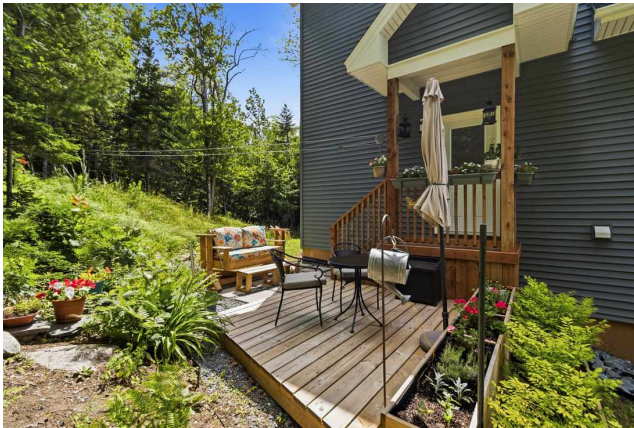
Third bedroom, lowest level, with view



Full bathroom on lowest level



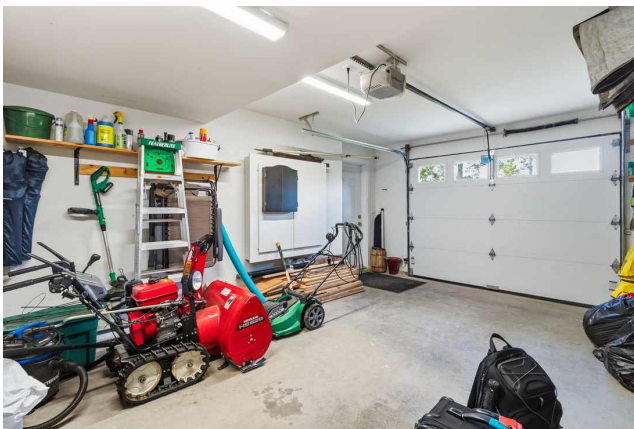
Laundry closet on main floor by patio door



Quiet peaceful patio with lake view



Utility room - nice and clean



Single car garage



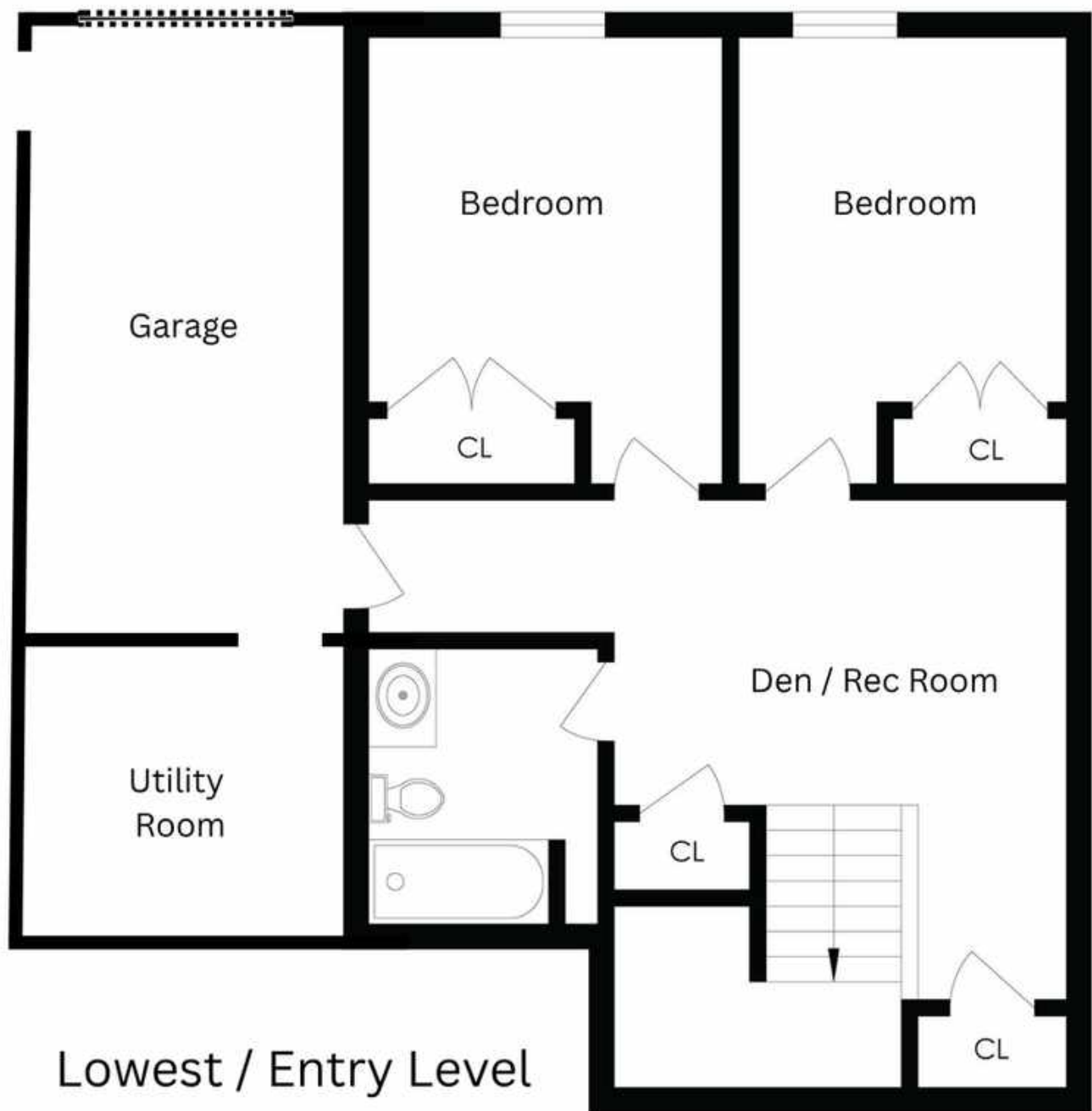
Garden cage keeps bunnies & deer out!

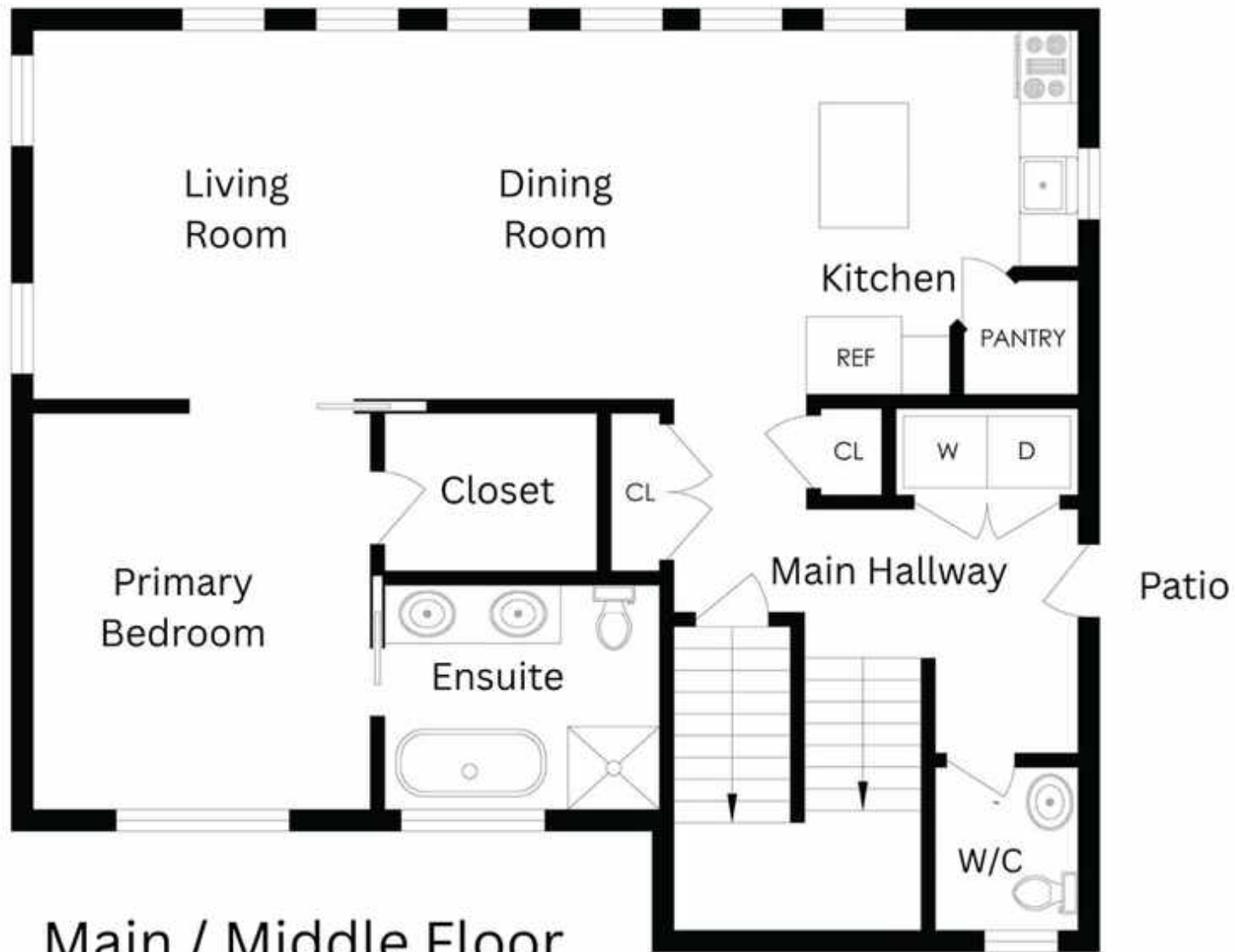


Looking down from above

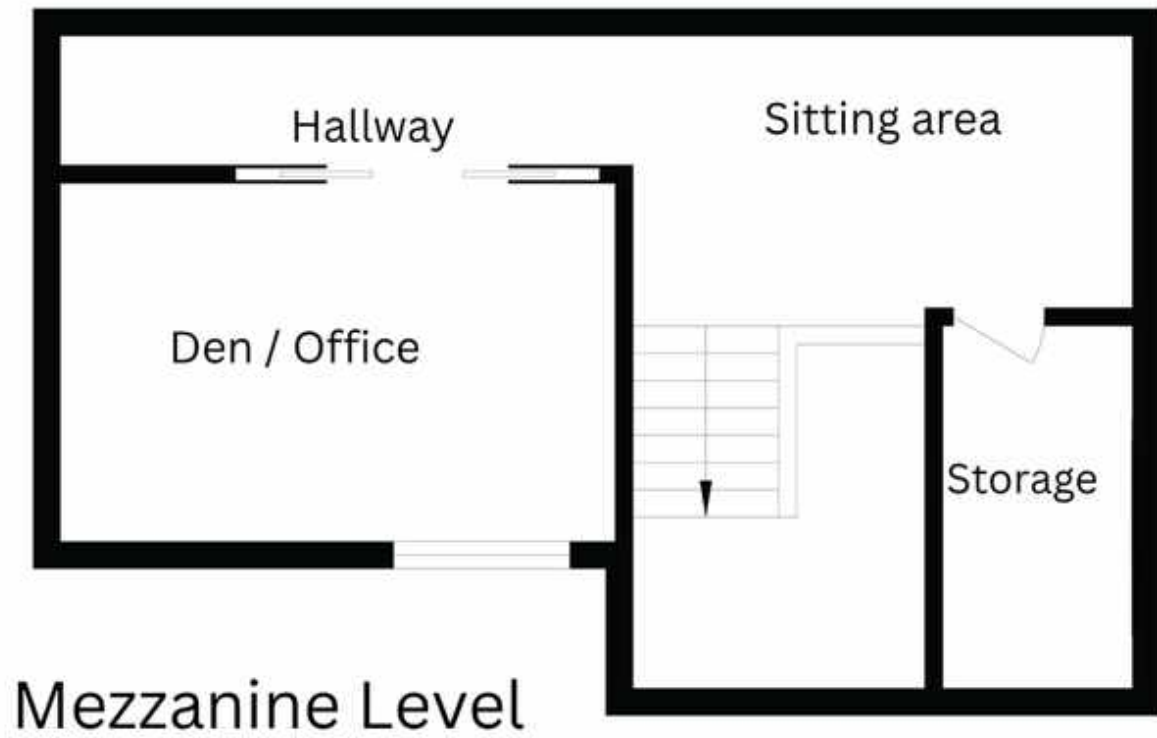


This could be your new home!





Main / Middle Floor



The following documents are attached:

- Property tax bill
- Location certificate
- Occupancy permit
- Restrictive covenants
- EnerGuide rating and information
- Well certificate
- 2025 water test results
- Septic approval
- Lux New Home Warranty
- Building plans
- Email about basement warranty

HALIFAX Property Tax Bill

Interim 2026/27

Contact Us

Website: Halifax.ca/taxes

Phone: 311

Email: contactus@311.halifax.ca

Assessment Account Number (AAN): 00036706

Property Legal Description: 4040 HIGHWAY 2 LOT 138A-20 FLETCHERS LAKE DWELLING

Customer Number: 1000309436

Assessed Owner(s):

Your Interim 2026/27 Tax Bill

Interim 2026/27 Taxes	\$3,069.89
Interim 2026/27 Taxes	\$3,069.89

Your Summary

Interim Taxes 2026/27	\$3,069.89
Balance Due	\$3,069.89

Based on 50% of your estimated taxes (current year's assessment multiplied with proposed rate)

Need Help Paying Your Bill?

Call 311 or visit [Get help paying your property taxes](#) to learn about the residential tax exemption and deferral program.

Unsure How To Pay Your Bill?

The HRM offers flexible payment options including payment through online banking and pre-authorized payment plans. Scan the corresponding QR Code to learn more.



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

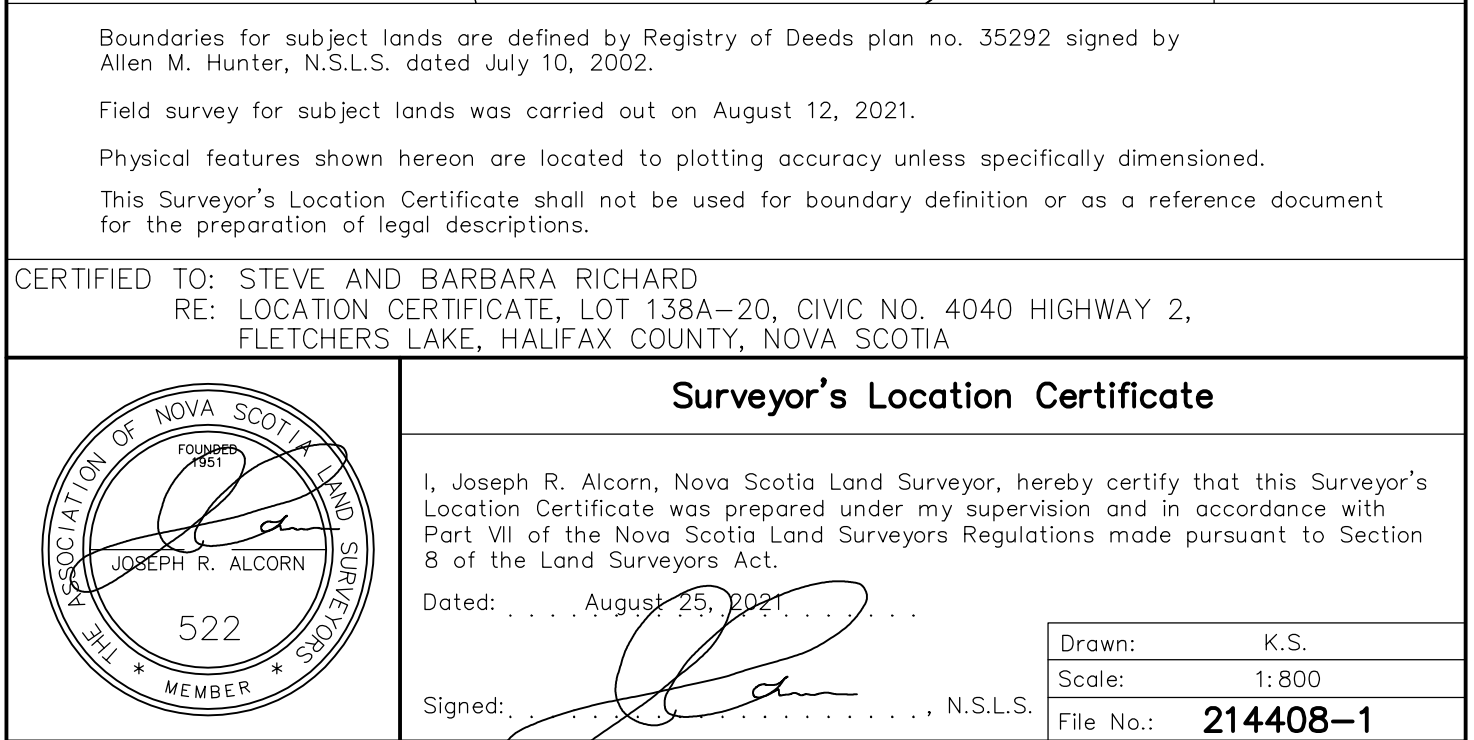
Bill Date	Due Date	Account #	PIN #	Amount Due	Amount Paid
Feb 28, 2026	Apr 30, 2026	41000367064	602100062949	3,069.89	



HALIFAX REGIONAL MUNICIPALITY
Please print change of mailing address below:

4040 2 HWY
FLETCHERS LAKE NS B2T 1A3

Nova Scotia Land Surveyors
12 Dawn Drive, Dartmouth, Nova Scotia B3B 1H9



Certificate of Occupancy

Permit Number: BP-2021-09785

DATE OF CERTIFICATE OF OCCUPANCY ISSUANCE August 31, 2022					
APPLICANT Collins Homes and Renovations Ltd.		PROPERTY OWNER(S) 4040 2 HWY FLETCHERS LAKE, NS B2T1A3 4040 2 HWY FLETCHERS LAKE, NS B2T1A3			
ADDRESS OF PROPERTY 4040 HIGHWAY 2, FLETCHERS LAKE, NS B2T1A3 4040 Highway 2 Fletchers Lake		LOT DETAILS 138A-20			
BUILDING STRUCTURE / USE DESIGNATION Dwelling - Single Detached		TYPE OF WORK New Building			
DESCRIPTION OF WORK Construct a new single family home with attached garage					
OCCUPANCY					
COMPANY/BUSINESS NAME OF PREMISES	OCCUPANCY TYPE	BUILDING CODE CLASSIFICATION	SQUARE METERS	FLOOR	SPRINKLERS?
	Residential Use	Group C Residential	74.32	<=4UD - Split Entry	Unsprinklered
	Residential Use	Group C Residential	24.71	<=4UD - Garage/Shed	Unsprinklered
	Residential Use	Group C Residential	99.03	<=4UD - Main Floor	Unsprinklered
	Residential Use	Group C Residential	53.88	<=4UD - Other Floors	Unsprinklered

KENDALMARK ESTATES (PHASE EIGHT)**RESTRICTIVE COVENANTS**

1. No building shall be erected on the said lot, nor shall the said lot be used for any use other than that of a private dwelling with attached or detached garage.
2. The Purchaser agrees that not more than one dwelling house shall be erected or stand at any one time upon the lots herein described.
3. The Purchaser agrees that no dwelling house shall be erected or stand upon the said Lot or any part thereof which shall have a minimum floor area above the foundation of not less than 1,500 square feet for a one-storey house or 2,000 square feet for a dwelling of more than one storey. The measurements for calculation of the area referred to in this paragraph shall be taken as the outside measurements of the main walls of the dwelling house excluding garage, porch, veranda, sun room, attic and unfinished basement. Any variation from the above-mentioned square footage must be approved in writing by original Vendor.
4. Notwithstanding anything herein contained, no building, fence, or erection of any kind shall be erected on the said lot, unless the plans, dimensions, specifications and location thereof as indicated by a siting plan (including the distances from the front, side and rear lines) shall have first been submitted to and approved by the Vendor (which approval shall not be unreasonably withheld), and no building, fence or other erection shall be constructed or placed on the said lot otherwise than in conformity with such plans, specifications and siting plan.
5. The said lot, or any building erected or to be erected therein shall not be used for the purpose of any trade, employment, service, manufacture or business of any description or as a hotel, apartment house, rooming house or place of public resort, nor for any sport (other than such games usually played in connection with the occupancy of a private residence) nor for any other purpose than a private residence nor shall anything be done or permitted upon the said lot or building to be erected thereon, which shall be a nuisance to the occupants of any neighboring lands or buildings.
6. No fence shall be erected or maintained on the said lot or any part thereof, other than an ornamental iron, wire, or wooden fence of open construction with or without brick or stone foundations, unless approved by the Vendor, which approval shall not be unreasonably withheld.
7. No signs, billboards, notices or other advertising matter of any kind (excluding the ordinary signs offering the said lot or building thereon for sale or rent) shall be placed on any part of the said lot or upon any of the buildings placed or any fence, tree or ground or structure on the said lots without the consent of the Vendor.
8. No trailer of any kind, shall be parked or placed upon any part of the said lot, if it is to be used as a residence on the said lot.
9. No building, waste, or other material of any kind, shall be dumped or stored on the said lands except cleanouts for the purpose of levelling in connection with the erection of a building therein or the immediate improvement of the ground.

SCHEDULE "B" (Continued)...

- 2 -

10. No horses, cattle, hogs, poultry or other stock, or animals other than household pets normally permitted in private homes in urban residential areas shall be kept upon the said lands. No breeding of pets for sale shall be carried on upon the said lands.

11. The Purchaser shall not withhold its consents to the erection or installation and maintenance at the rear and at the sides of the lots herein described with electricity, telephone and /or television poles, lines and equipment and guys and anchors in connection therewith and underground cables, all for common use with all necessary access from time to time for the employees of the corporation, or corporations, furnishing, maintaining or repairing the same, provided that any easement granted by the Vendor for such purposes shall be adjacent to the rear or sides of the said lot and shall not be more than five feet in width.

12. Every house shall be constructed on the lot in a proper and workmanlike manner and each dwelling house when erected shall be not less than the following value: Each house \$100,000.00 Market Value.

13. Landscaping of property visible from road and/or that area fronting on house and road to be completed within eighteen (18) months from the date of commencement of construction on the said Lot.

14. Cutting of trees limited to only those necessary for gaining access to and erecting dwelling, installing disposal field, and providing for a reasonable yard area subject to the approval of the Vendors. Indiscriminate cutting of trees is expressly prohibited.

15. Unlicensed vehicles prohibited on property excepting those that are kept within the confines of the garage area and out of sight of the public.

16. Facade area of each home to be constructed with the following materials: natural and real wood siding, or brick, or stone or a well balanced combination, or any other materials installed with the approval of the Vendor.

17. Dwellings to be completed within eighteen (18) months from the date of commencement of construction on the said Lot.



New Home Energy Evaluation

**As Built Results for
File #:227NN00977**

**4040 Highway 2
Fletchers Lake, NS**



**Evaluator: Bradley Austen
July 12, 2022**

Builder: Collins Homes

Dear Homeowner,

Congratulations on your new home and thank you for choosing AmeriSpec for your New Home Energy Evaluation. After completing our on-site Energy Evaluation, we have entered all the data into HOT2000 energy modelling software and your home's final EnerGuide rating is **67 GJ/a 41.7% Better Than Code (BTC)**. See Homeowner Information Sheet for more details on your rating.

This has been accomplished with the following as built components:

AS BUILT SPECS

Type of house	Single family detached
Type of foundation	Basement
Main wall	2x6 wood frame 16" OC, R-24 Batt, 1/2" gypsum board, 7/16" Waferboard/OSB, Vinyl/Brick Siding, 3 studs at corners
Basement wall	6" Concrete, 2x4 R20 batt, 1/2" drywall
Headers	R24 Batt + 2" XTPS
Ceiling	2x4 attic truss 24" OC, R-50 Blown fiberglass, 1/2" wood strapping, 1 ft heel height
Slab	R10
Windows	Double glazed, Low E Argon, Vinyl
Domestic water heater	Electric tank 60gal
Heating equipment	Electric furnace + ducted heat pump
Ventilation system	Fantech SHR 150 61%@0C / 58%@-25C
ACH@50 Pa	1.55 ACH@50PA
Living space	2074 ft ²

Estimated Annual Energy Consumption

Below, you will find the estimated annual energy consumption of electricity, natural gas, propane or oil for your house. These estimates are based on a number of standard assumptions, such as a family of four living in the home, specific thermostat settings, and usage rates for hot water, lighting and appliances.

These assumptions may not reflect your lifestyle but, since they are the same for all houses, they allow you to compare your house's rating with similar-sized houses built in similar regions. The number of occupants and their day-to-day habits and overall lifestyle may significantly influence your house's actual energy consumption and your future savings.

Table 1. Your Home's Estimated Annual Energy Consumption

	Electricity (kilowatt-hours)	Natural Gas (m3)	Oil (liters)	Propane (liters)	Total (gigajoules)
Current estimate	18748	0	0	0	67

* One GJ is the amount of energy that would be consumed by a 100-Watt light bulb lit continuously for four months.

House Comparison

The table below compares your home to the same house built to code without the energy efficiency upgrades:

Component	Built to Code	As Built
Ceiling	R-50	R-50 Blown fiberglass
Heel Height	1 ft	1 ft
Main Floor Walls	R-24	R-24 Batt
Basement Walls	R20	R20
Basement Slab	R10	R10
Air tightness	3.57 ACH@50Pa (assumed)	1.55 ACH@50Pa
Heating System	Electric baseboards	Electric furnace + ducted heat pump
Water heater	Electric conserver 60gal tank	Electric conserver 60gal tank
Drain Water Heat Recovery	No	No
Heat Pump	No	Daikin DZ17VSA361AA HSPF: 8.7 SEER: 17.5 27400 Btu/h
Ventilation	Fantech SHR 150 61%@0C / 58%@-25C	Fantech SHR 150 61%@0C / 58%@-25C
Windows	Vinyl Double Low E Argon	Vinyl Double Low E Argon
Doors	Steel Polyurethane	Steel Polyurethane
Front Orientation	West	West
Final ERS rating	91 GJ/a	67 GJ/a
Percent Better Than Code	4.8	41.7
Green House Gas Emissions ton/a	18.6	13.9
Electric (kWh)	25170	18748
Est. Annual Fuel Cost (\$)	\$4,027.20	\$2,999.68

Estimated Annual Saving with Energy Upgrades: \$1,027.52

A Final Word from Your Evaluator

As you can see from the house comparison, your home has scored an EnerGuide rating **24 GJ/a lower** than the same house built to code. **You should be proud** to know you have reduced your annual greenhouse gas emissions by **4.7 Tonnes per Year**. This means that the energy upgrades in your home are saving you an estimated **\$1,027.52 a year** on your energy bills, and of course as energy prices go up so do your yearly savings!

Along with this final report you will find an EnerGuide label showing your homes final EnerGuide number. Please carefully peel this label from its paper backing and stick it on your electrical panel where it is clearly visible.

Thank you again for choosing AmeriSpec,

Bradley Austen

Office: 902-469-1119

bradamerispecns@gmail.com



4040 Highway 2,
Fletchers Lake, NOVA SCOTIA, B2T 1J3

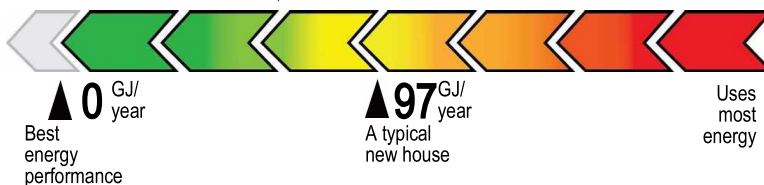
ENERGUIDE

Data collected: June 17, 2022

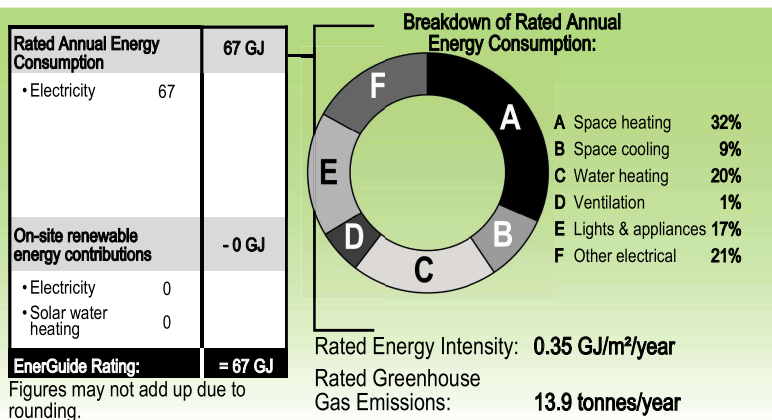
File number: **227NN00977**

Evaluated by: Bradley Austen

67 This house
GJ/year



One gigajoule (GJ) equals the energy from two BBQ propane tanks



The energy consumption indicated on your utility bills may be higher or lower than your EnerGuide rating. This is because standard assumptions have been made regarding how many people live in your house and how the home is operated. Your rating is based on the condition of your house on the day it was evaluated.

Quality assured by: Amerspec inspection Services

Builder: Collins Homes & Renovation

Visit [NRCan.gc.ca/myenerguide](https://www.nrcan.gc.ca/myenerguide)



Natural Resources
Canada

Ressources naturelles
Canada

Canada



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Thank you again for choosing AmeriSpec,

Bradley Austen

Office: 902-469-1119

bradamerispecns@gmail.com



HOMEOWNER INFORMATION SHEET

ENERGUIDE

Your EnerGuide* rating and this report are based on data collected and, where necessary, presumed from your evaluation. Rating calculations are made using standard operating conditions.



Rating: 67 gigajoules per year (GJ/year)

Heated floor area: 192.7 m² (2074.2 ft²)

Rated energy intensity: 0.35 GJ/m²/year

Evaluated by: Bradley Austen

Quality assured by: Amerspec Inspection Services

File number: 227NN00977

Data collected: June 17, 2022

Year built: 2021

[NRCan.gc.ca/myenerguide](https://nrcan.gc.ca/myenerguide)

HOW YOUR RATING IS CALCULATED:

- I. Rated annual energy consumption 67 GJ/year
 II. Minus renewable energy contribution - 0 GJ/year
 Equals your **EnerGuide rating** = 67 GJ/year

I. Your rated annual energy consumption is the total amount of energy your house would use in a year based on the EnerGuide Rating System standard operating conditions. For your house, this includes 24.3 GJ of passive solar gain.

Energy Sources	Rated Consumption (GJ/year)	Equivalent Units (per year)	Greenhouse Gas Emissions (tonnes/year)
Electricity	67	18748 kWh	13.9
Total	67		13.9

II. On-site renewable power generation systems can offset some or even all of your home's energy consumption. Renewable energy contributions are factored differently for your rating and your greenhouse gas emissions calculations.¹

On-Site Renewable Energy	Estimated Contribution (GJ/year)	Equivalent Units (per year)	Offset Greenhouse Gas Emissions (tonnes/year)
Electricity	0	0 kWh	0.0
Solar water heating	0	0	0.0
Total	0		0.0

HOW YOUR CONSUMPTION COMPARES:

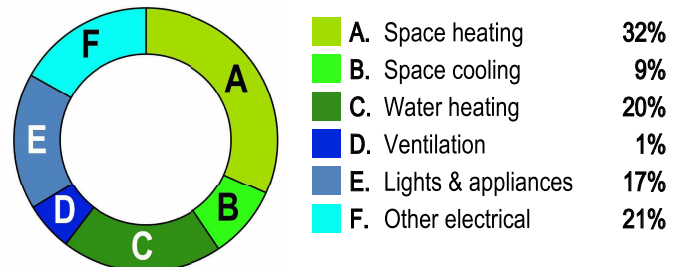
Compared to a typical new house, your house uses:

30.9% less energy;

41.7% less energy, when excluding the estimated energy consumption of lighting, appliances and electronics.

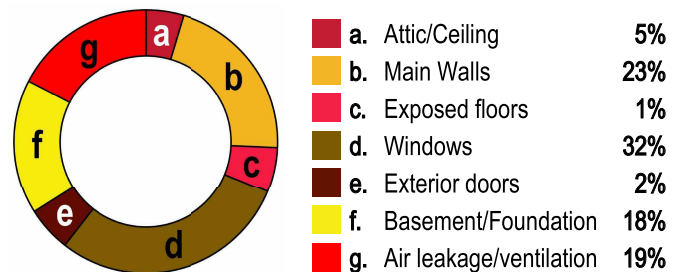
HOW YOUR RATED ENERGY IS USED:

The chart below represents the breakdown of rated annual energy consumption in your home under standard operating conditions. You can use these figures as a guide to help identify where you can lower home energy costs through proper home maintenance, efficient home operation, energy efficiency renovations or equipment replacement.



WHERE YOUR HOME LOSES HEAT:

Houses lose heat through their exterior shell, or building envelope. The chart below shows where and how your home loses heat. The quality and upkeep of your home can have a major impact on the amount of energy your heating and cooling systems use annually.



*EnerGuide is an official mark of Natural Resources Canada. Refer to the glossary section for an explanation of relevant terms.

HOUSE DETAILS

BUILDING ENVELOPE

ATTIC/CEILING

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
Ceiling01: Attic/gable	9.01 (51.1)	9.14 (51.9)	7 (75)
Ceiling01 copy: Attic/gable	9.01 (51.1)	9.17 (52.1)	36.7 (395)
Ceiling02: Cathedral	8.46 (48.0)	8.15 (46.3)	55.1 (593)
Ceiling02 copy: Cathedral	8.46 (48.0)	8.10 (46.0)	14.5 (156)

MAIN WALLS

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
CathGable04 copy: 38x140 mm (2x6 in) Wood frame	4.23 (24.0)	2.95 (16.7)	2.6 (28)
Second level Knee wall: 38x140 mm (2x6 in) Wood frame	4.23 (24.0)	2.43 (13.8)	4.8 (52)
CathGable04: 38x140 mm (2x6 in) Wood frame	4.23 (24.0)	3.46 (19.7)	23.8 (256)
Second level: 38x140 mm (2x6 in) Wood frame	4.23 (24.0)	3.41 (19.3)	58.7 (632)
Main floor: 38x140 mm (2x6 in) Wood frame	4.23 (24.0)	3.50 (19.9)	110.4 (1188)

EXPOSED FLOORS

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
Floor: Exp Floor-01	7.04 (40.0)	7.33 (41.6)	24.6 (265)

WINDOWS

#	TYPE	U-factor W/m ² • °C (Btu/h • ft ² • °F)	RSI (R)
2	Vinyl, Hinged, Double, Low E	2.1 (0.37)	0.48 (2.7)
1	Vinyl, Hinged, Double, Low E	2.1 (0.36)	0.48 (2.7)
1	Vinyl, Hinged, Double, Low E	2 (0.36)	0.49 (2.8)
4	Vinyl, Hinged, Double, Low E	2 (0.35)	0.50 (2.9)
2	Vinyl, Hinged, Double, Low E	2 (0.35)	0.51 (2.9)
2	Vinyl, Fixed, Double, Low E	2 (0.35)	0.51 (2.9)
2	Vinyl, Hinged, Double, Low E	1.9 (0.34)	0.52 (2.9)
8	Vinyl, Fixed, Double, Low E	1.9 (0.33)	0.53 (3.0)
Total window area: 35.9 m ² (386.4 ft ²)			

EXTERIOR DOORS

#	TYPE	U-factor W/m ² • °C (Btu/h • ft ² • °F)	RSI (R)
3	Steel medium density spray foam core	0.9 (0.15)	1.14 (6.5)
Total door area: 5.57 m ² (60 ft ²)			

BASEMENT/FOUNDATION

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
Foundation - 1 concrete walls: exterior	N/A	N/A	53.1 (572)
Foundation - 1 concrete walls: interior	3.24 (18.4)	3.33 (19.0)	53.1 (572)
Foundation - 1 header	5.99 (34.0)	6.09 (34.6)	8.9 (96)
Foundation - 1 Pony Wall	4.23 (24.0)	3.22 (18.0)	41.3 (445)
Foundation - 1 slab	2.10 (11.9)	2.10 (11.9)	61.1 (658)

AIRTIGHTNESS

Air leakage rate at 50 pascals	1.55 air changes/hour
Equivalent leakage area	488.8 cm ² (76 in ²)
Normalized leakage area	1 cm ² /m ² (1.4 in ² /100 ft ²)

MECHANICAL SYSTEMS

SPACE HEATING

TYPE	OUTPUT SIZE	EFFICIENCY
Electric furnace	11 kW 38000 BTU/h	100% Steady State
Air-source heat pump	8.03 kW 27500 BTU/h	8.7HSPF
Design heating load: 9.80 kW – refer to glossary for details		

SPACE COOLING

TYPE	OUTPUT SIZE	EFFICIENCY
Air-source heat pump	8.03 kW 27500 BTU/h	17.5 SEER
Design cooling load: 7.52 kW		

WATER HEATING

TYPE	TANK VOLUME	EFFICIENCY
Electric storage tank	227L (60 USG)	0.90 EF

HOUSE DETAILS

WHOLE-HOME VENTILATION

TYPE	AIR FLOW RATE	EFFICIENCY
Heat recovery ventilator certified by the Home Ventilating Institute	40.12 L/s (85 cfm)	61%

HEATED FLOOR AREA

Above-grade area	131.6 m ² (1417 ft ²)
Below-grade area	61.1 m ² (658 ft ²)

GLOSSARY

A typical new house

is a reference point on your label against which to compare your rating. It shows the estimated energy consumption of a house that is the same size, type and in the same location as yours. The typical new house is based on the energy efficiency requirements of the National Building Code.

Airtightness

describes how well the building envelope resists air leakage and is measured in air changes per hour at 50 pascals (ACH@50 Pa). The fewer air changes per hour, the more airtight the building envelope is. Equivalent leakage area is another way of describing the airtightness of the building envelope. It represents the size of a single hole in your building envelope if all the individual air leakage holes or gaps were added together. The smaller the equivalent leakage area, the less energy you will need to control the temperature of your home (but you will still need to ensure that you have adequate ventilation).

Design heating/cooling loads

provide an estimate of the capacity of the heating and cooling equipment needed to maintain your home at 22 °C in the winter and 24 °C in the summer and are provided for guidance only. Before having a new heating/cooling system installed, your heating/cooling contractor should perform an independent, detailed heat loss/heat gain calculation on your home in order to select the appropriate equipment.

Gigajoule (GJ)

is a unit of energy. It can be used as a measure of any type of energy that is consumed or produced in your home. Specifically, one GJ is the equivalent of 278 kWh of electricity, 27m³ of natural gas, 26 L of oil, 39 L of propane, or 947 817 BTUs. One GJ is roughly equal to the energy from two standard barbeque propane tanks or 30 litres of gas in a car's gas tank.

Greenhouse gas emissions

are the amounts of carbon dioxide, methane and nitrous oxide that are produced directly, by burning fossil and solid fuels, or indirectly, through the production of electricity. Greenhouse gas emissions are expressed in carbon dioxide equivalent units. Greenhouse gas emissions are calculated by multiplying the quantity of fuel or electricity used in your home by the emission factors for the particular energy source. Electricity factors vary by province because there are different emissions associated with each province's method of producing electricity. One tonne of greenhouse gas emissions is equivalent to the CO₂ emissions produced by driving an average efficiency mid-size vehicle from Toronto to Vancouver.

Heated floor area

represents the total useable area of your home that is heated, measured at the interior of the outer walls or of the walls attached to other buildings.

Insulation values

are expressed in RSI (m² • °C/W) or R-value (h • ft² • °F/Btu) and represent the resistance to the flow of heat of a given thickness of insulation or construction assembly. The higher the RSI-value (R-value), the better the performance. The nominal value represents

the resistance to the flow of heat of just the insulation while the effective value represents the resistance to the flow of heat of the entire wall, ceiling or floor assembly considering the structure, insulation, framing, sheathing and all finishing.

On-site renewable energy contributions

are subtracted from the rated annual energy consumption to calculate the EnerGuide rating. For the calculation of the rated greenhouse gas emissions, on-site electricity generation only offsets emissions associated with electricity consumption, whereas a solar water heater reduces the emissions that would have been produced from the source of energy used to heat water.

Passive solar gain

is the heat from the sun that influences your home's heating and cooling requirements. Generally, south facing windows provide more solar gain.

Rated energy intensity

is calculated by dividing your rated annual energy consumption by your home's heated floor area. It allows you to compare the annual energy use of homes of different sizes on a "per square metre" basis.

Standard operating conditions

have been used to calculate your home's EnerGuide Rating. The rating assumes a standard number of occupants and energy use patterns. This allows for comparison of energy use across houses so that the house is rated and not the operation of the house by the occupants. The values are:

- Two adults and one child, at home 50% of the time;
- Hot water use of 158 - 197 L/day, variable depending on incoming ground water temperature and year the house was built;
- Thermostat settings of 21°C for daytime heating, 18°C for nighttime heating and 25°C for cooling; and
- Lighting, appliance and other electrical loads of 19.5 kWh/day.

U-factor

measures heat transferred through windows and doors, expressed in W/m² • °C (BTU/h • ft² • °F). The lower the U-factor, the better the energy efficiency of a window. The inverse of U-factor (1/U-factor) identifies the resistance to the flow of heat, expressed in RSI. The higher the RSI, the better the window is at resisting heat loss. You can use these values to choose more energy efficient windows.

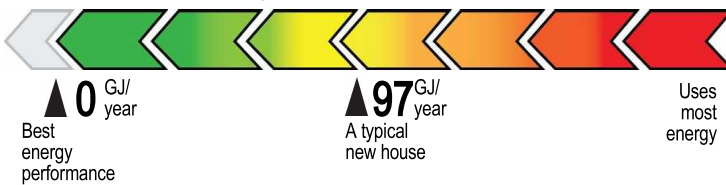
For more details and additional terms, please visit NRCan.gc.ca/myenergguide.

4040 Highway 2,
Fletchers Lake, NOVA SCOTIA, B2T 1J3

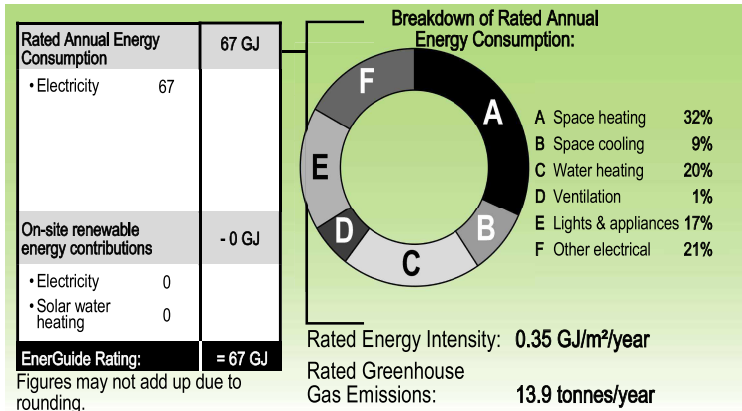
Data collected: June 17, 2022

File number: **227NN00977**

Evaluated by: Bradley Austen

67 This house
GJ/year

One gigajoule (GJ) equals the energy from two BBQ propane tanks



The energy consumption indicated on your utility bills may be higher or lower than your EnerGuide rating. This is because standard assumptions have been made regarding how many people live in your house and how the home is operated. Your rating is based on the condition of your house on the day it was evaluated.

Quality assured by: Amerspec inspection Services**Builder:** Collins Homes & RenovationVisit [NRCan.gc.ca/myenerguide](https://nrcan.gc.ca/myenerguide)Natural Resources
CanadaRessources naturelles
Canada

Canada

NEXT STEPS

If you have had a Renovation Upgrade Service, refer to your report for the roadmap to making your home more energy efficient. If you have not yet had a Renovation Upgrade Service, why not contact your service organization to learn what you can do to save on energy costs, reduce greenhouse gas emissions and improve home comfort?

Everyone uses energy in their house differently. This report was developed using standard operating conditions as explained in the glossary. Therefore, your EnerGuide rating will not match your utility bills.

UPGRADE CONSIDERATIONS

Before undertaking upgrades or renovations, find out about appropriate products and installation techniques, and ensure that all renovations meet local building codes and by-laws. Natural Resources Canada does not endorse the services of any contractor, nor any specific product, and accepts no liability in the selection of materials, products, contractors nor performance of workmanship.

Where your energy advisor has identified a potential health or safety concern such as insufficient outdoor air, risk of combustion fumes entering your house or risk of exposure to asbestos, they have endeavoured to provide a warning in this report. However, energy advisors are not required to have expertise in health and safety matters, and homeowners are solely responsible for consulting a qualified professional to determine potential hazards before undertaking any upgrades or renovations.

Visit us today at:

[NRCan.gc.ca/myenerguide](https://nrcan.gc.ca/myenerguide)



Certified Well Contractor		Well Owner/Contractor Information	
Name <u>Philippe Gingras</u>	Well drilled for: Owner _____	or Contractor/Builder/Consultant/etc. <u>Collins</u>	
Certificate No. <u>738</u>	Civic Address of well <u>4040 Highway 2</u>	Lot No. and Subdivision of well _____	
Company Brewster Well Drilling	County <u>QRM</u>	Postal Code _____	Phone _____
Address <u>77 James Boyle Dr.</u>	Nearest Community in: ☒ NS Atlas ☐ NS Map Book <u>Fletcher's Lake</u>		
Mount Uniacke NS BON 120			
Helpers Name(s) <u>Christopher Deucet</u> <u>Max Williamson</u>			

Stratigraphic Log					Well Location	
Depth in feet From	To	Colour	General Description of Overburden/Bedrock	Water Found	Well Sketch	Property (PID) _____
0	58	Brown	Boulders, clay	☒		GPS (WGS84 UTM)
58	280	Grey	Granite	☒		Northing _____ m
280	360	Black	Slate	☒		Easting _____ m
				☐		☐ NS Atlas ☐ NS Map Book
				☐		Page _____ Column _____ Row _____
				☐		Plummer Letter _____ Plummer Number _____
				☐		
				☐		
				☐		
				☐		
Attach Another Sheet if Needed						

Well Construction Information		Clearance Distance to Nearest		Water Yield	
Total depth below surface <u>3600</u> ft		Oil tank <u>NP</u> ft		Method: ☒ Air blown ☐ Ball ☐ Pump	
Depth to bedrock <u>58</u> ft		Roadway outer boundary <u>55+</u> ft		Rate <u>1.5</u> lpm Duration <u>1</u> hrs	
Water bearing fractures encountered <u>280</u> ft		Road name <u>Highway 2</u>		Test depth <u>3600</u> ft	
<u>330</u> ft _____ ft _____ ft _____ ft		On-site sewage system <u>50+</u> ft		Depth to water at end of test _____ ft	
Off-site sewage system <u>NA</u> ft		Cesspool or other potential source of contamination (please identify source) <u>NP</u> ft		Total drawdown _____ ft	
Well Casing		Watercourse <u>NA</u> ft Well _____ ft		Water level recovered to _____ ft	
Outer Casing				by _____ hrs _____ mins	
From <u>0</u> To <u>80</u> ft	Inner Casing			after test ended.	
Diameter <u>10518</u> in	From _____ To _____ ft			Depth to static level _____ ft	
Wall Thickness <u>0.188</u> in	Diameter _____ in			☐ Overflow	
Material: ☒ steel or _____	Wall Thickness _____ in				
Material: ☐ steel or _____					

Water Quality			
Colour <u>Clear</u>	Taste <u>NO</u>	Odour <u>NO</u>	Other <u>/</u>

Final Status of Well		Water Use		Method of Drilling	
☒ Water supply		☒ Domestic		☒ Rotary	
☐ Observation Well		☐ Industrial		☐ Cable Tool	
☐ Test Hole		☐ Commercial		☐ Jet	
☐ Recharge Well		☐ Municipal		☐ Other _____	
☐ Abandoned, insufficient supply		☐ Irrigation			
☐ Abandoned, poor quality		☐ Public Supply			
☐ Abandoned, salt water		☐ Agricultural		☐ Drilling Fluids	
☐ Unfinished		☐ Heat Pump		Type: _____	
☐ Other _____		☐ Other _____			

Certification		Mail to:	
I certify this well has been constructed in accordance with the Nova Scotia Environment Act and Well Construction Regulations.		Nova Scotia Department of Environment	
Date Well completed <u>Oct 15/21</u>		30 Damascus Road, Suite 115	
Signature <u>[Signature]</u>		Bedford, Nova Scotia B4A 0C1	
Date Signed <u>Oct 15/21</u>			



Evolution Water Testing & Treatment

Life starts with water.

731 Rosemary Drive
Middle Sackville, NS B4E 3N9
OFFICE: 902-252-3363

WEBSITE: www.EvoWater.ca
EMAIL: info@evowater.ca



WATER TESTING ANALYSIS

REPORTING DATE: June 2, 2025.
CUSTOMER NAME:
TESTING ADDRESS: 4040 Highway 2, Fletchers Lake.

Summary of Water Test Results

There are no Health Guideline Violations with the parameters tested.

See recommendations below, along with a link to the Nova Scotia Department Fact Sheets on Water.
The Canadian Water Quality Guideline Parameters of Water - The Drop on Water Fact Sheets can be found at:
https://novascotia.ca/nse/water/docs/Drop_on_Water_English.pdf

Water Systems on Location:

1. 1054 Clack EI Iron Acid Filter – To reduce Iron and increase the pH level above 7.0 Units
2. 1054 Clack EI Mixed Bed Water Softener – To reduce Iron, Hardness, Manganese, Lead, Arsenic 5 & Uranium.
3. Reverse Osmosis Drinking Water System - This system will reduce Arsenic 5, Uranium, Lead, Aluminum, Total Dissolved Solids, Fluoride, Nitrate, Nitrite etc. Reduction is approximately 96-98%.

Recommendations:

1. Keep up to date with Annual Maintenance to your water treatment systems
2. Test water regularly in accordance with Environment Canada guidelines – To ensure safe water



Evolution Water

Testing & Treatment

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WATER TESTING ANALYSIS						
MAC: MAXIMUM ACCEPTABLE CONCENTRATION						
AO: AESTHETIC OBJECTIVE						
WATER TESTING	RESULT		GUIDELINE PARAMETER	ACCEPTABLE	AESTHETIC GUIDELINE VIOLATION	HEALTH GUIDELINE VIOLATION
Coliform Bacteria	ABSENT	P/A	Absent	X		
E.coli	ABSENT	P/A	Absent	X		
Arsenic	<2	ug/L	10 ug/L	X		
Uranium	<0.2	ug/L	20 ug/L	X		
Lead	<0.5	ug/L	5 ug/L	X		
Strontium	<5	ug/L	7000 ug/L	X		
Aluminum	5	ug/L	2900 MAC or 100 AO	X		
Manganese (MAC)	12	ug/L	120 ug/L	X		
Manganese (AO)	12	ug/L	20 ug/L	X		
Total Iron	90	ug/L	300 ug/L	X		
Hardness	0	GPG	0 GPG	SOFT		
pH	7.7	U	7-10.5 U	X		
Hydrogen Sulphide	ABSENT		Absent	X		
Colour	CLEAR	TCU	15 TCU	X		
Total Dissolved Solids (TDS)	239	PPM	500 PPM	X		
Chlorine	0	PPM	1 PPM	X		

Coliform Bacteria including E.coli are tested and reported by Presence/Absence

Hardness Categories: Soft < 3.5 GPG / Medium 3.51-7.00 GPG / Hard 7.01-10.5 / Very Hard > 10.51

pH Measurement of Corrosivity: <7 U = Acidic / 7-10.5 U = Acceptable / >10.5 U = Alkaline



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MINERAL ANALYSIS REFERENCE SHEET FOR HOMEOWNERS

MAC: MAXIMUM ACCEPTABLE CONCENTRATION

AO: AESTHETIC OBJECTIVE

ARSENIC – MAC of 10 ug/L

Arsenic (As) is a natural element found in the Earth's crust. Arsenic is likely to be found in well water throughout Nova Scotia. The presence of arsenic in well water depends on the rock and soil type in the area. The most common source of arsenic in groundwater is through erosion and weathering of soils, minerals, and ores. Industrial effluents and pesticide runoff may also contribute arsenic to water in some areas. In water, arsenic has no taste, smell, or colour. It can only be detected through a chemical test. Exposure to high levels of arsenic in drinking water can cause nausea, diarrhea, and muscle pain. Over the long term, exposure to low levels of arsenic can cause certain types of cancer.

ALUMINUM – No numerical guideline for well water. Aesthetic Objective 100 ug/L or Maximum Acceptable Concentration 2900 ug/L

Aluminum is a naturally occurring abundant metal. The Guidelines for Canadian Drinking Water Quality have set an operational guideline for treatment systems that use aluminum-based coagulants (for example, municipal drinking water supplies). No guideline applies to other systems (for example, private wells).

COLIFORM BACTERIA INCLUDING E.COLI – MAC ABSENT

You cannot see, taste or smell bacteria. Total coliforms are a group of different kinds of bacteria. Coliform bacteria are found naturally in the environment and in the intestines of humans and animals. Total are a group of different kinds of bacteria. Coliform bacteria are found naturally in the environment and in the intestines of humans and animals. Total coliforms are used to determine how well any treatment systems are operating and to indicate if there are any changes in water quality.

FLUORIDE – MAC of 1.5 mg/L

Fluoride in drinking water has no taste, smell, or colour. Exposure to excess fluoride in drinking water can cause dental fluorosis. Over the long-term, it can cause skeletal fluorosis. Drinking water with fluoride levels greater than 1.5mg/L should not be used for drinking, cooking, or teeth brushing. It may be used for bathing, hand washing, and dishwashing.

HARDNESS – No numerical guideline

Hard water is caused by the presence of minerals such as calcium and magnesium. Hard water causes scale formation in pipes, on plumbing fixtures, and in heating systems. Hardness concentration can be detected through chemical testing. No numerical guidelines for hardness exist. Hard water is not considered a health risk at concentrations normally found in Nova Scotia.

Hardness Categories: Soft < 3.5 GPG / Medium 3.51-7.00 GPG / Hard 7.01-10.5 / Very Hard > 10.51

HYDROGEN SULPHIDE – AO ABSENT

Hydrogen sulphide gas may be found naturally in groundwater or may be related to a water treatment unit or corrosion control rod of a hot water heater. Hydrogen Sulphide gas has a noticeable smell, which may affect the taste of drinking water.

IRON – AO of 100 ug/L

Iron is a metallic element that is naturally present in many types of rock. It often occurs together with Manganese (Mn) through the weathering of rocks and minerals. Iron is commonly found in water and is considered an essential element required in small amounts by all living organisms. Iron can collect and block pipes or fixtures and break off as rust flakes or sediment. This may cause staining as well as giving water an unpleasant appearance and taste. Health effects are not expected at levels normally found in drinking water.

LEAD – MAC of 5 ug/L

Lead is naturally found in some types of bedrock. However, naturally occurring lead is rarely found dissolved in drinking water sources. The main source of lead in drinking water is through corrosion of plumbing materials with lead or brass components, such as in some pipes, solder, faucets, fittings, and older galvanized well liners. Exposure to lead in drinking water can cause health effects including: damage to the brain and nervous system, behavioural problems, reductions in IQ, learning disabilities, cardiovascular effects, kidney dysfunction and reproductive issues.

MANGANESE – MAC of 120 ug/L or AO of 20 ug/L

Manganese is a metallic element present in many types of rock. It is commonly found in water. Prolonged consumption of water with manganese above MAC levels may result in adverse neurological health effects. Manganese above aesthetic objectives may affect the taste, smell or colour of water and possibly cause staining of laundry and bathroom fixtures. Manganese can collect and block pipes or fixtures and break off as black flakes or sediment.

pH – AO of between 7.0 – 10.5 Units

pH is a measure of how acidic, or basic, water is. Health Canada has found there is no evidence of direct adverse health effects from drinking water pH. However, indirect health effects of concern may occur as related to corrosion, reduced treatment efficiencies or unwanted disinfection by-products. pH has a complicated interrelationship with other water quality parameters including metals, hardness, alkalinity and dissolved organic carbon. Water with pH lower than the operational guidance range may show increased corrosion of metal pipes/fitting and release of leached metals in drinking water.

STRONTIUM – MAC of 7000 ug/L

Naturally occurring (erosion and weathering of rocks); effluents from mining or other industries. Health basis of MAC: Bone effects (adverse effects on bone formation in infants as well as rickets, osteomalacia).

TOTAL DISSOLVED SOLIDS – AO of <500 ppm

At higher levels, excessive hardness, unpalatability, mineral deposition, and corrosion may occur. At low levels, TDS contributes to the palatability of water.

TOTAL ORGANIC CARBON – No numerical guideline

TOC dissolved in Nova Scotia groundwater typically varies between about 0.1-10 mg/L. TOC can be due to natural organic humic and fulvic acids in water from the breakdown of plant material and may cause colour in some waters. Much higher concentrations may indicate contamination from other sources.

TURBIDITY – No numerical guideline, unless Bacteria is Present

Health Canada does provide detailed guidance for turbidity in public drinking water distribution systems. Turbidity in the water refers to cloudiness or degree of clarity. It can occur from organic or inorganic sources, so you must determine the source of the turbidity to know if it is a health concern. Turbidity may be an indication of the presence of disease-causing organisms that can cause adverse health effects.

URANIUM – MAC of 20 ug/L

Uranium (U) is a naturally occurring radioactive element that exists in soil and rock throughout the world. Some areas of Nova Scotia have a greater potential for uranium levels in drinking water to exceed the guideline, depending on the type of minerals in the soil or bedrock. Exposure to uranium in drinking water can result in kidney damage.



30 Damascus Road, Suite 115
Bedford, NS
Canada B4A 0C1

902-424-7773 T
902-424-0597 F
www.novascotia.ca

May 5, 2021

Our File Number: 96000-30-BED-2021-2811625

MARK ADCOCK
1 PINE OAK DRIVE
WELLINGTON, NS B2T1J4

On-site Sewage Disposal Systems NOTIFICATION RECEIPT

**Province of Nova Scotia
Environment Act, S.N.S. 1994-95, c.1
On-site Sewage Disposal Systems**

NOTIFIER: MARK ADCOCK

NOTIFICATION #: 2021-2811625-00

SITE: 16 BEHRENT CRT. FLETCHERS LAKE HALIFAX
COUNTY
PID 00502823

EFFECTIVE DATE: May 5, 2021

EXPIRY DATE: May 5, 2024

DETAILS: Sand Filter
1000 (L/D)
Residential: single unit
3 Bedroom(s)

Pursuant to Part V of the *Environment Act, S.N.S. 1994-95, c.1* as amended from time to time, notification from the Notifier is acknowledged. The work done under this notification must follow the Nova Scotia On-site Sewage Disposal Systems Standard.

This Notification or a copy is to be kept on-site at all times as required under Section 22(3) of

the Approval and Notification Procedures Regulations. All personnel involved in the project must be made fully aware of the standards associated with this notification. It is the Notifier's responsibility to ensure that they are followed. Failure to comply with the standards is an offence under the *Environment Act*.

It is the Notifier's duty to advise the Department of any new and relevant information respecting any adverse effect that results or may result from the activity, which comes to the Notifier's attention after the issuance of the Notification. This is required under Section 60 of the *Environment Act*.

If the activity is altered, extended or modified beyond the description given in this Notification, please reapply as a new Notification is required.

Nothing in this Notification relieves the property owner or person responsible of the responsibility for obtaining and paying for all licenses, permits, approvals or authorizations necessary for carrying out the work authorized to be performed by this Notification which may be required by municipal by-laws, provincial or federal legislation, or other organizations. The Minister does not warrant that such licenses, permits, approvals or other authorizations will be issued.

In keeping with the privacy provisions of the *Nova Scotia Freedom of Information & Protection of Privacy Act*, Nova Scotia Environment will only use the personal information for the purpose for which the information was obtained or compiled, or for a use compatible with that purpose.

SUBMISSION DETAILS

On-site sewage system application for approval required attachment

QP/P.Eng. NAME: Mark Adcock

PID: 00502823

Test pit profile (m)			Soil evaluation results				
Total depth:	0.2	m	soil layers	soil type	depth of soil (mm)	density	moisture
bedrock at:	N/A	m	ORGANIC	organic mat	100	-	-
water table at:	N/A	m	first	Sandy Silt	100	Mod	Mod
slope:	15	%	second	Tight Boulders	-	-	-
roots to:	0.2	m	third				
mottling at:	N/A	m	fourth				

System selection or design specifications				
Type of Disposal Field:	Sand Filter	Imported sand fill required	☒ YES	☐ NO
Distribution Trench Dimensions:	Length: <u>15.0</u> m Width: <u>2.1</u> m	Minimum permeability of imported sand	<u>2x10-4</u> m/sec	
Cut at Toe of Trench:	<u>N/A</u> mm	Width of Buffer - downslope - upslope	<u>7.0</u> m <u>3.0</u> m	
Interceptor Trench Liner:	☐ YES ☒ NO depth: _____ mm ☐ YES ☒ NO thickness: _____	Depth of Buffer (at 5 m from trench)	<u>300</u> mm	
Pump or Siphon Capacity Watertight Testing:	<u>-</u> litres ☐ YES ☐ NO	Septic Tank Capacity Watertight Testing:	<u>4540</u> litres ☐ YES ☒ NO	

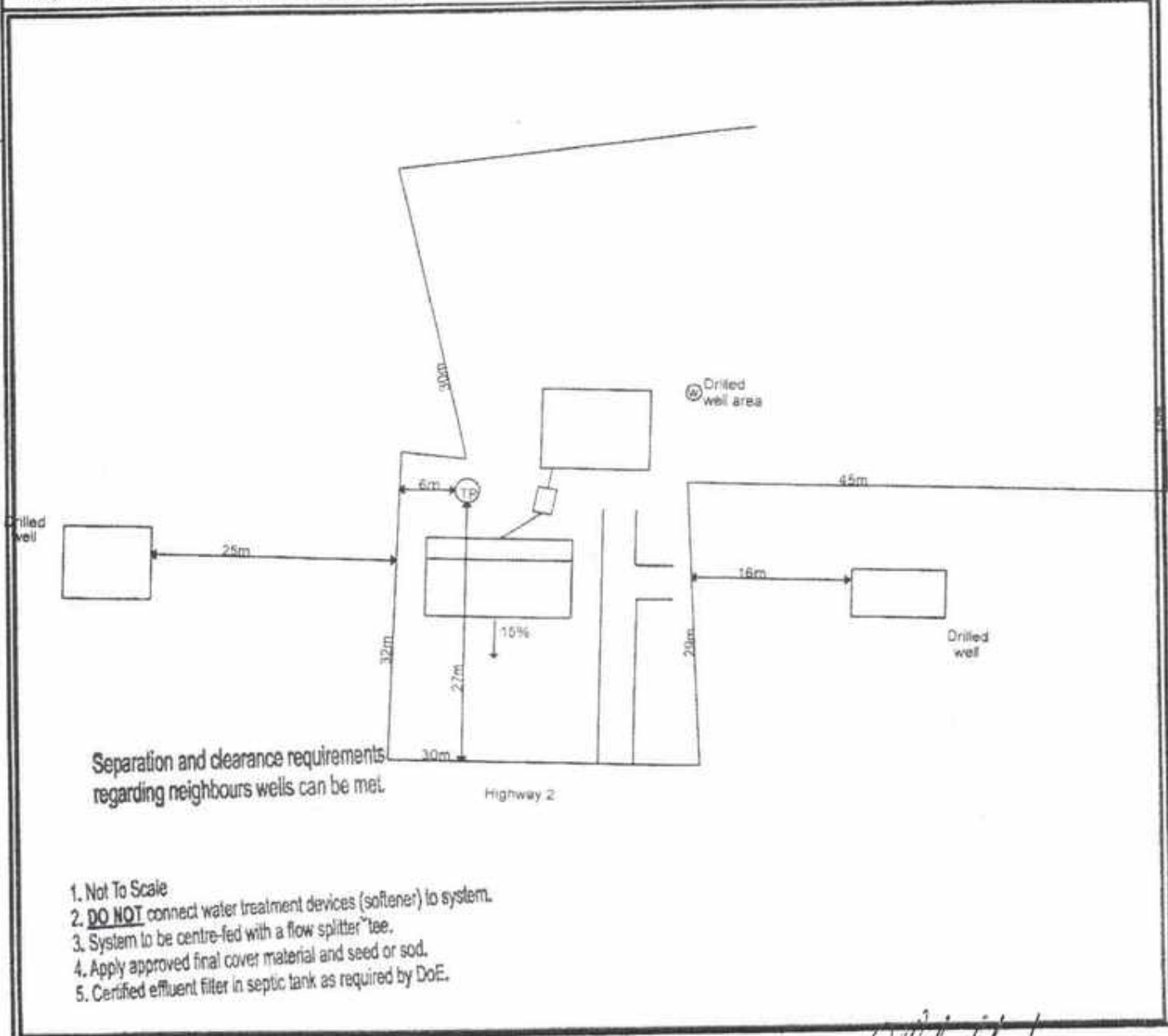
Minimum clearance distances as illustrated on attached site plan								
From Nearest	To Field	To Tanks	From Nearest	To Field	To Tanks	From Nearest	To Field	To Tanks
Lot Boundary	3 m	3 m	Cistern	8 m	5 m	Water Distribution	6 m	3 m
Downslope Boundary	9 m	9 m	Watercourse	30 m	15 m	Foundation Drain	6 m	1.5 m
Drilled Well	15 m	15 m	Wetland	30 m	15 m	Other	m	m
Dug Well	30 m	30 m	Intermittent Drain	15 m	15 m	Other	m	m

SUBMISSION DETAILS

Site plan for proposed on-site system

Site plan must include drawing of lot layout illustrating the location of the test pit(s), direction of and % slope, location of structures (proposed or existing), watercourse(s), well(s) and other confining features identified in the Standard including required clearance distances, in relation to the planned system location.

may include separate attachment for site plan



1. Not To Scale
2. **DO NOT** connect water treatment devices (softener) to system.
3. System to be centre-fed with a flow splitter tee.
4. Apply approved final cover material and seed or sod.
5. Certified effluent filter in septic tank as required by DoE.

DATE: 2021/05/04

Professional engineer or qualified person:

Mark Adcock
(Signature)

QP or P. Eng. #: 8025

Mark Adcock
(Print name)

SUBMISSION DETAILS

Site plan for proposed on-site system

Site plan must include drawing of lot layout illustrating the location of the test pit(s), direction of and % slope, location of structures (proposed or existing), watercourse(s), well(s) and other confining features identified in the Standard including required clearance distances, in relation to the planned system location.

may include separate attachment for site plan

Given:

PID#00502823

Of Bedrooms = 3
 Design Flow (Q) = 1000 L/D (Table 2-3)
 Soil Type = Sandy Silt
 Soil Depth = 100mm
 Soil Perm = 3×10^{-6} m/s
 Slope = 15%



Trench Length:

$K_{FILL} = 0.0002$ m/s
 $D_{SAT} = 0.1$ m
 Slope = 15%

$$L = 1000 / (8.64 \times 10^7) (0.0002) (0.1) (0.15)$$

$$L_{CALC} = 3.9 \text{ m}$$

$$L_{PROVIDED} = 15.0 \text{ m}$$

Linear Load Rate

$$R_{LINEAR} = R = Q/L = 1000/15 = 66.7 < 85 \text{ L/d/m (CL 5.9.4)}$$

Trench Width:

$$W_{CALC} = W = Q / (33 \times L)$$

$$W = 1000 / (33 \times 15) = 2.0 \text{ m}$$

$$W_{CALC} = 2.0 \text{ m}$$

$$W_{PROVIDED} = 2.1 \text{ m}$$

Basal Area:

$$HLR = 15 \text{ L/d/m}^2 \text{ (table 5.3)}$$

$$A = 66.7 \text{ m}^2$$

$$A = Q / HLR$$

$$A = 1000 / 15 = 66.7 \text{ m}^2$$

Buffer/Mantle Width:

$$B/M_{CALC} = B/M_w = A / L - W$$

$$B/M_w = 66.7 / 15 - 2.1 = 2.3 \text{ m}$$

$$B/M_{CALC} = 2.3 \text{ m}$$

$$B/M_{PROVIDED} = 7.0 \text{ m}$$

DATE: 2021/05/04

Professional engineer or qualified person:

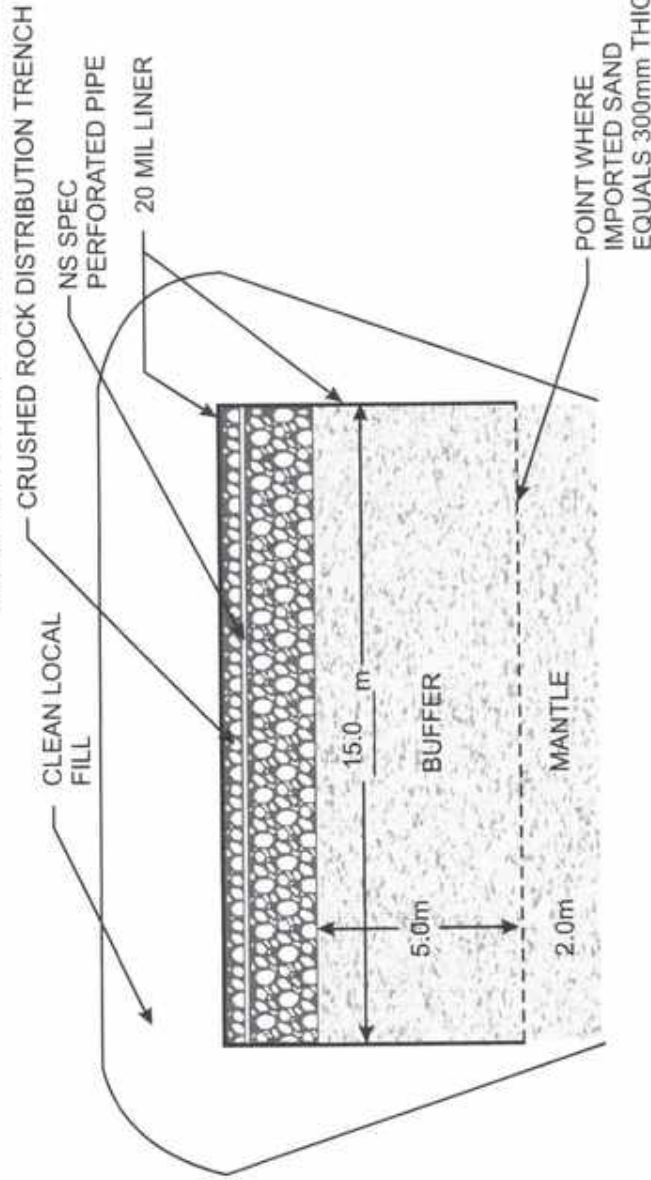
(Signature)

QP or P. Eng. #: 8025

Mark Adcock

(Print name)

SCHEDULE C SLOPING SAND FILTER



PLAN VIEW

General Conditions

Contractor shall verify location of all wells, watercourses, lot boundaries and all elevations prior to construction (within 30.5 m from the location of disposal system).

Backwash water from water treatment devices must not be discharged to the onsite sewage disposal system, unless system is designed by a professional engineer.

Roof, foundation and lot drainage must be directed away from the disposal field, septic tank and pump (siphon) chamber.

Steps must be taken to ensure that the proposed disposal field area is not subject to vehicular traffic or any other disturbance such as excavation or stockpiling of excavated material etc. Installation of physical barrier is recommended.

It is the applicant's responsibility to assure that the construction of foundations, driveway, well or any other development on the lot will not impact on the feasibility of on site sewage disposal field installation.

Disposal System must be installed by a contractor licensed to install on-site sewage disposal systems in Nova Scotia.

All work must be completed in accordance with the Nova Scotia On-Site Sewage Disposal Systems Regulations, On-Site Sewage Systems Technical Guidelines, and conditions of the Approval.

DISPOSAL FIELD REQUIREMENTS

100 Min	mm	Final cover material, seed or sod
200 to 350	mm	Clean local permeable backfill
Required over crushed rock and filter sand		Barrier material
75	mm	Crushed rock above pipe
100	mm	Distribution pipe diameter
15.0	m	Distribution pipe length
125	mm	Crushed rock below pipe
1000	mm	Filter sand
N/A	m	Permeability m/s: 2E-4
		Minutes at 20°C: 4-5
		Interceptor/Swale depth (Swale) Liner
		Yes No

Selection Criteria:

NOT TO SCALE

Flow (l/d): 1000

Applicant: Collins Homes

Soil type: Sandy Silt

Approval No.:

Soil depth (mm): 100

Location: 16 Behrent Court, Fletchers Lake

Qualified Person: Mark Adcock

General Conditions

Contractor shall verify location of all wells, watercourses, lot boundaries and all elevations prior to construction (within 30.5 m from the location of disposal system).

Backwash water from water treatment devices must not be discharged to the onsite sewage disposal system, unless system is designed by a professional engineer.

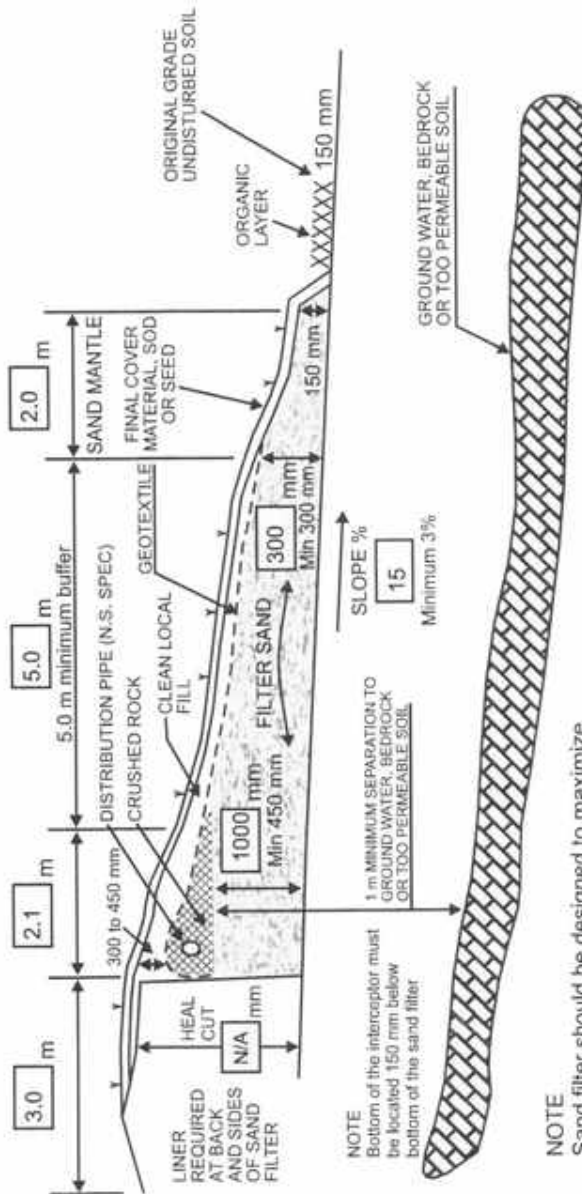
Roof, foundation and lot drainage must be directed away from the disposal field, septic tank and pump (siphon) chamber.

Steps must be taken to ensure that the proposed disposal field area is not subject to vehicular traffic or any other disturbance such as excavation or stockpiling of excavated material etc. Installation of physical barrier is recommended.

It is the applicant's responsibility to assure that the construction of foundations, driveway, well or any other development on the lot will not impact on the feasibility of on-site sewage disposal field installation.

Disposal System must be installed by a contractor licensed to install on-site sewage disposal systems in Nova Scotia.

All work must be completed in accordance with the Nova Scotia On-Site Sewage Disposal Systems Regulations, On-Site Sewage Systems Technical Guidelines, and conditions of the Approval.



NOTE

Sand filter should be designed to maximize infiltration of treated effluent into the soil matrix.

Liner specifications:
Provide 20 mil HDPE or PVC geomembrane liner.

TRANSVERSE SECTION

DISPOSAL FIELD REQUIREMENTS

100 Min	mm	Final cover material, seed or sod
200 to 350	mm	Clean local permeable backfill
Required over crushed rock and filter sand		Barrier material
75	mm	Crushed rock above pipe
100	mm	Distribution pipe diameter
15.0	m	Distribution pipe length
125	mm	Crushed rock below pipe
1000	mm	Filter sand
	mm	Permeability m/s: 2E-4
	m	Minutes at 20°C
		Interceptor/Swale depth (Swale) Liner
		Minutes at 20°C
		4-5
		No

Selection Criteria:		NOT TO SCALE
Flow (l/d):	1000	Applicant: Collins Homes
		Approval No.:
Soil type:	Sandy Silt	Location: 16 Behrent Court, Fletchers Lake
Soil depth (mm):	100	Qualified Person: Mark Adcock



RESIDENTIAL WARRANTY PROGRAM

PO Box 27046
Dieppe, NB E1A 6V3
1-506-854-4432
1-877-854-4432

WARRANTY CONFIRMATION CERTIFICATE

REGISTRATION INFORMATION:

Registration Date:	2022-06-03	Warranty Number:	CANS1268-46506
Homeowners Names:			
Full Civic Address:	4040 Highway 2, Fletchers Lake, NS, B2T 1A3		
Possession Date:	2022-06-09		
Type of Residence:	Single Unit		

MEMBER BUILDER INFORMATION

Company Name:	Evan Collins-Collins Homes and Renovations	Contact Name:	Evan Collins
Full Address:	225 Paula Drive, Hammonds Plains, NS, B3Z 1J5		
Office Phone Number:	902-209-3232	Fax:	

The 1 & 8 Year Lux Residential Home Warranty Program

WARRANTY COVERAGE INFORMATION

Latent Defects Warranty

Term:	1 Year
Warranty Period:	Year 1 start date: 2022-06-09 Expiry Date: 2023-06-08
Coverage:	Materials and Labour
Responsibility for Repair or Replacement:	Builder is obligated to conduct first year warranty repairs. The warranty program provides service in the event of a dispute or if the builder fails to meet his one year obligations.

Term:	8 Year(s)
Warranty Period:	Years 2 to 8 Start Date: 2023-06-09 Expiry Date: 2030-06-08
Coverage:	To restore load-bearing capability to the load-bearing component of the home and to repair those Coverage: elements damaged by the major structural damage which make the home physically unsafe.

Total Maximum Liability: \$35,000

Homeowner's Deductable \$100 (One time fee)

Latent Defects:

Major Structural Defects: \$300 (per claim)

Items Not Under Warranty:

Per: Bobbie Hamilton
Bobbie Hamilton, President E&O.E



RESIDENTIAL WARRANTY PROGRAM

PO Box 27046
Dieppe, NB E1A 6V3
1-506-854-4432
1-877-854-4432

Add On Products

5 year Dry Basement

duration: 5 years

Start Date - 2022-06-09 Expiry Date - 2027-06-08

Coverage

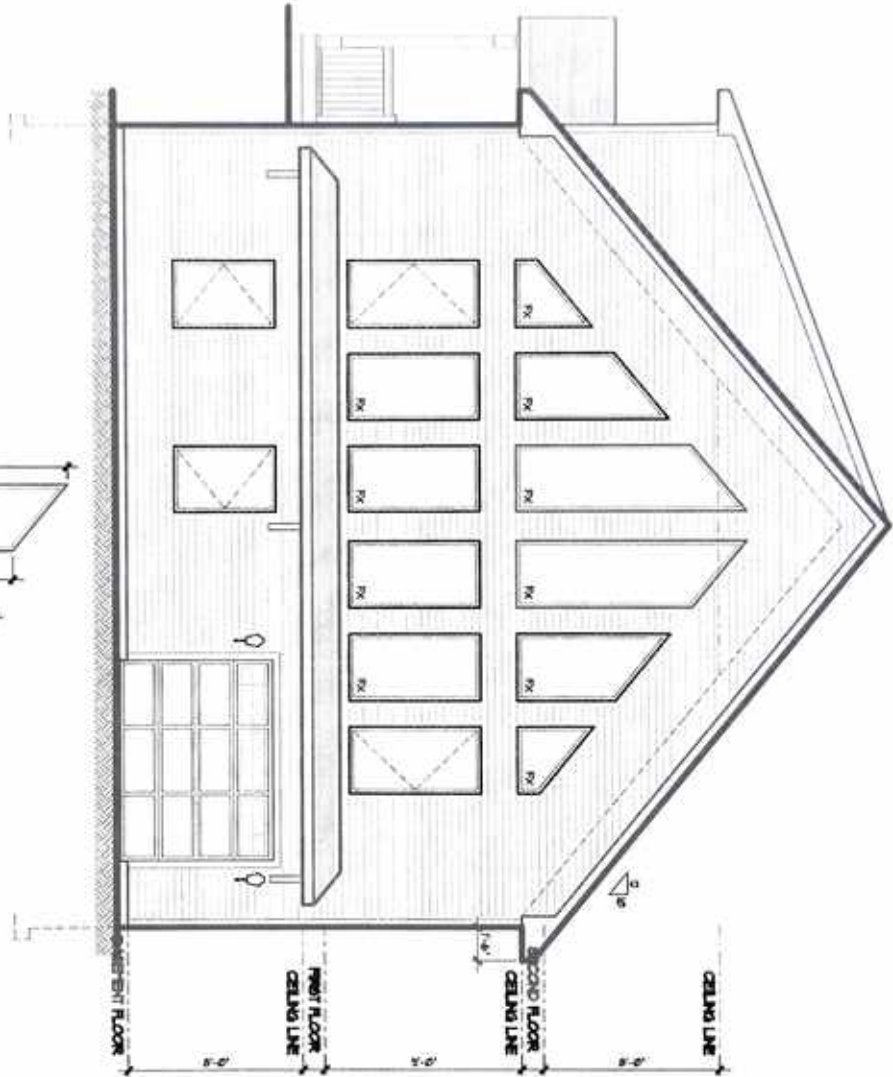
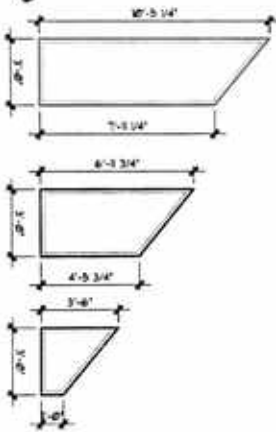
To repair water leaks in exterior foundation walls, repair consequential damages to materials, workmanship originally provided by the builder at possession.

Per: Bobbie Hamilton
Bobbie Hamilton, President E&O.E

FRONT ELEVATION

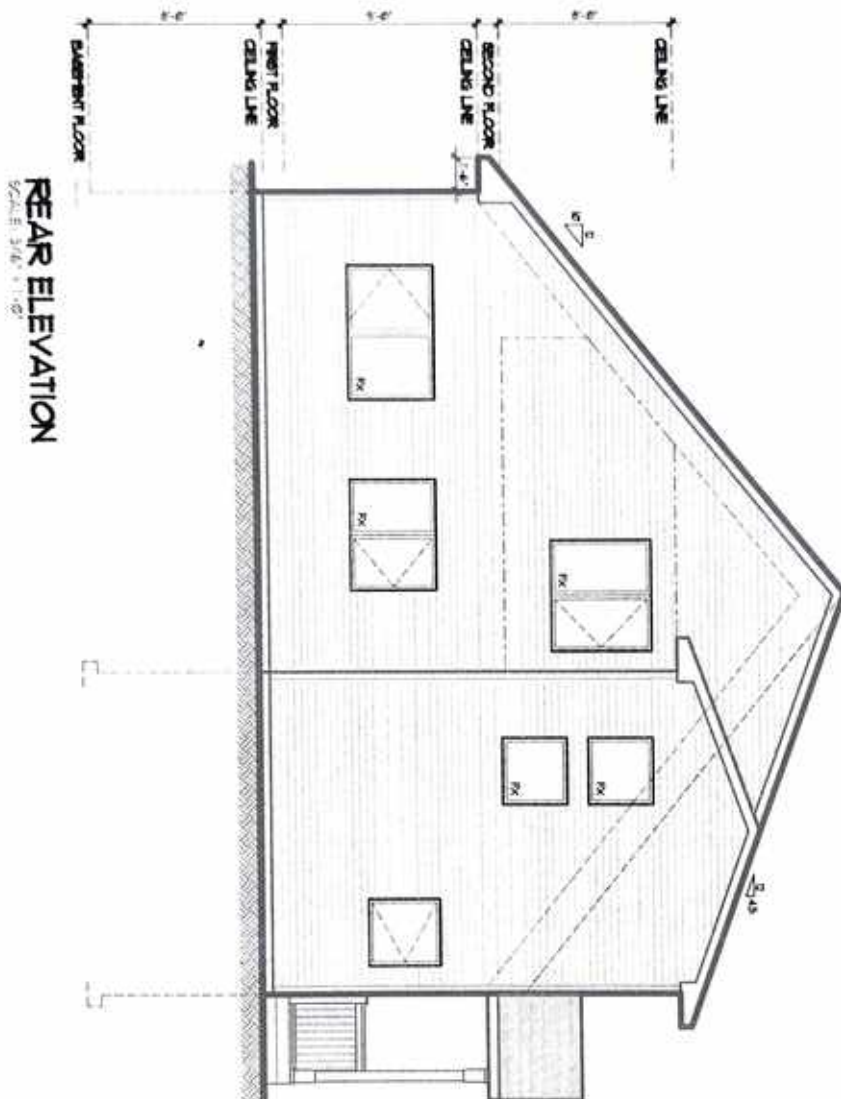
Scale 1/8" = 1'-0"

CURTAIN LINDOIS

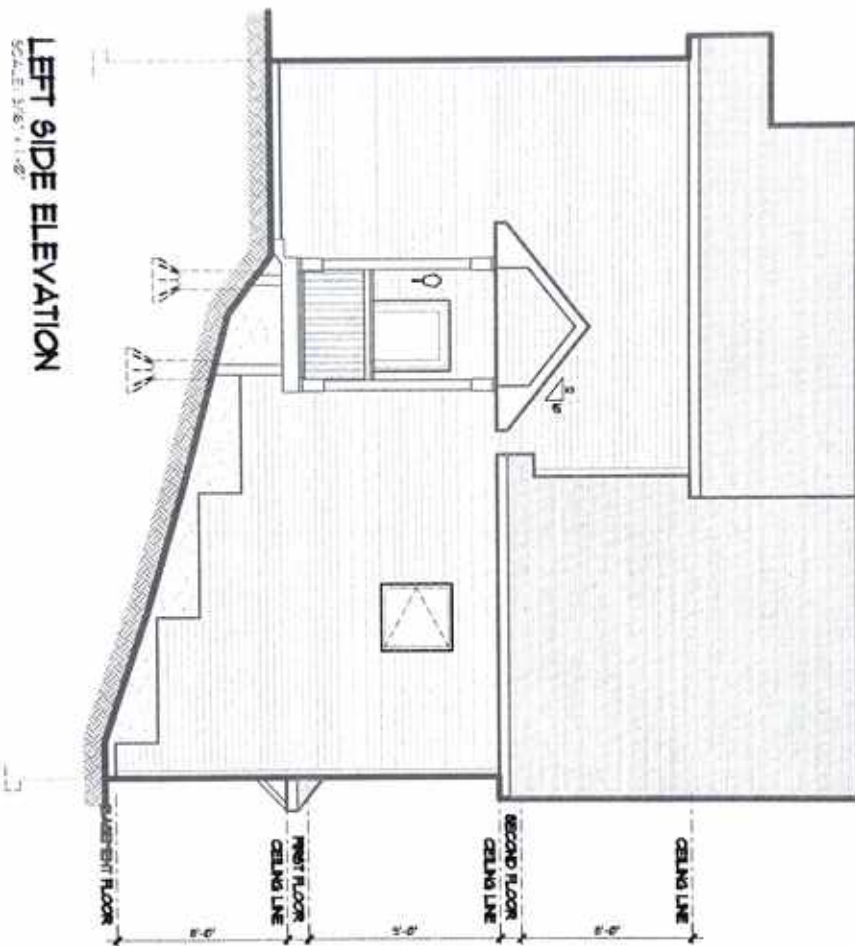


drawing no. AI	project no. 2021CH-113	project name LOT 16 FLETCHER'S LAKE	drawing name ELEVATIONS	
	date APRIL 29, 2021			

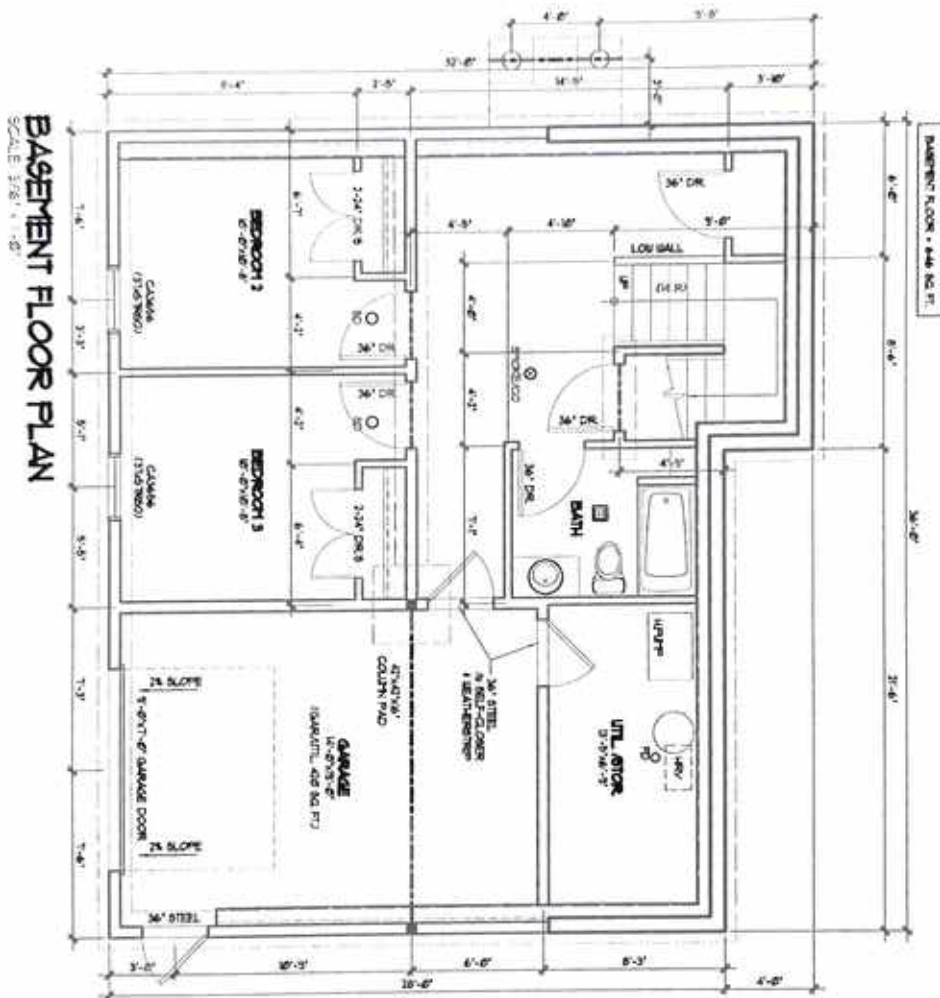
B Bidding G.	project no: 2021CH-13	project name:	drawing name:	
	G&E: APRIL 25, 2021	LOT 16 FLETCHER'S LAKE	ELEVATION B	



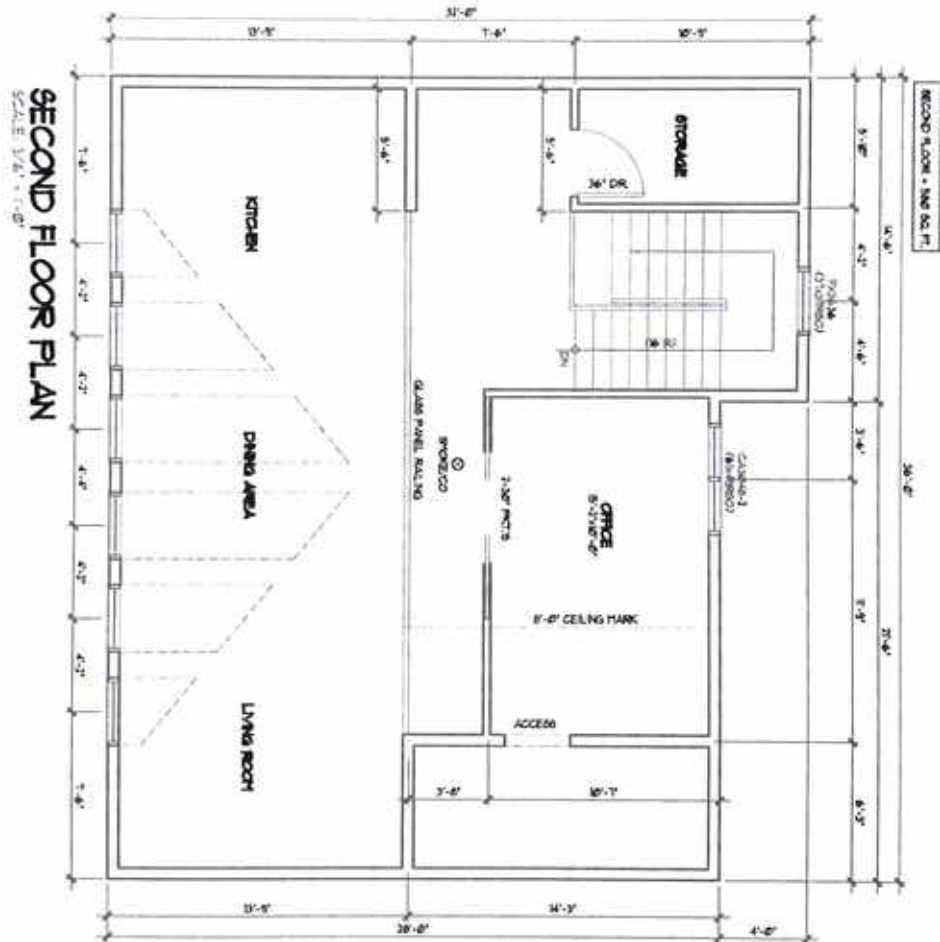
A3	project no:	2021CH-113	project name:	LOT 16 FLETCHER'S LAKE	drawing name:	ELEVATIONS	
	date:	APRIL 29, 2021					



A4	project no.	2021CH-1B	project name:	LOT 16 FLETCHER'S LAKE	drawing name:	ELEVATIONS	
	date	APRIL 29, 2021					



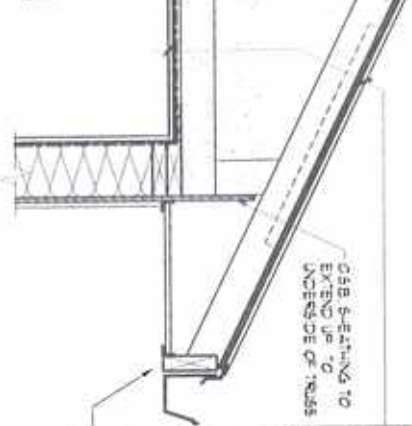
	project no. 2021CH-1B	project name LOT 16 FLETCHER'S LAKE	drawing name FLOOR PLAN	 HOMES & RENOVATIONS LTD.
	date APRIL 29, 2021			



drawing no. A1	project no. 2021CH-113	project name LOT 16 FLETCHER'S LAKE	drawing name FLOOR PLAN	
	date: APRIL 29, 2021			

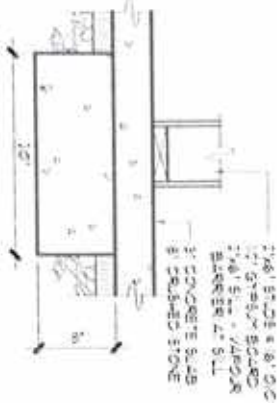
CONCRETE ASPHALT PAVING

-10- ഗവൺമെന്റ് ബോർഡ്

$$\frac{dP}{dt} = \frac{1}{2} \left(\frac{dP}{dt} \right)_{\text{total}} + \frac{1}{2} \left(\frac{dP}{dt} \right)_{\text{net}}$$
[illegible]

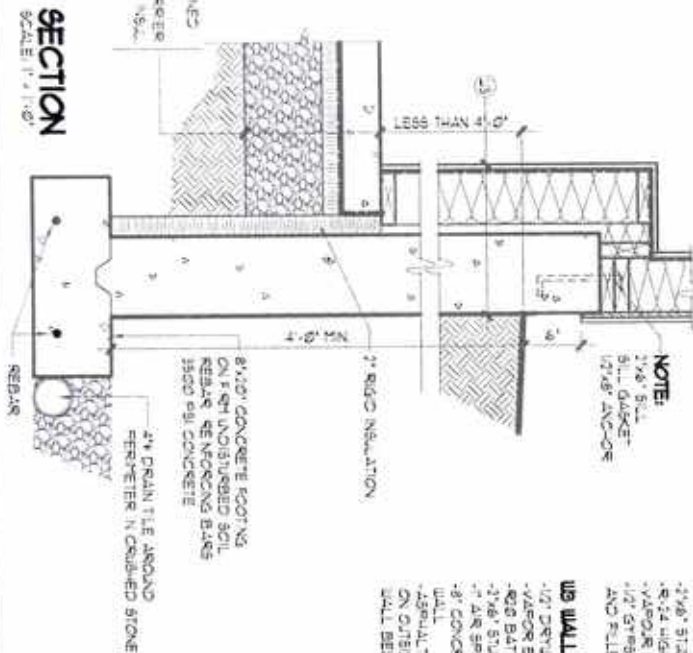
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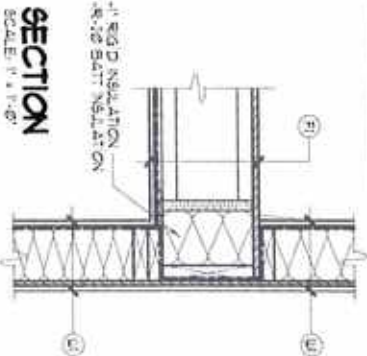
55-1107

SCALE 1-5



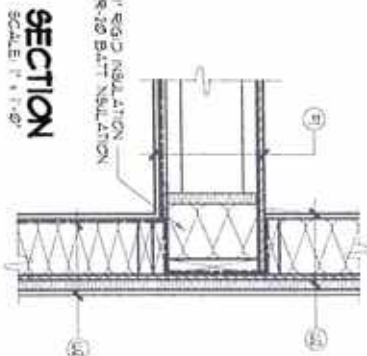
SCALE: 1 = 1-0

SCALE: 1 = 1-0



SCALE 1 - 5

SCALE 1 - 5



EXPERIENCE ENJOY THE BEST OF BOTH WORLDS

EXPERIENCE ENJOY THE BEST OF BOTH WORLDS

- 17' MAX
 7'0" OSB SHEETING
 2'0" STUDS @ 16" OC
 1/4" MIN DENSITY BOARD
 VAPOR BARRIER - 6 MIL GC
 1/2" STUDS @ 16" OC
 4" MIN BOARD
 4" MIN STUDS

[View Details](#)[View Details](#)

- VALUOR BARRIER
- 60 BATT INSULATION
- 2" x 8" STUD WALL, 8' 0" O.C.
- 4" AIR SPACE
- 8" CONCRETE FOUNDATION
WALL
- ABSOLUTELY WATERPROOFING
ON OUTSIDE OF CONCRETE
WALL BELOW GRADE

ENTER FOR THE CHANCE TO WIN

ENTER FOR THE CHANCE TO WIN

- 11-17-65 EXTENDED TO 2ND NOV
- 7:05 PM 5-25-65
- 2:06 STUDS & 1/2" OC
- R-10 BATT INS.
- WOOD BARRIER - 6" MIN. THK
- 1/2" Gypsum BOARD TAPE
AND FILED

#COR = 74.05

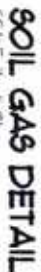
#COR = 74.05

- 1/4" D-LAY REINFORCED VINYL/CEMENT FLOOR FINISHES
- 3/4" x 45 ST. AND ACP PLATING - VALUED, GALLIED AND SCORED
- ENGINEERED FLOOR SYSTEMS
- 1/4" STRAPPING & 1/8" DIC
- 1/2" GYPSUM BOARD, TAPEED AND FILLED

[illegible][illegible][illegible][illegible][illegible]

CONNECTION TO PROPOSED JOINTLY OWNED
FOR THE EDITION 045. A 100% JOINTLY
OWNED AND VARIOUS OTHER PARTS
OF THE FLOOR SLAB AND LABELED EDITION
045. THE CONNECTION TO BE DETERMINED

A 4'x6' accessibility threshold is to be confirmed with the exterior doors to be 36" wide with thresholds not greater than 1/2" above the finished floor.
FLOORING TO BE INSTALLED AT THE PLANNING INSPECTION FOR INSTALLATION OF SCAB BLENDS IN THE FIBRE CEMENT NEAR OR TRAP AREA FOR THE KITCHEN SINK IS TO BE NOT HIGHER THAN 3/8" (7/16") ABOVE THE FINISHED FLOOR ELECTRICAL RECEPTACLES AND SWITCHES TO BE LOCATED BETWEEN ACCESS 6) AND ROOM 148) ON THE FINISHED FLOOR
ELECTRICAL PANELS ARE TO BE PLACED AT THE ELECTRICAL ROOM-N FOR REASONING THIS COULD BE NEGATED AT A COUNTER SPACE 14-5 IS 3'0" 3/4" ABOVE THE FINISHED FLOOR (19353.44'DXV)
GRATE CASE SHALL BE TAKEN IN THE PRODUCTION OF THESE PLANS FOR T-5 PROJECT BUT THERE ARE THE POSSIBILITY OF ERRORS IT IS VERY IMPORTANT THAT THE BUILDERS CAREFULLY REVIEW AND CHECK ALL DETAILS AND NOTATIONS ON THIS PLAN MAKING DIMENSIONS ERROR TO EXCEEDING THE CONSTRUCTION RESPONSEBILITY MUST BE WITHIN THE BUILDER


$$\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & 1 \\ 1 & -1 \end{pmatrix} = \frac{1}{\sqrt{2}} \begin{pmatrix} 1 & 0 \\ 0 & 1 \end{pmatrix} + \frac{1}{\sqrt{2}} \begin{pmatrix} 0 & 1 \\ 1 & 0 \end{pmatrix}$$

State of Oregon 49	project no. 2021CH-113	project name LOT 16 FLETCHER'S LAKE	drawing name NOTES AND DETAILS	
	date MARCH 25, 2021			

Basement Warranty Discussion With Collins Homes



Jun 16, 2022, 3:35PM			
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Hi Steve and Barb,

Sorry for the delay but surprisingly this is the first time someone has asked the question and until now, what we thought the coverage was is not quite how it actually is. LUX Home Warranty does offer the 20 year Dry Basement but here is how it works.

It's a 5 year warranty which you can extend every 5 years up to 20 years. It requires an inspection by LUX every 5 years. LUX should reach out to you prior to the 5 year mark but it is recommended that you contact them just to be sure. There is a fee of \$235 for the extended 5 years each time.

While LUX doesn't provide an option for 20 years, in this case they have agreed to change it to 10 year coverage. After 10 years you would need to contact them if you wish to extend the warranty an additional 5 years and again 5 years later.

I know it is a ways down the road but Evan has agreed to cover the cost of those \$235 fees at that time.

Again I appreciate you asking this question as it is not how we understood the coverage to be and therefore will be changing our documents to better clarify this and the steps required to extend the coverage if people wish.

Let me know if you have any further questions.

Regards,
Wes

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Trident Realty Ltd.



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

Susan Eldridge

REALTOR[®]

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susan@yourhalifaxrealtor.ca

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