

Please forward, signed, to the following address:



15 Oland Cres., Halifax, NS B3S 1C6  
Phone: 902-450-9000 or 1-800-320-9880  
Fax : 902-450-5454 Email info@ahwp.org  
Website: www.ahwp.org

R: 01-0216  
H: 10157359

### 10 YEAR CERTIFICATE OF POSSESSION

Builder Name: MMH Prestige Homes Inc. City & Province: Eastern Passage, NS  
New Home Address: 66 McKav Lane Lot: \_\_\_\_\_ Type of Dwelling: 36' x 30' Job #: \_\_\_\_\_ B

THE BUILDER AND HOMEOWNER CERTIFIES TO THE ATLANTIC HOME WARRANTY (AHW) THAT:  
1. The Home described on this Certificate of Possession was substantially completed by the Manufacturer.  
2. The retailer and homeowner have inspected the home and the Date of Possession declared below is accurate.  
3. The manufacturer warrants that the installations for doors and windows / skylights are in accordance with Atlantic Home Warranty Envelope Warranty specifications, NBC and CSA A440.4. Noncompliance resulting in a defect is the retailer's obligation to repair.

WARRANTY INFORMATION:  
ENVELOPE WARRANTY: 5 YEARS

SUB-TRADE LIST - BUILDER TO COMPLETE:  
FOUNDATION: \_\_\_\_\_ WINDOWS & DOORS INSTALLED BY: Prestige Homes Inc.  
FOUNDATION MEMBRANE: \_\_\_\_\_ WINDOWS & DOORS MANUFACTURER: Atlantic Door/Windows  
MEMBRANE INSTALLED BY: \_\_\_\_\_ ELECTRICAL: Donald McNutt  
FRAMING: Prestige Homes Inc. PLUMBING: Patton's PLumbing  
SIDING: Prestige Homes Inc. VENTILATION: TNT Heating  
DRYWALL: Prestige Homes Inc. HEATING: Prestige Homes Inc.  
ROOFING: Prestige Homes Inc. OTHER: \_\_\_\_\_

TO BE FILLED OUT BY HOMEOWNER AND RETAILER:  
AHW DOES NOT PROVIDE WARRANTY ON, NOR GUARANTEE COMPLETION OF ITEMS NOT FINISHED ON THE DATE OF POSSESSION, AS LISTED BELOW:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HOMEOWNER RESPONSIBLE FOR THE FOLLOWING:  Full  Partial  
*IF PARTIAL, DETAIL ITEMS NOT COVERED BY WARRANTY, INCLUDING MATERIAL & WORKMANSHIP SUPPLIED BY THE HOMEOWNER PLEASE NOTE: AHW does not cover defects in materials, appliances, design, and workmanship supplied by the Homeowner, and any resultant damage caused to the Home.*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE PRINT CLEARLY  
HOMEOWNER(S): \_\_\_\_\_  
DATE OF POSSESSION: \_\_\_\_\_ PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
MAILING ADDRESS: 68 McKay Lane, Eastern Passage, NS POSTAL CODE: B3G1A1

We agree that all the information provided on this form may be used and disclosed by AHW for the administration of AHW including for all warranty matters and claims, and for advising financial institutions, if requested, whether the dwelling is covered by an AHW warranty. AHW will provide a copy of its Privacy Policy upon request.

Builder Signature \_\_\_\_\_ Date \_\_\_\_\_  
Homeowner Signature \_\_\_\_\_ Date X 31 MAR 2023  
Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

YOUR WARRANTY AGREEMENT IS NOT ACTIVE. ONE SIGNED COPY OF THE CERTIFICATE OF POSSESSION MUST BE RETURNED TO ATLANTIC HOME WARRANTY AND MEET ALL REQUIREMENTS BEFORE THIS WARRANTY IS VALID.

## Certificate of Occupancy

Permit Number: BPRES-2023-06488

<b>DATE OF CERTIFICATE OF OCCUPANCY ISSUANCE</b> October 23, 2024					
<b>APPLICANT</b> Shaw Living Retail		<b>PROPERTY OWNER(S)</b>			
<b>ADDRESS OF PROPERTY</b> 66 MCKAY LANE, EASTERN PASSAGE, NS B3G1M9		<b>LOT DETAILS</b>			
<b>BUILDING STRUCTURE / USE DESIGNATION</b> Dwelling - Single Detached		<b>TYPE OF WORK</b> New Building			
<b>DESCRIPTION OF WORK</b> Placing a modular home on a full 8 ft foundation on the lot					
<b>OCCUPANCY</b>					
<b>COMPANY/BUSINESS NAME OF PREMISES</b>	<b>OCCUPANCY TYPE</b>	<b>BUILDING CODE CLASSIFICATION</b>	<b>SQUARE METERS</b>	<b>FLOOR</b>	<b>SPRINKLERS?</b>
	Residential Use	Group C Residential	100.34	<=4UD - Main Floor	
	Residential Use	Group C Residential	100.34	<=4UD - Basement (Enclosed)	



# HALIFAX

Visit: [halifax.ca](http://halifax.ca)  
Phone: Dial 311 or 1-800-835-6428  
Email: [ContactUs@311.halifax.ca](mailto:ContactUs@311.halifax.ca)

## Residential Building Permit

Permit Number: BPRES-2023-06488

<b>DATE OF PERMIT ISSUANCE</b> July 28, 2023	<b>DATE OF PERMIT EXPIRY</b> July 28, 2025
<b>APPLICANT</b> Shaw Living Retail	<b>PROPERTY OWNER(S)</b>
<b>ADDRESS OF PROPERTY</b> <b>PRIMARY ADDRESS</b> 66 MCKAY LANE, EASTERN PASSAGE, NS B3G1M9 <b>PARCEL</b> 00372631 66 B MCKAY LANE, EASTERN PASSAGE, NS B3G1M9	
<b>LOT DETAILS</b>	<b>TYPE OF WORK</b> New Building
<b>BUILDING STRUCTURE / USE DESIGNATION</b> Dwelling - Single Detached	
<b>NUMBER OF EXISTING RESIDENTIAL UNITS</b> 0	<b>NUMBER OF PROPOSED RESIDENTIAL UNITS</b> 1
<b>RESPONSIBLE CONTRACTOR</b> Shaw Living Retail dba Shaw Living Retail Phone: (902) 717-8119	<b>BUILDING CODE PART</b> Part 9
<b>DESCRIPTION OF WORK</b> Placing a modular home on a full 8 ft foundation on the lot	
<b>CONDITIONS</b>	

### TERMS

PLANNING & DEVELOPMENT

# HALIFAX

Dealer Prestige Homes Stewiacke/PETERS 14694B - 000401 3 Garden Gate Lane Box 38 Stewiacke, NS B0N 2J0 W: (902) 639-1920 : F: (902) 639-1253 CONTACT: Certe MacDougall		House No. Revoked No. 15892 /
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**2023 Prestige Modular Specifications**

Unless Otherwise Noted on Construction Contract, Home Built to These Standard Specifications

**1. General Specifications:**

Local building permits & fees by others

**2. Site Work:**

All site work by others

**3. Concrete & Masonry:**

Foundation by others

**4. Metals:**

Adjustable steel jack posts (c/w 6" x 8" top plates) as per foundation plan

Retailer to supply lolly columns for use by site crews - USA only

**5. Floor Framing:**

2x8 floor joists @ 16" c/c on 24' wide homes

2x10 floor joists @ 16" c/c on 26'-30' wide homes

2x10 floor joists @ 12" c/c on 32' wide homes

3/4" T&G OSB floor sheathing

Rim joists laminated double 2x10. Single rim joists on ends of home

**6. Wall Framing:**

2x6 exterior 8' walls, studs @ 16" c/c c/w 7/16" osb wall sheathing, 2x4 interior 8' walls, studs @ 16" c/c

Double 2x3 interior mawalls (double 2x4 mawalls on 1<sup>st</sup> floor of 2 story)

All walls under cathedral ceilings extend to the ceiling

**7. Roof Framing:**

5/12 roof pitch c/w 36" hinge trusses @ 24" c/c c/w 15/32" osb roof sheathing c/w 50 lb ground snow load

Eave projections: 19 1/2" - ranch and 2 story, & 12" - capes & Gable projections: 12" - all models

**8. Roofing:**

Laminate fiberglass shingles, Synthetic felt underlayment w/ ice & water at eaves and valleys, & metal drip edge. Ridge vent ship loose.

**9. Exterior Trim:**

White aluminum fascia, gravel strip on rakes, & vented vinyl soffit

**10. Siding:**

D4 Avanti ductlap vinyl siding, matching corner posts, & housewrap

**11. Exterior Doors:**

See floor plan - steel insulated white exterior doors c/w Low E argon. Satin stainless steel, HD18 passage sets & HD19 deadbolts

All doors c/w inserts have tempered glass & tempered glass label - USA only

**12. Interior Doors:**

ID11 white 2 panel doors & jams. Doors c/w Satin Stainless HD27 interior passage sets & HD28 privacy sets on bathrooms

**13. Windows:**

See floor plan for window sizes & types

Windows are white vinyl single-hung c/w thampone glass, Low E argon, grills.

Windows are NFRC & NAFS compliant

**14. Plumbing:**

KS8 double bowl stainless steel kitchen sink c/w KF11 chrome single lever kitchen faucet c/w pull-down spout.

VS2 white china vanity sink, VF2 chrome single lever vanity faucet, & T2 white 6 litre toilet

TF1 or SF1 are std faucets on tub/showers or showers & GF1 garden faucet is std on soaker or garden tubs

1 - outside tap

**Water, Drain & Vent**

All water lines above floor joists supplied & assembled with pex pipe and/or type L copper. All lines terminated at floor joist level with final site hookup & completion of system below floor joists supplied & installed by others.

Waste & vent system assembled with schedule 40 ABS. Vent is installed for future basement bath or laundry. All systems are terminated at floor joist level with final site hookup & completion of system below floor joists by others.

Neither Prestige Homes nor water heater manufacturer assumes any liability for failure of water heater elements in optional water heaters.

Elements are factory-tested prior to shipping - failures resulting from misuse, abuse, neglect, or improper installation are not covered under the terms of our warranty.

**15. Heating & Ventilation:**

White electric baseboard heaters c/w dial type thermostats

Smoke detectors installed in bedrooms, and , and lead for basement