

# Before You Buy on Mayne Island

What to ask and check before you make an offer on island property.



## DUE DILIGENCE CHECKLIST

- ☐ **Water supply**  
Well, rainwater catchment or community system? Ask for quality and flow test results.
- ☐ **Coastal wells**  
For wells near the shore, test for chloride and conductivity, ideally in late summer.
- ☐ **Septic records**  
Letter of Certification, system plans, maintenance plan and service records.
- ☐ **Disclosure statement**  
Read the Property Disclosure Statement, including well, septic and drainage.
- ☐ **Zoning**  
Confirm the zoning, and whether a suite or cottage is allowed (Islands Trust).
- ☐ **Permits**  
Check that existing buildings and additions were permitted through the CRD.
- ☐ **Shoreline and streams**  
Waterfront or creekside? Development permit areas may add extra rules.
- ☐ **Title**  
Ask about covenants, easements or rights-of-way registered on the title.
- ☐ **Access and services**  
Driveway, power, internet options, and distance to the ferry and store.
- ☐ **Insurance**  
Get a quote early. Distance to the fire hall and a water source can affect it.

## WHAT I AM LOOKING FOR

Budget range

Type (home, cottage, land, waterfront)

Bedrooms / bathrooms

Timing (when I would like to buy)

Must-haves and deal-breakers

PRESENTED BY

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472A Village Bay Road, Mayne Island, BC

Questions about a property or the buying process? Get in touch.

# Properties I Have Seen

Jot down what you notice at each viewing so you can compare them later.



## PROPERTY 1

Address

MLS number

Price

Date viewed

Water: ☐ Well ☐ Rainwater ☐ Community ☐ Not sure Test results? ☐ Yes ☐ No

Septic records? ☐ Yes ☐ No ☐ Asked Disclosure statement? ☐ Yes ☐ No

What I liked

Concerns

Questions for the realtor

My rating: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 Next step:

## PROPERTY 2

Address

MLS number

Price

Date viewed

Water: ☐ Well ☐ Rainwater ☐ Community ☐ Not sure Test results? ☐ Yes ☐ No

Septic records? ☐ Yes ☐ No ☐ Asked Disclosure statement? ☐ Yes ☐ No

What I liked

Concerns

Questions for the realtor

My rating: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 Next step:

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# Properties I Have Seen

Jot down what you notice at each viewing so you can compare them later.



## PROPERTY 3

Address

MLS number

Price

Date viewed

Water: ☐ Well ☐ Rainwater ☐ Community ☐ Not sure Test results? ☐ Yes ☐ No

Septic records? ☐ Yes ☐ No ☐ Asked Disclosure statement? ☐ Yes ☐ No

What I liked

Concerns

Questions for the realtor

My rating: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 Next step:

## PROPERTY 4

Address

MLS number

Price

Date viewed

Water: ☐ Well ☐ Rainwater ☐ Community ☐ Not sure Test results? ☐ Yes ☐ No

Septic records? ☐ Yes ☐ No ☐ Asked Disclosure statement? ☐ Yes ☐ No

What I liked

Concerns

Questions for the realtor

My rating: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 Next step:

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